



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: July 12, 2023

TO: Historical Resources Board

FROM: Bernie Turgeon, Senior Planner, Planning Department

SUBJECT: ITEM 5: University Community Plan Update Historic Preservation Component

Background

The University Community Planning Area (Planning Area) encompasses approximately 8,700 acres located in the north-central portion of San Diego, about 10 miles north of Downtown. It is bounded by Los Peñasquitos Lagoon on the north; the Atchison, Topeka, and Santa Fe Railroad tracks, Marine Corps Air Station (MCAS) Miramar and I-805 on the east; SR-52 on the south; and I-5, Gilman Drive, North Torrey Pines Road and the Pacific Ocean on the west (Attachment 1). The Planning Area contains two State-controlled properties — UCSD and Torrey Pines State Reserve — which lie outside the zoning jurisdiction of the City.

There are currently five designated historic resources located within the Planning Area: the Salk Institute at 10010 North Torrey Pines Road (HRB#304), the Torrey Pines Gliderport site within Torrey Pines City Park (HRB# 315), the Guy and Margaret Fleming House as well as an area designated for its association with the Torrey pine within the Torrey Pines State Reserve (HRB# 10).

In 2018 the Planning Department began a comprehensive update to the University Community Plan, which was last updated in 1987. The Planning Department contracted with Dudek and their sub-consultants to assist in the preparation of the University Community Plan Update (CPU) and its associated technical reports, which include a Cultural Resources Constraints and Sensitivity Analysis addressing archaeological and Tribal Cultural resources, and a Historic Context Statement (HCS) and Focused Reconnaissance Survey (Survey) that address built environment resources. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historic resources; and provide context as well as serve as required technical studies for development of a future Program Environmental Impact Report.

With this Information Item, staff is seeking the Board's review and comment on the Cultural Resources Constraints and Sensitivity Analysis, the Historic Context Statement and Focused Reconnaissance Survey, and the draft community plan policies related to the identification and preservation of University's archaeological, tribal cultural and historic resources. The Board is also requested to provide comments on staff's proposal to exempt portions of the

Planning Area from the historic review process for buildings or structures 45-years old or older based upon the results of the Survey.

University Community Plan Cultural Resources Constraints and Sensitivity Analysis

A Cultural Resources Constraints and Sensitivity Analysis report (Attachment 2) was prepared by Red Tail Environmental. The report provides a discussion of the natural environmental and cultural settings within the Planning Area; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission (NAHC) and local tribal representatives; analyzes the cultural sensitivity levels; and provides recommendations to best address archaeological and tribal cultural resources. Approximately 93% of the Planning Area has been included in a previously conducted cultural resource study.

Cultural Setting and Ethnohistoric Period

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

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

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

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

the Captain (Kwaaypaay) band and was an important center for trade and interaction throughout the region.

Archival Research Results

The results of the archival research documented 460 previously recorded cultural resources studies. Of these cultural resources studies, 282 are located within the Planning Area and the remainder are within the quarter mile radius studied. A total of 248 cultural resources were recorded within the study area, these resources consist of 184 prehistoric, 43 historic, 21 multicomponent, including 7 historic addresses. Cultural resources range from lithic scatter and isolate, habitation debris, bedrock milling information, adobe buildings/ structures, privies/ dumps/ refuse to railroads, a farm/ ranch, a bridge, etc.

Cultural Resources Sensitivity Analysis

The analysis categorizes the Planning Area into three cultural resource sensitivity levels rated as low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File record search, regional environmental factors, and historic and modern development. The analysis concluded that most of the Planning Area has a moderate or high cultural sensitivity level for the presence of prehistoric and historic archaeological resources. The portions of the community within, north, and east of Rose Canyon are identified as areas of either moderate or high sensitivity. The portion south of Rose Canyon and north of SR-52 is identified as low sensitivity (Attachment 3).

Recommendations

Resource Management: Of the 248 previously recorded resources within the Planning Area, 12 of them have been previously evaluated to the NRHP, California Register of Historic Resources (CRHR), or City Register and were recommended eligible and significant under CEQA. The report recommends future discretionary projects located in the areas identified with a moderate or high sensitivity be evaluated by a qualified archaeologist to determine significance and potential historic resources be referred to the Historical Resources Board for possible designation. A draft CPU policy is intended to incorporate this recommendation (see policy number four below).

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

- For projects within undeveloped land, a site-specific cultural resources study will be conducted per the Historic Resources Guidelines. If cultural resources are identified during a field reconnaissance survey, their significance under CEQA and eligibility to the CRHR and City Register must be evaluated through a testing program.

- For projects within previously developed land with no ground surface visibility and in areas that have been identified as having a moderate to high sensitivity, a project-level construction monitoring program will be considered to reduce potential subsequent adverse effects to cultural resources.
- For projects proposing excavation, a construction monitoring program will be implemented that will include a notification process and cease-work requirement until the resource can be properly evaluated by a qualified archaeologist and Native American representative(s), and a plan for treatment and/or recovery is reviewed/approved by qualified City staff in the Development Services Department.

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

University Community Plan Area Historic Context Statement and Focused Reconnaissance Survey

Dudek prepared a draft historic context statement identifying the historical themes and associated property types important to the development of the Planning Area, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities (Attachment 4). The scope of the Survey was limited to residential housing constructed between 1960 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit a future survey to determine eligibility for historic district designation and which do not; facilitate the preparation of the historical overview of the community in the PEIR, which will analyze potential environmental impacts of the proposed University CPA Update; indicate the likelihood of encountering historical resources within the Planning Area; and guide the future identification of such resources.

Historic Context Statement

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

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

Early Development Period (1822-1940)

The division of land, creation of plans and associated settlements in San Diego began with the establishment of the Franciscan mission and the Spanish Presidio of San Diego in 1769 – the first in Alta California. The mission, the presidio (fort) along with the pueblo (town) encompassed the three major institutions used by Spain to extend its borders and consolidate its colonial territories. In 1833, when San Diego was then part of the Mexican Republic after Mexico's independence from Spain, the Mexican government began secularization of the Spanish missions and disposition of church lands. This redistribution of land also resulted in the creation of a civilian pueblo in San Diego. The Pueblo Lands of San Diego were divided into 1,350 parcels, ranging in size from ten-acre parcels near Old Town to 160-acre parcels further from town. Pueblo lands were surveyed in 1845 which aided securing the City of San Diego's pueblo land grants (the largest in California) after U.S. statehood. By 1890, 83 percent of San Diego's pueblo lands were privately held, leaving approximately 8,000 acres to the City. Over the next nine decades, the City-owned pueblo lands would continue to be sold, and by 1977, the remaining pueblo lands held by the City were approximately 300 acres. The University community has a longstanding history with pueblo land dispositions including those to create Torrey Pines State Natural Reserve, Camp Matthews, UCSD, and the General Atomics laboratory.

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

Torrey Pines Natural Reserve (1890-1930)

The Torrey pine (*Pinus torreyana*) is a rare, locally endemic plant species. Threats to these trees were recognized in the 1890's when local botanist Belle Angier surveyed the area and warned that the continued removal of these trees for livestock grazing would lead to their eventual extinction in San Diego. This warning made its way to local politician George Marston, naturalist Daniel Cleveland, and members of the San Diego Society of Natural History who urged the City Council to create a nature reserve within the City's pueblo lands. On August 8, 1899, the City set aside 369 acres as a "free and public park." In 1912, well-known San Diego philanthropist Ellen Browning Scripps purchased the private lots surrounding the park in trust for the people of San Diego, adding the areas known as North Grove and the San Dieguito River Estuary to the park. However, woodcutting remained a persistent threat to the trees with campers and picnickers using Torrey pines for firewood. In 1916, naturalist Guy L. Fleming estimated that there were only 200 trees left and

suggested the area should become a national park. In 1921, Scripps appointed Fleming as the park's first custodian and hired master architects Richard S. Requa and Herbert L. Jackson to build a Pueblo Revival-style lodge which is also a designated historic resource (Torrey Pines Lodge). Scripps also retained prominent Los Angeles landscape architect Ralph D. Cornell to develop a management plan for the park. By 1924, the City transferred most of its property to State Parks, including sea cliffs, canyons, mesas, a salt marsh, and several miles of beachfront increasing the park's size to nearly 1,000 acres.

Scripps Institution for Biological Research (1903-1925)

Although located in La Jolla, development of the Scripps Institution for Biological Research was instrumental in the early development of the University community because of its later association with the UC San Diego as the Scripps Institution of Oceanography. In 1903, members of the Scripps family and other community leaders founded the Marine Biological Association of San Diego as part the vision of William E. Ritter, a UC Berkeley zoologist, for a marine biology laboratory in San Diego. In 1912, the Regents of the University of California acquired the laboratory. In the late 1950s, when the Regents decided to locate a campus in the region, Scripps Institution of Oceanography would form the nucleus of the new campus. Scripps remains one of the oldest centers for academic ocean and earth science research in the United States and present-day research investigates nearly every facet of the natural world.

Military Development Period (1941-1962)

After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps armed forces service branches. The military's presence in the University community began with the lease of 363 acres of land by the Marine Corps from the City in 1917 for use as a marksmanship training facility for recruits at Marine Corps Recruit Depot San Diego. In 1937, the U.S. government terminated the lease and acquired 544 acres of land in fee from the City. After the attack on Pearl Harbor and the entry of the United States into World War II, use of the facility grew significantly, putting 9,000 Marine Corps recruits through marksmanship training every three weeks. The base received its official name as Camp Calvin B. Matthews on March 23, 1942. Throughout WWII and the Korean War, the range continued its use as a training facility. After concerns expressed from the nearby community of La Jolla over proximity of a military rifle range, passage of a congressional bill in 1959 would transfer Camp Matthews to the University of California for its new San Diego campus.

Camp Callan was a United States Army anti-aircraft artillery replacement training center that was operational during World War II and located west of Camp Matthews in the present-day vicinity of Genesee Avenue and North Torrey Pines Road. The base opened in January 1941 as a Coast Artillery Corps training center for new inductees. Throughout World War II, approximately 15,000 men went through a 13-week training cycle on how to fire long-range weapons in the event of a naval attack on the U.S. west coast. Relocation of the training program to Fort Bliss, Texas in 1944 resulted in the declaration of Camp Callan as surplus in November 1945. Most of the 297 buildings located on the site were sold to the City of San Diego, who then resold the materials to veterans and other citizens at reasonable prices in an effort to address building supply and housing shortages in the Post-War period.

Another significant military base in the area is Marine Corps Air Station (MCAS) Miramar, located east of the University CPA between the I-805 and I-15 freeways. Beginning in 1917 as Camp Kearney, the military base served varying operational functions for both the Navy and

Marine Corps at various times over its history. In 1943, construction of the Camp Kearney's training facilities was nearly complete and a year later work ended on two new concrete runways and taxiways, beginning military aviation use of the base. The Vietnam War solidified the base's importance, particularly in the field of aviation, and by 1968 the Miramar base had become the busiest military airfield in the United States.

Development Boom Period (1958-1979)

California experienced a period of population growth following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in large demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Government programs were established to assist working class families and veterans to purchase a house and to expand regional highways. Developers started to hire architects not to design a single home, but rather a set of stock plans, resulting in new communities of hundreds of nearly identical homes. These tract communities displayed common elements in planning and design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting. This type of development dominated the architectural landscape throughout the United States in the second half of the twentieth century and San Diego's development rapidly spread outward during this period.

Another significant influence on the community's development during this time was the expansion of the state university systems and often interdependent scientific research institutions. The General Atomic division of the General Dynamics Corporation completed a facility for research and development of nuclear technologies in 1959 on a site acquired from the City of San Diego in the area that became known as Torrey Pines Mesa. The opening of the laboratory set the groundwork for Torrey Pines Mesa to be a center for industrial, medical, and scientific uses.

During this period, the Salk Institute for Biological Studies also began development on 27 acres of pueblo land obtained from the City of San Diego. The institute was founded in 1960 by Jonas Salk the developer of the first polio vaccine as a not-for-profit scientific research institution funded by a grant from the National Science Foundation and support from the March of Dimes charitable foundation. Research at the Salk Institute encompasses multiple areas within the life sciences. Jonas Salk commissioned the architectural firm of Louis Kahn to "create a facility worthy of a visit by Picasso."

The development of UC San Diego had a large influence on the planning and development of the community. In 1958, a resolution of the UC Regents identified need for a land use study to evaluate housing needs and opportunities for their proposed campus and in 1959 the City of San Diego initiated the University Community Study to plan for the location of residential and commercial development within an area surrounding the former Camp Matthews. The Study intended for students and faculty to be accommodated within the community and recommended a range of housing types with higher density housing located near the future campus and family housing in the southern and eastern portions of the community. The UC Regents and the City of San Diego both envisioned creation of a "great" university in the region. The citizens of San Diego provided land for the new campus through a City Council gift of 63-acres of city-owned land and a public vote to transfer 450 acres of pueblo lands to the UC Regents. The federal government also transferred 436 acres of the former Camp Matthews. Throughout the 1960s the university's departments, enrollment, faculty, and buildings continued to expand. The campus master plan identified several smaller colleges

each with a specialized curriculum and building plan clustered within the larger university. The University's Central Library designed by William L. Pereira and Associates opened in 1971 and served as the campus focal point as well as a recognizable symbol of the university.

During this period, property investors and developers focused on the portion of the community south of Rose Canyon for development of suburban tract housing based upon the University Community Study's proposed 15,000 single-family units. Early developers included Irvin Kahn and Carlos Tavares, who were also associated with the development of nearby Clairemont. By September 1960, grading, roadwork, and the installation of utilities was underway in the first 600-acre section of the new community named University City. Homes featured a mix of traditional and modern designs. UCSD, as well as nearby employers within Torrey Pines Mesa and Sorrento Valley drew residents to the area.

Community Expansion and Continued Development (1972-1990)

The Community Plans of 1959 and 1971 supported future development of UCSD and envisioned a "college town" atmosphere surrounding the university including provision for higher density housing. Completion of the I-805 freeway in the early 1970's and development of the 108-acre University Town Centre (UTC) shopping center in 1977 by Ernest W. Hahn further increased the prominence of the community within the region. The addition of office buildings and attached housing surrounding UTC in the 1980's created an "urban node" outside of the downtown core and the life science industry continued to expand within Torrey Pines Mesa. By 1990, the university connection, while still important, became one of several unfolding development aspects within the community.

Focused Reconnaissance Survey Results

The reconnaissance-level survey evaluated 78 residential communities within the Planning Area. The communities surveyed and researched are representative of common tract style housing with repetitive house models duplicated throughout a development that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate anything truly special and representative of larger patterns of development on the local, State or National level. Accordingly, the Survey addressed these communities from a district perspective rather than as individual properties because tract style homes typically do not have the ability to rise to a level of individual significance under most designation criteria.

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

Five communities were found to merit additional study with a future intensive-level survey and evaluation for potential historical significance: University Hyde Park, San Clemente Park Estates, University City West A, University City West B and La Jolla Colony (Attachment 5). These first four communities represent the work of notable architects Dan Saxon Palmer and William Krisel. The fifth, La Jolla Colony represents a master-planned community

comprised of 10 individual neighborhoods constructed in the late 1980s utilizing aspects of the New Urbanism design movement with varied housing typologies, incorporation of greenspaces, pedestrian pathways, and other recreational features. The survey found the remaining residential master planned communities ineligible for future historic district designation.

Historic Preservation Policies of the University Community Plan Update

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

In an effort to streamline the community plans and make the documents more user-friendly, the Planning Department has altered the approach to community plan formatting and content. Because community plans are intended to work in concert with the General Plan, content and policies from the General Plan will not be replicated in new community plan updates. Instead, the community plans will focus on issue areas and policies that are unique to the needs of each community. Each element or section within the community plan will be streamlined to provide the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate.

Staff has prepared a draft Historic Preservation Element for the update to the University Community Plan (Attachment 6). This element provides a summary of the prehistoric and historic development of the community based upon the Cultural Resource Constraints and Sensitivity Analysis and the Historic Context Statement and Survey. The draft policies are excerpted as follows:

Draft Overarching Policies

- 1 Conduct project-specific Native American consultation early in the discretionary development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
- 2 Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.
- 3 Ensure adequate data recovery and mitigation for adverse impact to archaeological and Native American sites as part of development; including measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.

- 4 Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within the community, and refer sites to the Historical Resources Board for designation as appropriate. Consideration should be given to sites identified by the Cultural Resources Constraints and Sensitivity Analysis as having been previously evaluated as eligible for listing.
- 5 Identify and evaluate properties within the University community for potential historic significance, and refer properties found to be potentially eligible to the Historical Resources Board for designation, as appropriate. Consideration should be given to the properties identified in the Study List contained in the University Community Planning Area Historic Context Statement and Survey.
- 6 Promote opportunities for education and interpretation of the University's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art. Encourage the inclusion of both extant and non-extant resources.

Draft Policies Specifically Implementing the Historic Context Statement and Survey Results

- 7 Complete a Reconnaissance Survey of the un-surveyed portions of the community based upon the University Community Plan Area Historic Context Statement to assist in the identification of potential historic resources, including districts and individually eligible resources.
- 8 Complete an intensive-level survey and evaluation for potential historical significance of the Tier 1 Communities identified by the University Community Plan Area Focused Reconnaissance Survey.
- 9 Implement an exemption for the residential Tier 2 and 3 Communities identified by the Focused Reconnaissance Survey from the requirement for a site-specific survey for identification of a potential historical building or historical structure under San Diego Municipal Code Section 143.0212. An exemption is warranted due to their low sensitivity.
- 10 Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the life science industry in San Diego.

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

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

a Site Development Permit with deviation findings and mitigation would be required for any substantial modification or alteration of the resource.

The Historical Resources Guidelines of the Land Development Manual provide for the exemption of areas from the requirement for a site-specific survey for the identification of potential historical buildings and structures, as identified by the Historical Resources Board. To date, one other area has been exempted: an area within the residential portion of the Mira Mesa community. An exemption was approved in 2022 for 24 master planned communities based upon survey results using the same methodology as the Survey for the University CPU.

Based upon the methods and findings of the University Survey, the 65 master planned communities identified as Tier 2 and 3 do not appear to meet the criteria for listing on the local, state, or national registers. While the Survey addresses most Historical Resources Board designation criteria, it does not address Criterion B – identification with persons or events significant in local, state, or national history. It is not practical to scope a survey of this size at a programmatic level for the extensive research needed to evaluate individual buildings for significance under Criterion B. However, despite the inability to evaluate every property within the 65 Tier 2 and 3 master planned residential communities, it is unlikely that alteration or redevelopment of these properties would result in the loss of a resource associated with a historically significant person or event, especially given that resources are not commonly found to be eligible under HRB Criterion B.

Therefore, the University CPU includes a proposed amendment to the Historical Resources Guidelines of the Land Development Manual to exempt the residential Tier 2 and 3 Master Planned Communities identified by the Survey from Municipal Code Section 143.0212 (Attachment 7). The proposed amendment would incorporate the Survey results into Appendix G of the Guidelines. This exemption is unlikely to result in the loss of potential historical resources given the level of analysis that has occurred as part of the Survey and the infrequency with which properties are found to have an association with a historic person or event (HRB Criterion B). Additionally, the Municipal Code allows any member of the public to submit a nomination to designate a property as a historic resource, including properties exempted from review under SDMC Section 143.0212, which would allow properties that may be eligible for designation under Criterion B to be evaluated and considered for designation.

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

Conclusion

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

The CPU process is currently in the final phase of its development with public hearings expected towards the end of this year. A Program Environmental Impact Report (PEIR) for the CPU is anticipated to be distributed for public review and comment in the fall of this year. As part of the adoption hearing process, the Board will be requested to provide a formal recommendation to the City Council on the adoption of the documents presented in this information item, as well as the aspects of the PEIR addressing historical, archaeological, and tribal cultural resources.



Senior Planner









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


cc: Kelley Stanco, Deputy Director, Planning Department

Figure 1: University Community Plan Update
COMMUNITY PLAN AREA

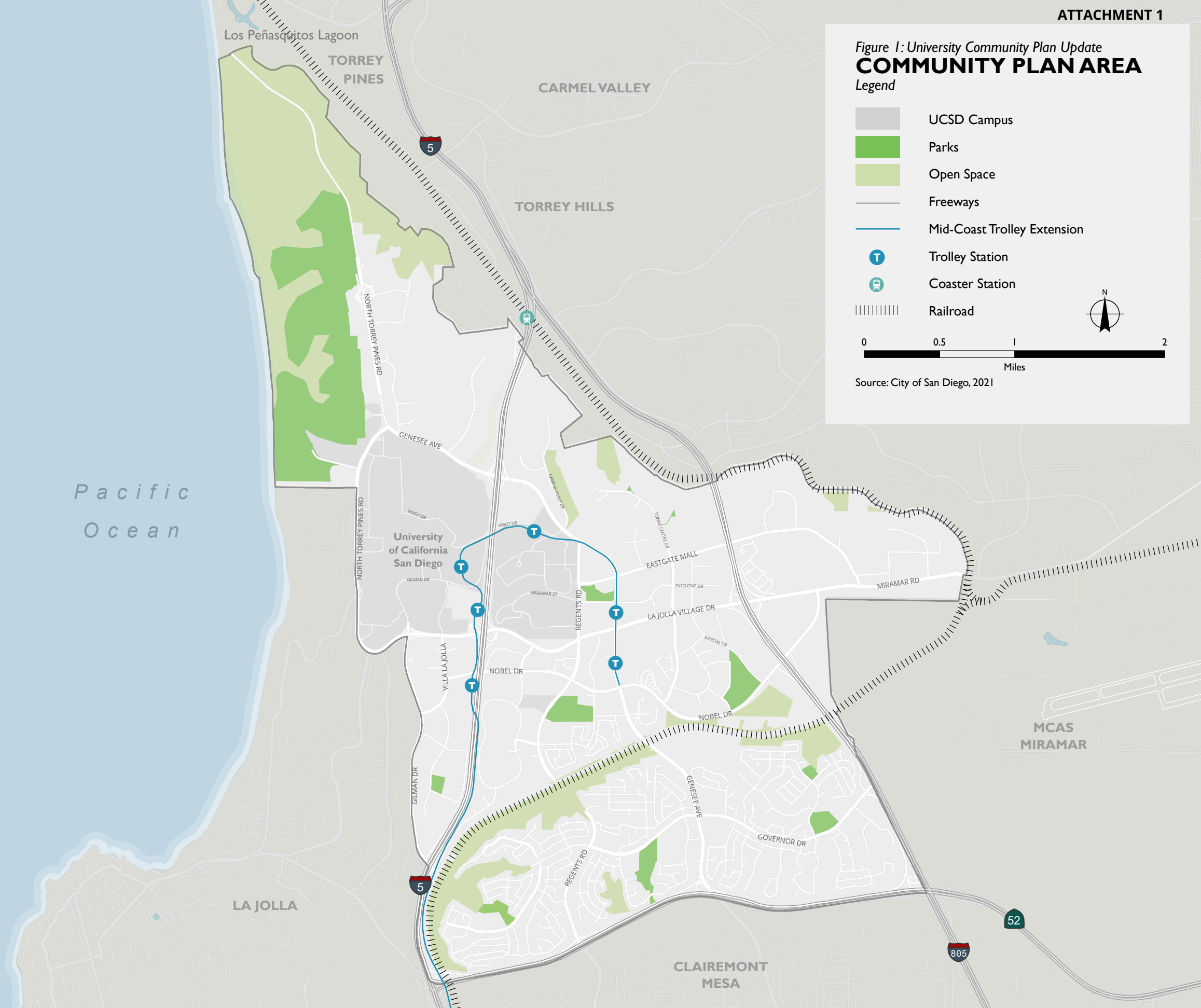
Legend

-  UCSD Campus
-  Parks
-  Open Space
-  Freeways
-  Mid-Coast Trolley Extension
-  Trolley Station
-  Coaster Station
-  Railroad

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Miles



Source: City of San Diego, 2021



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

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NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

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Client: Dudek

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

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

New Sites: N/A

Updated Sites: N/A

USGS Quads: Del Mar and La Jolla 7.5' Quadrangles

Acreage: Approximately 8,700 acres

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

ACRONYMS AND ABBREVIATIONS

AMSL	above mean sea level
APE	Area of Potential Effects
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
EIR	Environmental Impact Report
HRB	City of San Diego Historical Resources Board
HRG	San Diego Municipal Code: Land Development Code: Historical Resources Guidelines
NAHC	Native American Heritage Commission
OHP	Office of Historic Preservation
Red Tail	Red Tail Environmental
SCIC	South Coastal Information Center
SDMOM	San Diego Museum of Man
State Parks	California Department of Parks and Recreation
UCPU	University Community Plan Update
USGS	U.S. Geological Survey

EXECUTIVE SUMMARY

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

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

The record searches of the CHRIS held at the SCIC, State Parks, and the SDMOM identified 430 previously conducted cultural resources studies that have been conducted within the UCPU project area and a 0.25-mile record search radius, 255 of them have intersected the UCPU project area and 175 address areas outside of the UCPU. Approximately 93% of the UCPU project area has been included in a previously conducted cultural resource study. Two Hundred ninety-four (294) cultural resources have been previously recorded within the UCPU project area and record search radius, of these 236 of the previously recorded cultural resources are located within the UCPU project area and 58 are located in the record search radius. The 294 previously recorded resources consist of 222 prehistoric resources, 51 historic resources, and 20 multicomponent resources. One resource was unable to be classified due to incomplete site forms on file at the SCIC. The prehistoric archaeological resources consist of prehistoric/ethnohistoric habitation remains, bed rock milling, and lithic scatters and the historic archaeological sites primarily consist of historic habitation areas and trash scatters. Fifty-two (52) of the cultural resources have been evaluated for the National Register of Historic Places (NRHP) and/or the California Register of Historic Resources (CRHR). Of the 52 evaluated sites twelve have been recommended or found eligible to the NRHP, CRHR, or for Local Designation. The remaining forty resources were either recommended not eligible or require reevaluation.

The April 2023 records search data was compared to the data provided to Red Tail Environmental in 2020, with a total of 315 cultural resources recorded, of these 248 resources were documented within the UCPU area in the 2023 data, representing an addition of 12 resources as being documented within the University community planning area since 2020. The UCPU area resources comprised 184 prehistoric resources, 43 historic resources, 21 multi-component resources.

A search of the SLF held by the NAHC was positive, indicating that sacred lands have been identified within the UCPU project area. The NAHC provided a list of 16 local tribal organizations and individuals. Tribal consultation in accordance with Senate Bill (SB) 18 was initiated by the City of San Diego on July 2021 for the Blueprint San Diego project which specified the proposed CPU, the City received responses from two tribes. On July 23, 2021, Ray Teran from the Viejas Band of Kumeyaay Indians provided comments on the project. On August 13, 2021, Dennen Pelton from the Rincon Band of Luiseno Indians provided a response to the notice. Additional notices will be sent 45 and 10 days prior to the City Council hearing on the project.

Executive Summary

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

Prior to any future projects within the UCPU that could directly affect cultural resources, steps should be taken to determine the presence of cultural resources and the appropriate mitigation for any significant resources that may be impacted. CEQA requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental impacts which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Sections 15064.5(b) and 21084). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance (Sections 15064.5(b)(1) and 5020.1). Any historical resource listed in or eligible to be listed in the CRHR, including archaeological resources, is considered to be historically or culturally significant. Resources which are listed in a local historic register or deemed significant in a historical resource survey as provided under Section 5024.1(g) are presumed historically or culturally significant unless "the preponderance of evidence" demonstrates they are not. Finally, a resource that is not listed in, or determined to be eligible for listing in, the California Register of Historic Resources, not included in a local register of historic resources, or not deemed significant in a historical resource survey may nonetheless be historically significant, pursuant to Section 21084.1.

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

In addition, the HRG identifies the City's commitment to addressing Native American concerns regarding traditional cultural properties and stresses the importance of local Native American consultation and input on prehistoric cultural resources, Tribal Cultural Resources, and Native American Traditional Cultural Properties.

1. INTRODUCTION

PURPOSE OF STUDY

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

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

REGULATORY FRAMEWORK

CEQA and California Register of Historical Resources

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. The act defines historical resources as “any object, building, structure, site, area, or place that is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Division I, Public Resources Code, Section 5021.1[b]).

Assembly Bill No. 52 (AB 52) amends CEQA by creating a new category of cultural resources, tribal cultural resources, and new requirements for consultation with Native American Tribes. AB 52 became in effect on July 1, 2015. Lead agencies are required to offer Native American tribes with an interest in Tribal Cultural Resources located within its jurisdiction, the opportunity to consult on CEQA documents. The procedures under AB 52 offer the tribes an opportunity to take an active role in the CEQA process, in order to protect Tribal Cultural Resources. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe. A Tribal Cultural Resource is defined as a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and may be considered significant if it is (1) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character-defining features) is considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or

formally determined eligible for listing in, the NRHP and some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852), which consist of the following:

- Criteria 1: it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- Criteria 2: it is associated with the lives of persons important to local, California, or national history; or
- Criteria 3: it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- Criteria 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.

City of San Diego Historical Resources Regulations

The City’s Historical Resources Regulations (San Diego Municipal Code [SDMC] Chapter 14, Article 3, Division 2) were adopted in January 2000, providing a balance between sound historic preservation principles and the rights of private property owners. The Regulations have been developed to implement applicable local, State, and federal policies and mandates. Included in these are the General Plan, CEQA, and Section 106 of the National Historic Preservation Act of 1966. Historical resources, in the context of the City’s regulations, include site improvements, buildings, structures, historic districts, signs, features (including significant trees or other landscaping), places, place names, interior elements and fixtures designated in conjunction with a property, or other objects of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance to the citizens of the city. These include structures, buildings, archaeological sites, objects, districts, or landscapes having physical evidence of human activities. These resources are usually over 45 years old and they may have been altered or still be in use.

Compliance with the Regulations begins with the determination of the need for a site-specific survey for a project. Pursuant to SDMC Section 143.0212(a), a historic property (built-environment) survey can be required for any parcel containing a structure that is over 45 years old and appears to have integrity of setting, design, materials, workmanship, feeling, and association. SDMC Section 143.0212(b) requires that historical resource sensitivity maps be used to identify properties in the city that have a probability of containing historic or pre-historic archaeological sites. These maps are based on records of the California Historical Resources Information System (CHRIS) maintained by the South Coastal Information Center (SCIC) at San Diego State University, archival research from the San Diego Museum of Man, and site-specific information in the City’s files. If records show an archaeological site exists on or immediately adjacent to a subject property, the City would require a survey. In general, archaeological surveys are required when the proposed development is on a previously undeveloped parcel, if a known resource is recorded on the parcel or within a 1-mile radius, or if a qualified consultant or knowledgeable City staff member recommends it. In both cases, the determination for the need to conduct a site-specific survey must be made in 10 days for a construction permit (ministerial) or 30 days for a development permit (discretionary) pursuant to SDMC Section 143.0212(c).

SDMC Section 143.0212(d) states that if a property-specific survey is required, it shall be conducted according to the criteria included in the City's Historical Resources Guidelines. Using the survey results and other available applicable information, the City shall determine whether a historical resource exists, whether it is eligible for designation as a designated historical resource, and precisely where it is located.

City of San Diego Historical Resources Guidelines

Historical Resources Guidelines (HRG) (City of San Diego 2001) are incorporated in the San Diego Land Development Manual by reference. The Guidelines establish a development review process to review projects in the City. This process is composed of two aspects: the implementation of the Historical Resources Regulations and the determination of impacts and mitigation under CEQA. The HRG provide property owners, the development community, consultants and the general public with explicit guidelines for the management of historical resources located within the jurisdiction of the City of San Diego. These guidelines are designed to implement the City's Historical Resources Regulations contained in the Land Development Code (Chapter 14, Division 3, Article 2) in compliance with applicable local, state and federal policies and mandates, including, but not limited to, the City's General Plan, the California Environmental Quality Act of 1970, and Section 106 of the National Historic Preservation Act of 1966. The intent of the guidelines is to ensure consistency in the management of the City's historical resources, including identification, evaluation, preservation/mitigation and development.

The City's HRG state that:

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. "Historical resource" means site improvements, buildings, structures, historic districts, signs, features (including significant trees or other landscaping), places, place names, interior elements and fixtures designated in conjunction with a property, or other objects of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance to the citizens of the City. They include buildings, structures, objects, archaeological sites, districts or landscapes possessing physical evidence of human activities that are typically over 45 years old, regardless of whether they have been altered or continue to be used. Historical resources also include traditional cultural properties. The following definitions are based, for the most part, on California's Office of Historic Preservation's (OHP) Instructions for Recording Historical Resources and are used to categorize different types of historical resources when they are recorded.

The purpose and intent of the Historical Resources Regulation of the Land Development Code (City of San Diego 2018a) is outlined as follows:

To protect, preserve and, where, damaged, restore the cultural resources of San Diego. The regulations apply to all development within the City of San Diego when cultural resources are present within the premises regardless of the requirement to obtain Neighborhood Development Permit or Site Development Permit.

The City's General Plan PEIR (City of San Diego 2008) states the following:

The Historical Resources Regulations require that designated cultural resources and traditional cultural properties be preserved unless deviation findings can be made by the decision maker as part of a discretionary permit. Minor alterations consistent with the U.S. Secretary of the Interior's Standards are exempt from the requirement to obtain a separate permit but must comply with the regulations and associated cultural resources guidelines. Limited development may encroach into

important archaeological sites if adequate mitigation measures are provided as a condition of approval.

Historical Resources Guidelines, located in the Land Development Manual, provide property owners, the development community, consultants and the general public explicit guidance for the management of cultural resources located within the City's jurisdiction. These guidelines are designed to implement the cultural resources regulations and guide the development review process from the need for a survey and how impacts are assessed to available mitigation strategies and report requirements and include appropriate methodologies for treating cultural resources located in the City.

In general, the City's cultural resources regulations build on federal and state cultural resources laws and guidelines in an attempt to streamline the process of considering impacts to cultural resources within the City's jurisdiction, while maintaining that some resources not significant under federal or state law may be considered historical under the City's guidelines. In order to apply the criteria and determine the significance of potential project impacts to a cultural resource, the APE of the project must be defined for both direct impacts and indirect impacts. Indirect impacts can include increased public access to an archaeological site, or visual impairment of a historically significant view shed related to a historic building or structure.

City of San Diego Historical Resources Register (City Register)

The HRG identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation criteria:

- a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- b. Is identified with persons or events significant in local, state or national history;
- c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;
- e. Is listed or has been determined eligible by National Park Service for listing on the NRHP or is listed or has been determined eligible by the SHPO for listing on the CRHR; or
- f. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

PROJECT DESCRIPTION

General Plan Context

The City of San Diego General Plan, adopted in 2008, sets out a long-range vision and policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. It emphasizes sustainability, with policies addressing transit and land use coordination; climate change; healthy, walkable communities; green

buildings; clean technology; resource conservation and management; and urban forestry. In addition, the General Plan includes protections for key industrial lands; strategies for providing urban parks; “toolboxes” to implement mobility strategies; and policies designed to further the preservation of San Diego’s historical and cultural resources. The Plan was structured to work in concert with the City’s community plans.

The General Plan incorporates the City of Villages strategy, which was adopted as a part of the Strategic Framework Element in 2002. The City of Villages strategy focuses growth into pedestrian-friendly, mixed-use villages that are linked to the transit system. The breadth of housing types, affordability, and urban design of each village is tailored to the characteristics of its surrounding community, yet all villages are characterized by inviting, accessible, and attractive streets and public spaces. The strategy draws upon the character and strengths of San Diego’s natural environment, distinctive neighborhoods, commercial centers, institutions, and employment centers that together form the city as a whole.

Purpose

The current University City Community Plan provides the detailed framework to guide development in the Project area. Originally adopted in 1987, the Plan has undergone numerous amendments to address changing conditions. The Community Plan update seeks to bring the plan up-to-date by:

- Analyzing current land use, changes in demographics, demand for housing and development, and environmental characteristics;
- Factoring the extension of Blue Line Trolley service to University into Community Plan goals and policies;
- Working with community members and stakeholders to establish a vision and objectives for the Plan update;
- Evaluating the “fit” of current Community Plan policies to achieve community goals and regulatory requirements; and
- Ensuring that policies and recommendations remain in harmony with the General Plan and citywide policies, as well as regional policies.

This update process will result in a new Community Plan.

PROJECT LOCATION

The UCPU project area consists of approximately 8,700 acres (Figures 1-5). It is bounded by Los Peñasquitos Lagoon and the edge of the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchison, Topeka, and Santa Fe Railroad, Marine Corps Air Station (MCAS) Miramar and I-805 on the east; SR-52 on the south; and I-5, Gilman Drive, North Torrey Pines Road, La Jolla Farms, and the Pacific Ocean on the west. Neighboring communities include Torrey Pines, Mira Mesa, Clairemont Mesa, and La Jolla. The Planning Area contains two State-controlled properties, UCSD and Torrey Pines State Reserve, which lie outside the zoning jurisdiction of the City.

The project area is shown on the USGS 7.5’ *La Jolla Quad* map within: Township 15 South Range 3 West unsectioned Pueblo of San Diego Land Grant; Township 15 South Range 4 West unsectioned Pueblo of San Diego Land Grant; and on the USGS 7.5’ *Del Mar Quad* map within: Township 15 South Range 3 West unsectioned Pueblo of San Diego Land Grant, and Sections 9 and 10; Township 15 South Range 4 West unsectioned Pueblo of San Diego Land Grant; Township 14 South Range 3 West unsectioned Pueblo of San Diego Land Grant and Sections 30 and 31; Township 14 South Range 4 West unsectioned Pueblo of San Diego Land Grant and Section 23, 24, and 25 (Figures 6-9).

1. Introduction

The Project's Area of Potential Effects (APE) consists of the UCPU Project area only, shown on Figures 2-5. As the Project consists of a community plan update there are no anticipated indirect or cumulative impacts that would necessitate a larger APE outside of the direct UCPU Project area.

PROJECT PERSONNEL

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

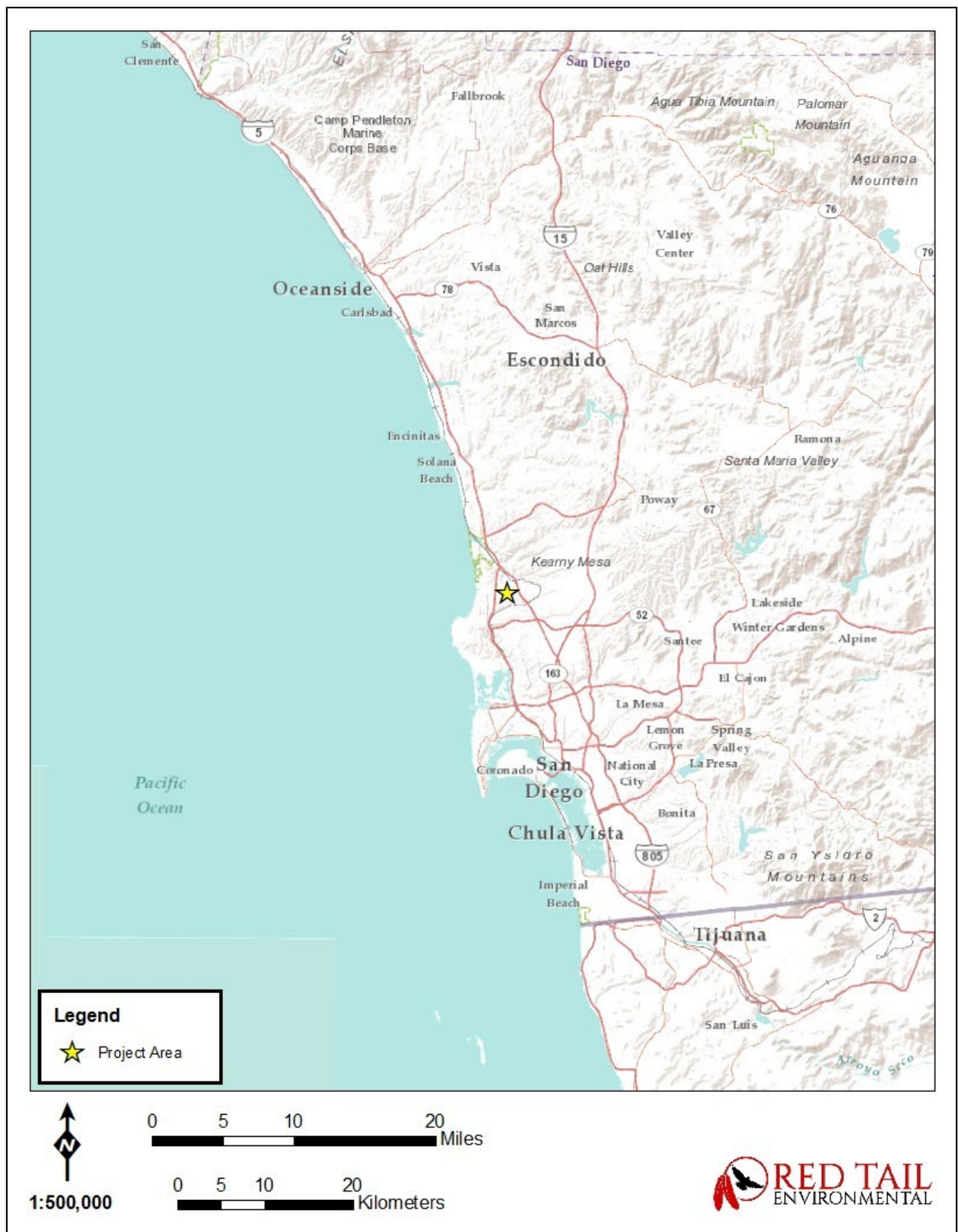


Figure 1. Project Vicinity Map.



Figure 2. Project Area shown on aerial photograph (1 of 4).



Figure 3. Project Area shown on aerial photograph (2 of 4).

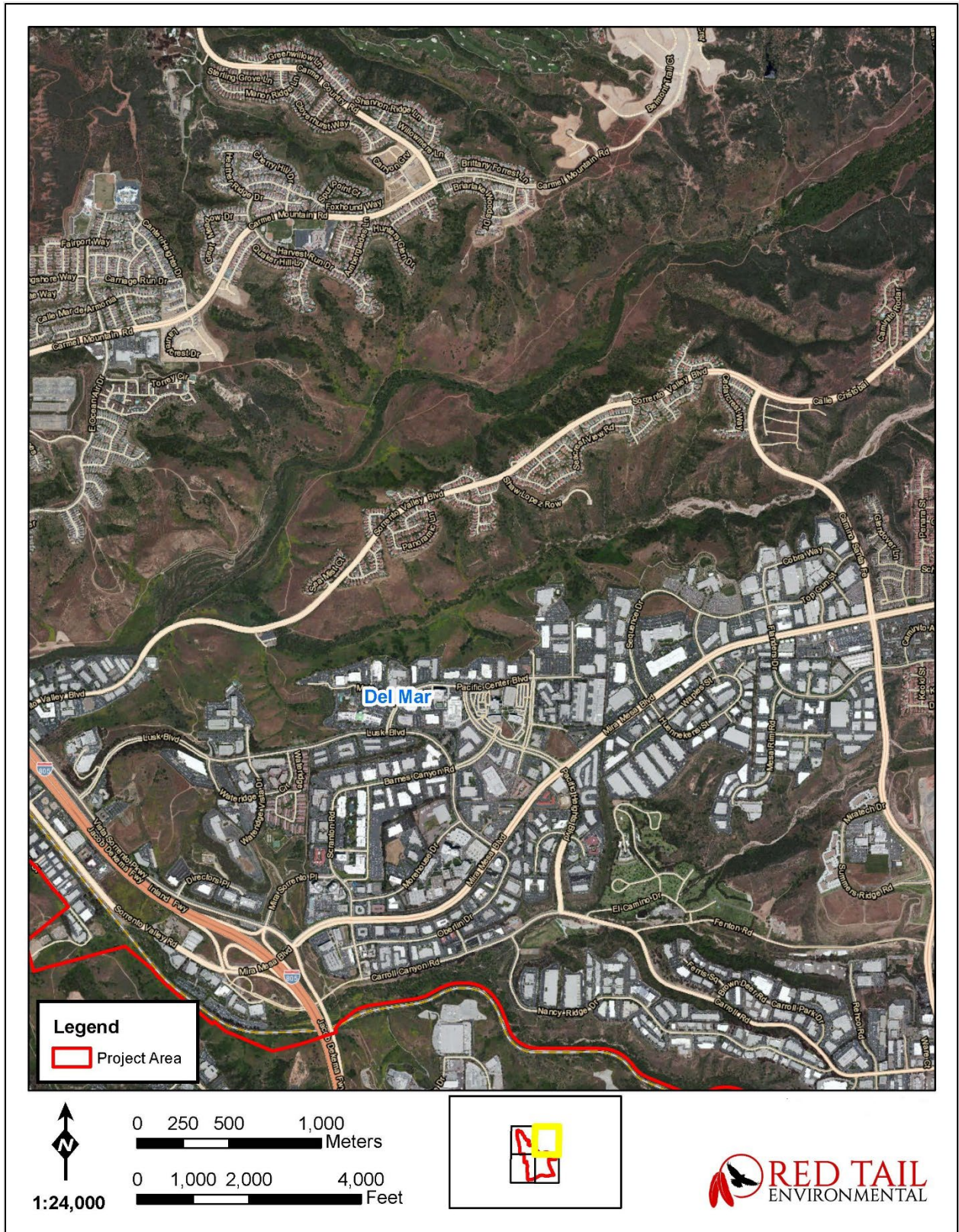


Figure 4. Project Area shown on aerial photograph (3 of 4).

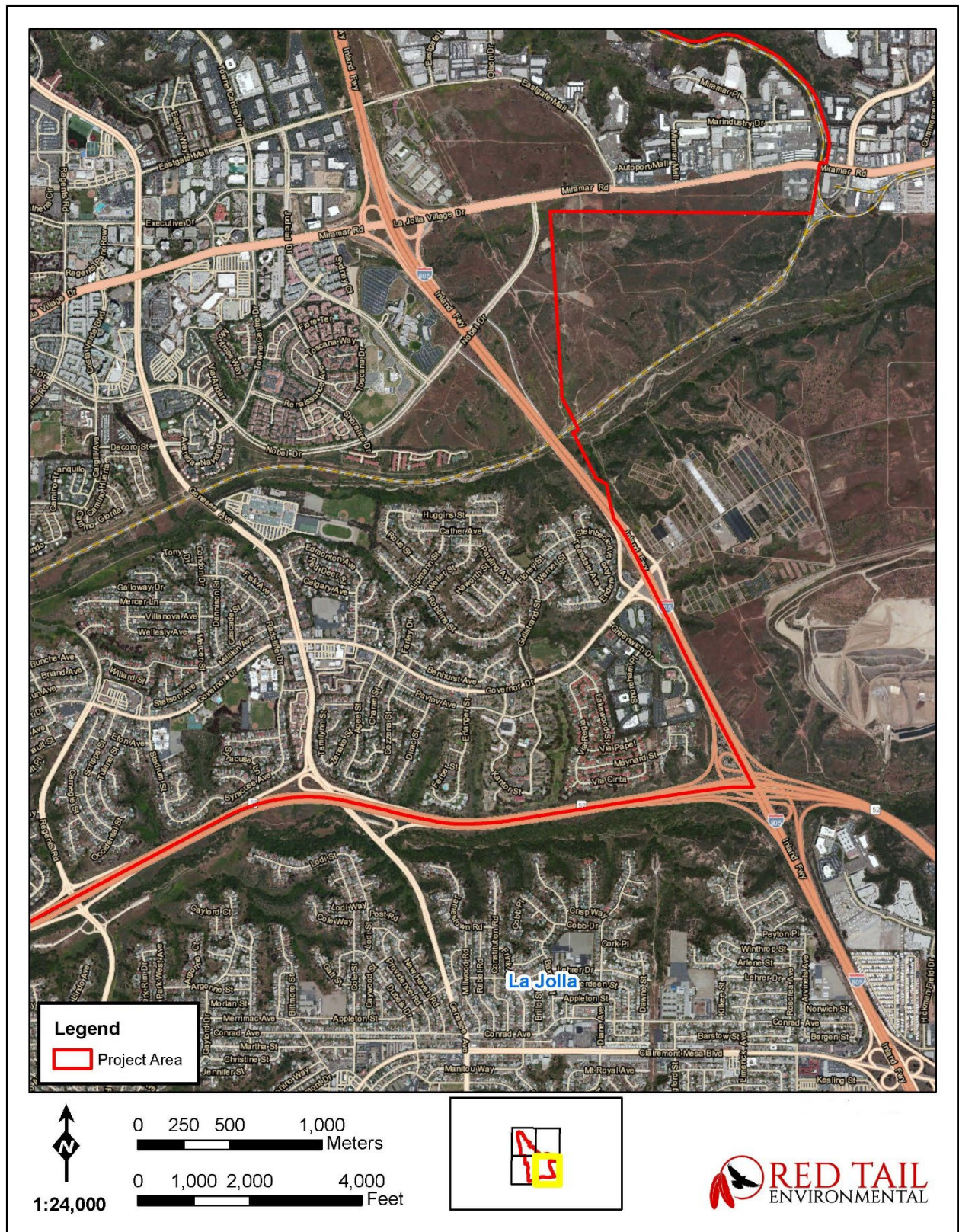


Figure 5. Project Area shown on aerial photograph (4 of 4).

1. Introduction

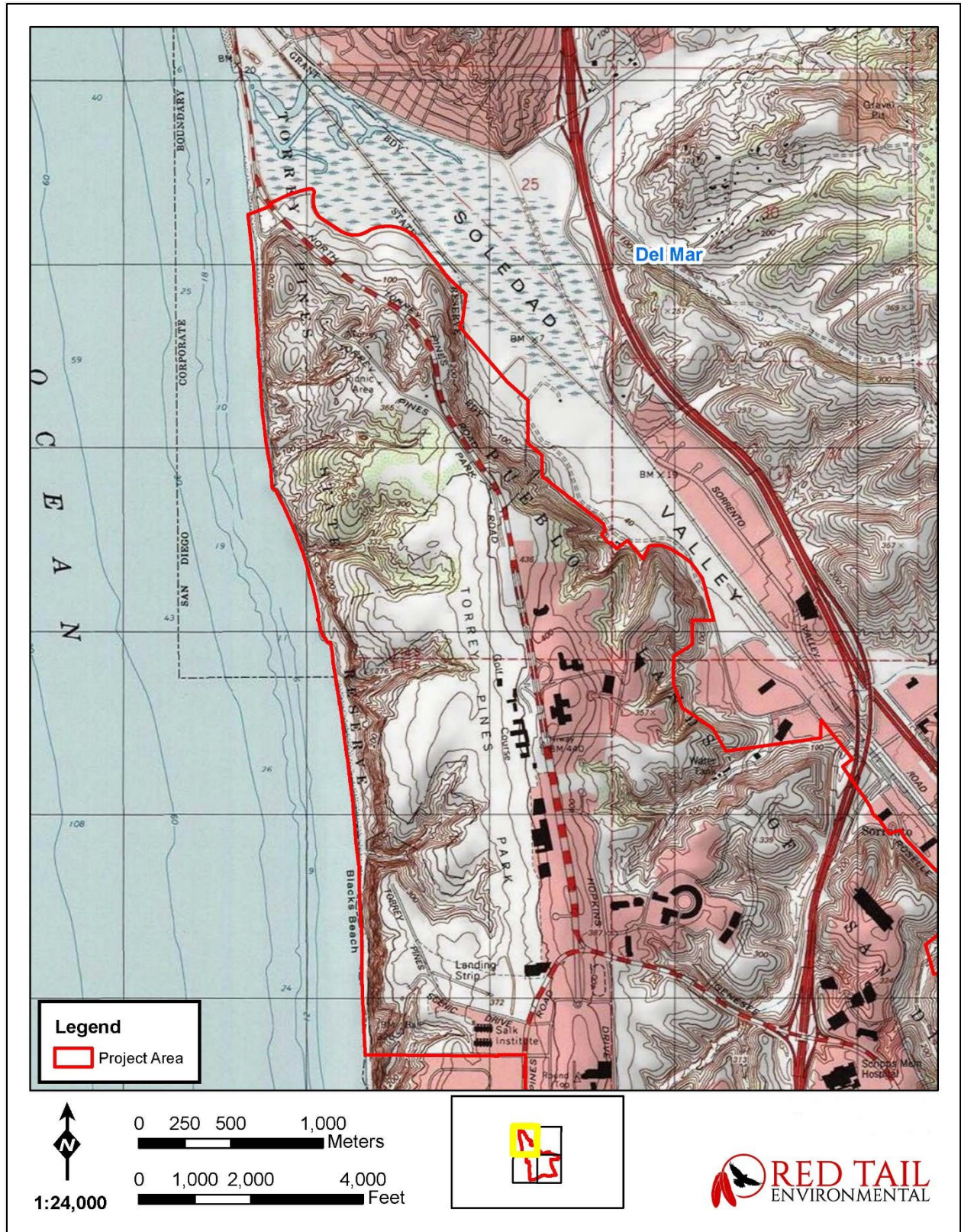


Figure 6. Project Area shown on USGS Topo Map (1 of 4).

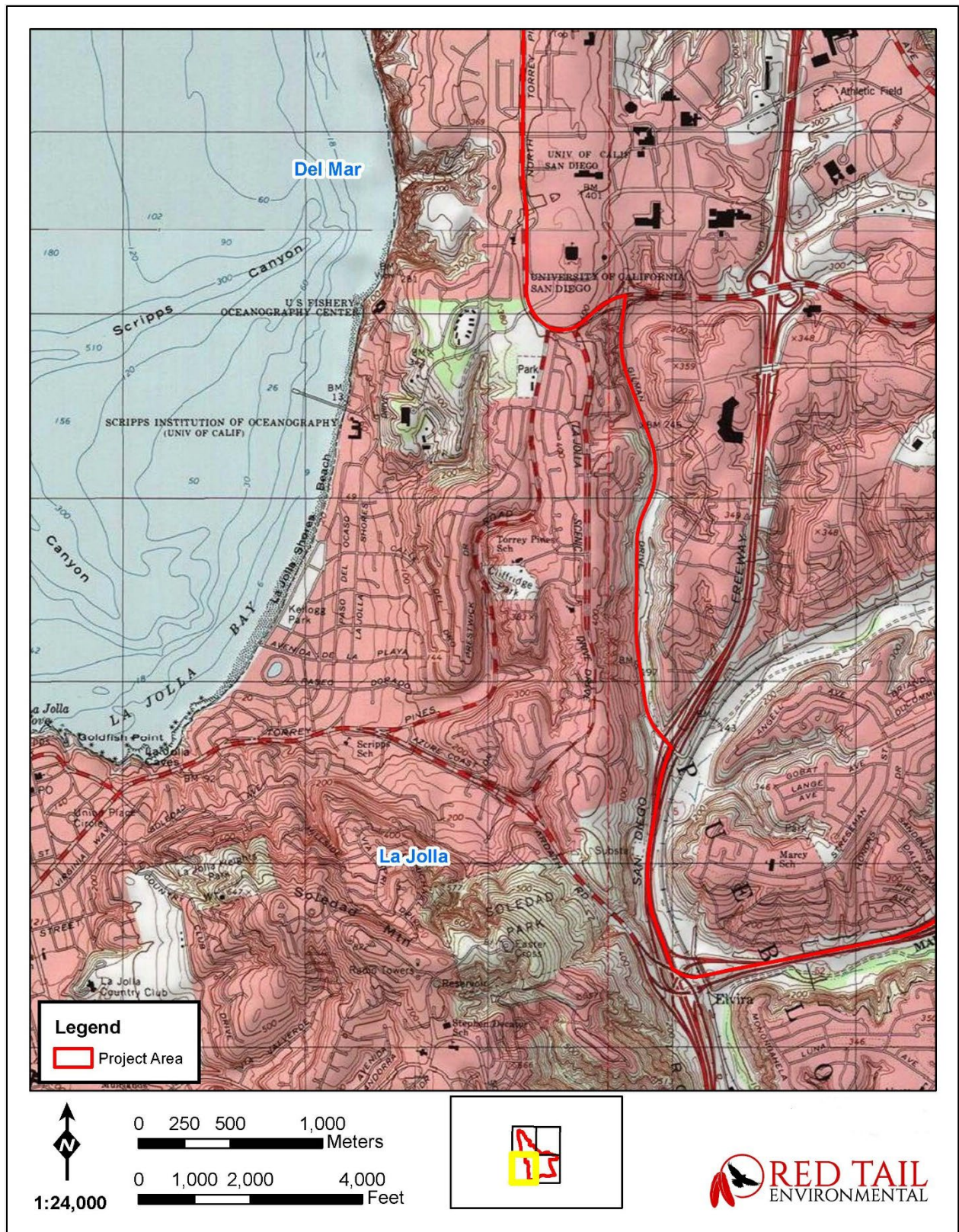


Figure 7. Project Area shown on USGS Topo Map (2 of 4).

1. Introduction

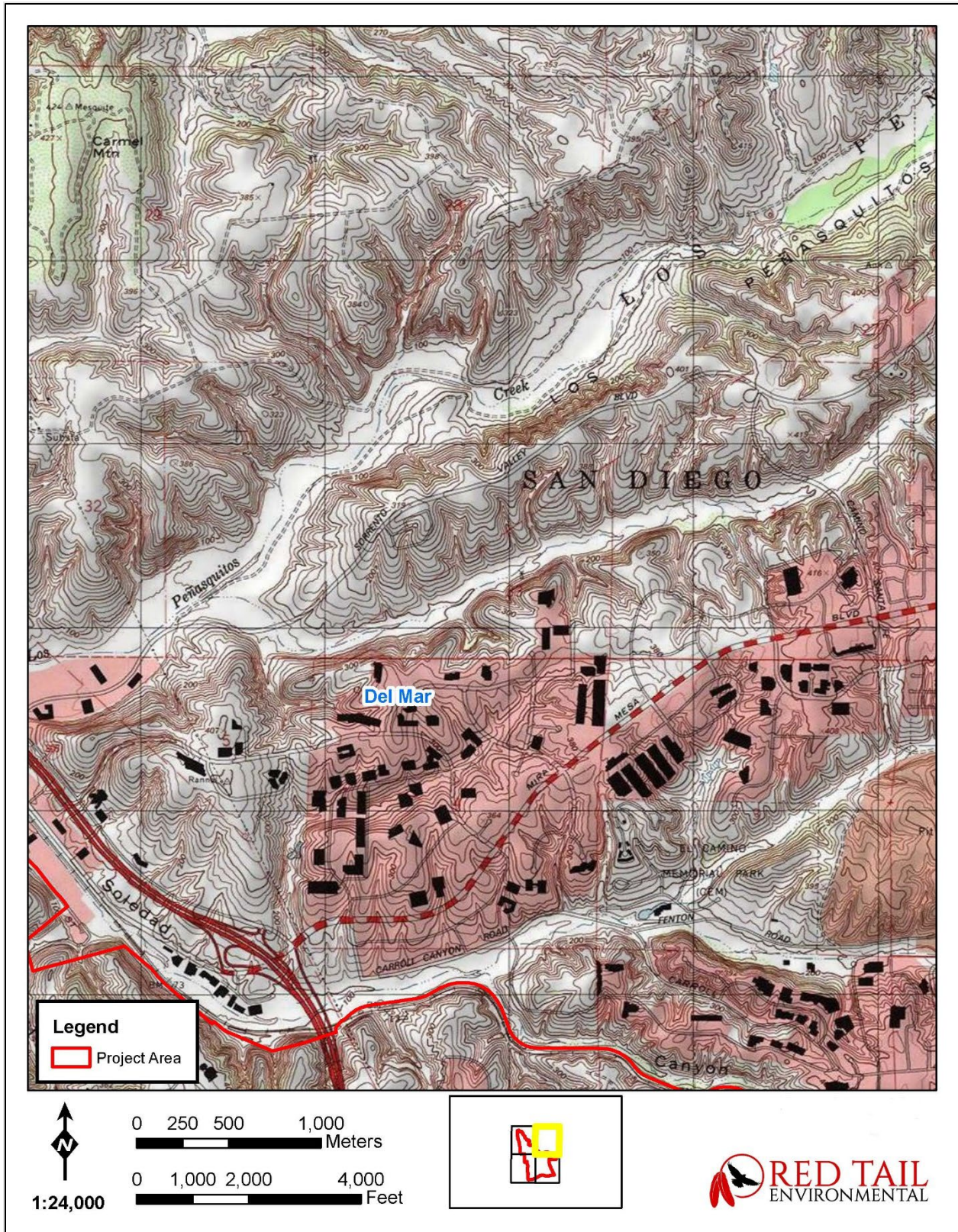


Figure 8. Project Area shown on USGS Topo Map (3 of 4).

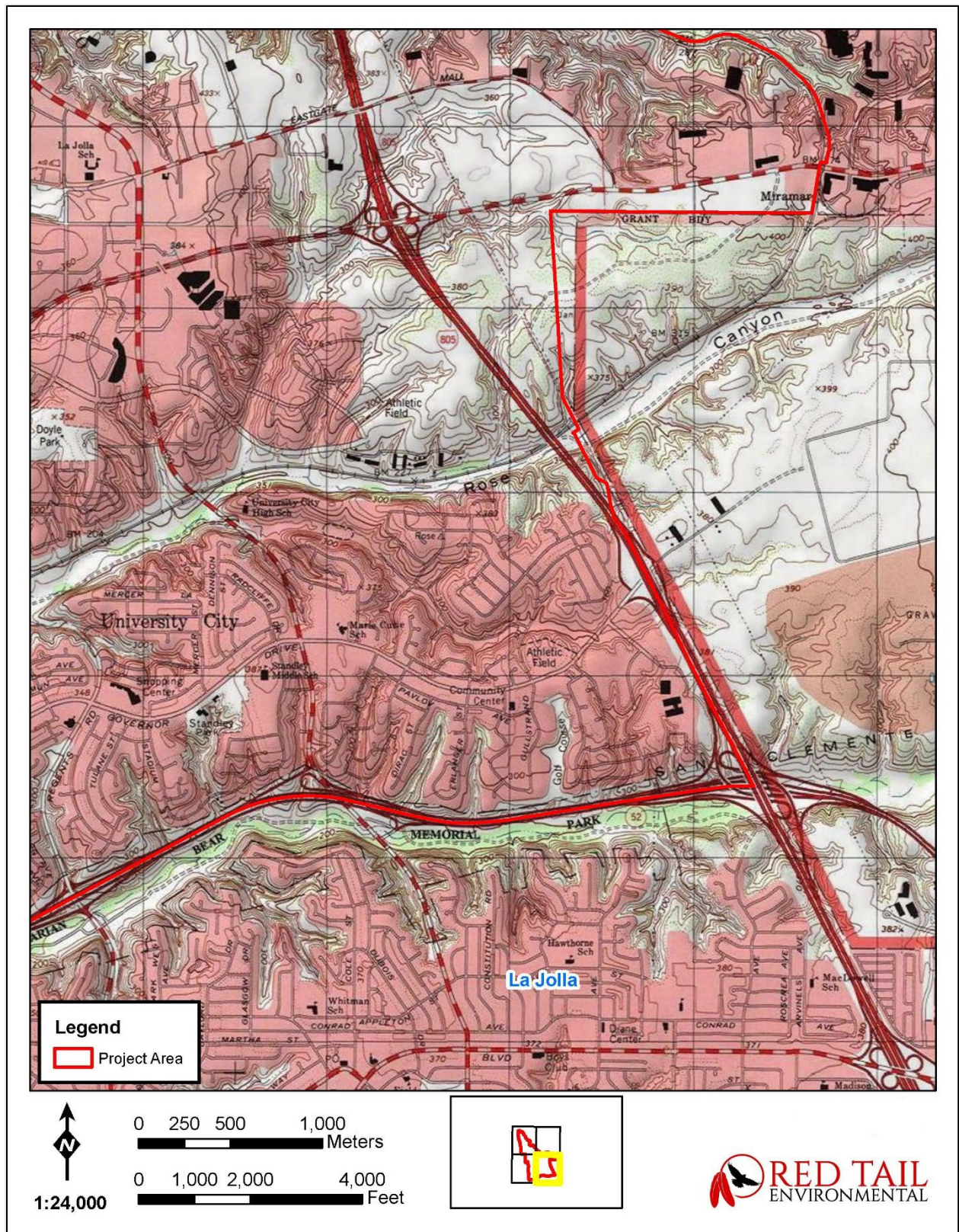


Figure 9. Project Area shown on USGS Topo Map (4 of 4).

2. SETTING

NATURAL SETTING

Geologically, the UCPU project area is located in the Coastal Plain region of San Diego County, which is characterized by a layered sequence of now-elevated marine terraces and their associated marine and non-marine sediments (Kern 1977, Kern and Rockwell 1992) deposited over the last 140 million years (Gastil and Higley 1977). Tectonic activity related to the La Nación and Rose Canyon fault zones over time has uplifted and deformed the layers into multiple distinct fault blocks in the southwestern part of the county (Artim and Pinckney 1973, Kennedy 1975). Alternatively, this sequence of layers is relatively undeformed north of La Jolla. The rock units of the Coastal Plain are composed mainly of sandstone, shale, and conglomerate beds, which is evidence of erosion of the Peninsular Ranges to the east.

A majority of the plan area is underlain by Quaternary very old lacustrine, playa, and estuarine (paralic) terrace deposits including: old paralic deposits Unit 6 (Qvop6) that rest on the 22-23 meters Nestor terrace, Unit 9 (Qvop9) that rest on the 113-115 meters Linda Vista terrace, Unit 9a (Qvop9a), Unit 10 (Qvop10) that rest on the 104-106 meters Tecolote terrace, and Unit 10a (Qvop10a). Undivided old alluvial floodplain deposits (Qoa), undivided Quaternary landslide deposits (Qls), and late Holocene marine beach deposits (Qmb, Qb) are also mapped within the plan area. The Quaternary deposits are cut by late Quaternary, westward-flowing drainages which have formed steep-sided canyons that terminate at the coastline through extensive estuary systems. Tertiary Middle Eocene-age Ardath Shale (Ta) and middle Eocene-age Scripps Formation (Tsc) sediments are exposed in the canyons underlying the paralic deposits (Kennedy and Tan 2008).

Grading associated with the construction of various residential, commercial, and transportation development projects through the years has altered much of the original topography within the UCPU Project area. This has resulted in the placement of fill soils that range from areas with less than two feet (placed for construction of the existing Atchison Topeka and Santa Fe Railroad railway) to thicker fill zones that are several tens of feet thick (placed during mass grading of several subdivisions and the Interstate 5 highway).

Steep undeveloped slopes in the northern, central, and southern areas of the UCPU are defining features of the Project area. The predominant topographic features across the Project area are the gently rolling mesas separated by canyons and hillsides. Elevations within the UCPU Project area range from 5 feet above mean sea level (AMSL) along the coast to 440 feet AMSL along the mesa tops.

Approximately half of the UCPU project area contains urban development with the other half being undeveloped as a natural preserve, open spaces, and canyons. Within developed areas, isolated areas contain native vegetation, mostly within the canyons and associated riparian drainages. The majority of the undeveloped area within the Project area lies within the limits of the Torrey Pines State Nature Preserve, which contains a mix of wetland communities, riparian drainages, canyon slopes, and bluffs or cliffs. Vegetation communities within the preserve include Torrey pine woodland, chaparral, grasslands, riparian forest and scrub, and wetlands. Additional native vegetation communities are present within Rose Canyon and along the eastern boundary of the UCPU Project area consisting of grasslands, chaparral, forest/woodland, and scrub vegetation communities.

Thirteen different soil series are found within the UCPU project area. These consist of: Altamont Clay, 9-30% slopes, make up approximately 20% of the Project area; Carlsbad gravelly loamy sand, 2-15% slopes make up approximately 8%; Cherston fine sandy loam, 2-9% slopes, and Cherston urban land makes up approximately 23%; Coastal beaches make up less than 1%; Corralitos loamy sandy, 0 to 15% slopes make

2. Setting

up approximately 1%; Gaviota fine sandy loam, 9 to 50% slopes make up 3%; Huerhuero loam, 5 to 30% slopes make up 12%; Manmade land makes up less than 1%; Marina loamy sand makes up 1%; Olivenhain cobbly loam, 2 to 50% slopes makes up 3%; Redding cobbly loam, gravelly loam, and urban land complex, 2 to 30% slopes, makes up 15%; Riverwash makes up less than 1%; Salinas clay loam makes up 2%; and Terrace escarpments makes up 12% (USDA 2020).

The UCPU project area contains a Mediterranean climate with hot dry summers and cooler wetter winters. Mean annual precipitation ranges from 9 to 13 inches of rainfall a year, with an average of 61 to 63 degrees Fahrenheit with average highs 88 degrees Fahrenheit and lows of 42 degrees Fahrenheit (USDA 2020).

CULTURAL SETTING

Prehistoric Period

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

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

Previously archaeologists believed that people came to North and South American through the Bering Land Bridge, however recent studies have identified that this ice-free corridor was blocked from 21,000 to possibly as late as 11,000 B.C. (Erlandson et al. 2007). Meanwhile the coast areas of the Pacific Northwest were deglaciated by approximately 14,000 B.C. Travel along the Pacific Coast in boats would have been possible during this period, and widespread kelp forest could have created a “kelp highway” with sufficient resources to sustain people entering North American during this time period (Erlandson et al. 2007; Gallegos 2017; Masters and Aiello 2007). Erlandson et al. (2007) argue that “it seems most likely that the peopling of the Americas included both coastal and interior migrations of peoples from northeastern Asia and Beringia, with an earlier migration possibly following the northern Pacific coast” (56). However, Erlandson et al. also argues that no archaeological sites have been unequivocally dated to over 15,000 years ago in California or North American.

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

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

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

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

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

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

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

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

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

The Millingstone Horizon, known as the La Jolla Complex or the Archaic Period in San Diego County, consisted of a tool kit that focused on collection and processing of small plant seeds and hunting of a variety of medium and small game animals; along with a reliance on marine resources along the coast (Byrd and

Raab 2007; Hale 2009; Rogers 1945; Warren 1968). While early milling stone assemblages show that by 9,000 years ago milling tools were in use and that seeds and nuts must have been a dominate food source (Lightfoot and Parrish 2009), the Millingstone Horizon is generally attribute to the Middle to Late Holocene Period and has been identified across much of central and southern California by ca. 6000 to 5000 cal B.C. The La Jolla Complex has been identified as remaining relatively stable for thousands of years in San Diego County with very little technological changes identified within the archaeological record (Byrd and Raab 2007; Hale 2009).

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

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

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

Past archaeological studies argued that as the coastal estuaries became less productive for shellfish and other food sources there was a depopulation along the coastal zone, and settlements shifted to inland river

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valleys with an intensification of terrestrial game and plant resources (Byrd and Raab 2007). However, more recent archaeological work has identified Middle Holocene period sites remaining along the coastline along San Diego Bay, Mission Bay, Peñasquitos Lagoon, San Elijo Lagoon, Santa Margarita River drainage, Las Flores Creek, and San Mateo Creek that show a continuous occupation from the Middle Holocene into the Late Holocene (Byrd and Raab 2007). Byrd and Raab argue that the larger drainage systems, such as San Elijo Lagoon, Las Flores Creek, and the Santa Margarita River Valley likely maintained more productive estuaries that provided resources for a continuous occupation through the Middle to Late Holocene (Byrd and Raab 2007).

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

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

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

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

During the Late Holocene Period subsistence strategies, as seen in the archaeological record, focused on smaller, but more plentiful resources such as hunting small marine fish, collecting smallest species of shellfish, small terrestrial mammals and seed plants. There is an increase in the use of *Donax* spp, shellfish, milling of plant seeds and nuts in inland locations, numerous hearth features along the coast in Torrey Pines

habitat, likely used to process pine nuts, and an increase in agave roasting pits in the desert zone (Gallegos 2017).

Many of the Late Prehistoric Period archaeological sites are located inland and contain bedrock milling features, thought to relate to acorn or other seed processing. People lived in larger coastal and lower valley villages, that were located near permanent water sources. These villages acted as ceremonial and political centers, and may have been occupied, at least partially, year-round. Smaller villages and residential areas were inhabited seasonally and were located near subsistence resources or were used for specialized activities, especially in inland areas (Byrd and Raab 2007; Lightfoot and Parrish 2009). This may have led to an increase in community size, longer stays at the major residences and different societal organization. It is unknown if these changes in settlement patterns were caused by environmental factors, overuse of resources, population growth, or other reasons. It is possible that some of these changes were responses to the Medieval Climatic Anomaly between A.D. 1100 and 1300, which caused a temperature increase and drought across the area (Gallegos 2017). Evidence of formal or permanent residential or communal structures has not been identified in the archaeological record. However, early archaeological studies in the County by Rogers reported archaeological evidence of brush house structures, stone enclosures, sweathouses, hearths, roasting pits, granary bases, bedrock milling features, pictographs, and petroglyphs (Gallegos 2017). Most of the rock art in San Diego County has been attributed to the Late Prehistoric Period (Gallegos 2017).

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

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

Ceramic use entered the San Diego region during the Late Prehistoric Period, with a wide variety of Late Prehistoric dates for the introduction of ceramics in various parts of the County (Gallegos 2017; Hale 2009;

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

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

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

Besides the creation of the small projectile points, which are ubiquitous in Late Prehistoric sites, and were often carefully made, Schaefer and Laylander characterize lithic technology from this period as “expedient” (2007:252) and in general it appears that tools were created as need from available materials and discarded after use. Gallegos (2017) also supports that lithic technologies were similar through time, with a focus on a direct response to the tools needed and the quality of local lithic material. The small projectile points in abundance during the Late Prehistoric Period could utilize poorer quality material than the large projectile points within the Early and Middle Holocene, as shown with the use of poor-quality Obsidian Butte obsidian

and Piedra de Lumbre (PDL). Generally, local volcanic material was used to make scraper tools, while local granitic and sandstone was used for groundstone tools (Gallegos 2017). Overall lithic technology, besides projectile points, tends to be stable over time across San Diego County, with the only clearly chronologically identifiable lithic technology as the change in projectile point type. Groundstone tools show a greater effort of manufacture, especially sandstone metates, other volcanic pestles, and metates than flaked lithic tools (Gallegos 2017).

During the Late Prehistoric Period, there is an increase in archaeological sites within the Colorado Desert, in eastern San Diego County. The Colorado Desert archaeological sites have a range of radiocarbon dates from cal A.D. 135 to 645 (Schaefer and Laylander 2007). While located within Imperial County, Obsidian Butte was a major resource of lithic material in San Diego County during the Late Prehistoric Period. Obsidian Butte obsidian was available during periods of low water within Lake Cahuilla. Obsidian Butte obsidian is found across Late Prehistoric archaeological sites within San Diego County during the last 1,000 years and made up as much as 10 percent of some debitage assemblages in coastal and interior San Diego sites (Schaefer and Laylander 2007). The Colorado Desert was a major source of additional lithic material types found in San Diego County archaeological sites, including chert, chalcedony, basalt, rhyolite, quartz, and others.

After 1,300 B.P., cremation was a common practice across San Diego County, and was practiced during the Ethno-Historic Period by both the Kumeyaay and the Luiseño (Gallegos 2017). It is thought that this practice came from the north or east, and it is unknown if the transition from inhumations to cremations was adopted for religious, population reasons, or to control the spread of disease (Gallegos 2017).

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

Ethnohistoric Period

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

The Kumeyaay territory ranged from between Agua Hedionda Lagoon and Batiquitos Lagoon in the northwest, east through present day Escondido to the southern end of the Salton Sea and then southeast through the Sonoran Desert into Mexico, and the southwestern boundary was around Todos Santos Bay in Baja California, Mexico, south of Ensenada (Luomala 1978). Four to six dialects were present within the Kumeyaay territory, and northernmost groups referred to themselves as Ipai, while those in the southern portions of the Kumeyaay territory refer to themselves as the Kamiai, Kamiyahi, or Tipai (Kroeber 1976). Ipai and Tipai were thought to be two distinct dialects of Kumeyaay, which was part of the Yuman Family

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of the Hokan Stock (Lightfoot 2005). The Ipai were present immediately south of the Luiseño, with the southern boundary near the San Diego Bay and generally following the San Diego River Valley eastward. The Tipai were present south of the San Diego River Valley into Mexico (Gallegos 2017).

Subsistence cycles of the Kumeyaay were seasonal and generally focused on an east-west or coast-to-desert route based around the availability of vegetal foods, while hunting added a secondary food source to gathering practices (Luomala 1978; Shackley 2004). The Kumeyaay lived in the foothills on the edge of the Colorado Desert in the winter, in the mountains in the spring, and in the inland valleys in the summer, although all settlements of a clan would be occupied throughout the year (Spier 1923). A clan's seasonal movement would be based on several major staple plants and a small number of people would arrive at a campsite to begin gathering in the vicinity of the staple crop, soon to be followed by a larger number. Staples included acorns, mesquite, cactus fruits, seeds, and piñon nuts (Luomala 1978). Spier (1923) goes into detail regarding the use of acorns, which are collected in the fall, and then stored to dry until the following February when they are processed by cracking them open, crushing them using a mortar and pestle, and leaching them. Cacti and succulents were used in greater quantity in the eastern side of the Kumeyaay territory, including agaves, Barrel Cactus, chollas, prickly pears, and yuccas (Luomala 1978).

Ethnographic and archaeological sources show the Kumeyaay using the following plant sources: California Buckwheat, Blue Dicks, Canary grasses, Chia, Native Barley, Pitseed Goosefoot, Tarweeds, Wild Cucumber, Blue Elderberry, California Juniper Berries, Jojoba, Holly-leafed Cherry, Leomonadeberry, Manzanitas, Oaks, Pinyon, Yucca, Prickly-pears, and others (Lightfoot and Parrish 2009). Meat sources included rodents, lizards, some snakes, insects, larvae, deer, and birds. Most hunting was performed by men, either alone or in informal parties (Luomala 1978). Rabbit was the most abundant source of meat, and was often caught in communal drives using nets, fences, or fires along with rabbit sticks or bows and arrows (Lightfoot and Parrish 2009). Other food sources within coastal environments include abalones, clams, mussels, marine snails, caterpillars, nearshore fishes, and marine birds (Lightfoot and Parrish 2009; Luomala 1978). Some limited agriculture was present in the east, consisting of the planting of maize, beans, and melons. The flood plain agriculture practiced in the eastern river valleys, was used by the same groups that practiced hunting and gathering in other areas of the Kumeyaay territory (Lightfoot and Parrish 2009).

The Kumeyaay were loosely patrilineal, exogamous, and each group or clan was associated with a restricted locality, probably their summer home, called *cimul* or *gentes* (Luomala 1978; Spier 1923; Shackley 2004). Often several lineages lived together in a residential base. The number of residents, both full time or seasonally, is unknown. A hereditary male chief was present in each clan (Luomala 1978). Members of each clan had communal rights to the land and resources within their boundaries. The woman in the marriage were generally from another settlement, and if both agreed the couple would move to the man's father's house or would build a house nearby. While generally marriage was patrilocal, it was not uncommon for a couple to live with the woman's family. Both the husband or wife could leave the marriage if they wished.

Houses were made of Tule of California bulrush (Waterman 1910). In the center of villages was a circular dance ground, made of hard packed soils, where dances took place. Songs and dances were often accompanied by a turtle or tortoise shell rattle, wooden flute or whistle, or a bull-roarer, which was swung around the head to make a loud roaring sound. Tobacco was smoked from a stone pipe and was used primarily in ceremonies. Tobacco smoking is also referenced in Kumeyaay mythology (Waterman 1910).

Kumeyaay religion was a mixture of the newer Chungichnish religion and older religious practices and shared many similarities with the Luiseño (Kroeber 1976; Waterman 1910). It is believed that the Chungichnish religion formed in the north and spread south to the islands of Santa Catalina and San Clemente, then to the San Juan Capistrano region and finally into San Diego County through the Luiseño (DuBois 1908). The Chungichnish religion did not reach the southern boundary of the Kumeyaay territory

until very late in time, possibly as late as the American period, and was practiced less in the southern Kumeyaay territory (Kroeber 1976). Kroeber reports that these religious practices were not called Chungichnish by the Kumeyaay, rather they were called *awik* meaning “western”. The cult centered around the boys’ initiation ceremony in which toloache, *Datura meteloides*, was drunk. Shamans were present and were the principal performers in Chungichnish ceremonies (Spier 1923). All who took part of the toloache initiation ceremony received a shaman’s powers, to a varying degree (DuBois 1908). Practicing the ceremonies of the cult protected the people from evils such as snake bites, and other misfortunes. The girls’ ceremony, *Atanuk*, was for their physiological wellbeing in their future life, centered around motherhood.

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

The boys’ adolescence ceremony, unlike the girls, was an initiation ceremony. First, the boys drank *Datura meteloides*, then they were taught certain dances and songs. The boys then fell asleep and had a vision. When they awoke the next morning, they were given large amounts of water, had a bath or swam, and were then painted black with white powder blown on them. They then fasted for six days. Additional dances and songs were learned, and ceremonies were performed for the next month. The boys’ ceremony ended with the creation of a ground painting. The ground painting was a circle, showing the visible limits of the earth, animals associated with the Chungichnish cult, and other features. The ground painting was then destroyed at the end of the ceremony. The ceremony ended when a human figure, but with a tail, was placed in a pit and covered specifically with stones. The boys were placed in the pit and hopped from stone to stone. Afterwards the figure was buried in the pit, and a dance was performed ending the ceremony (Waterman 1910). Spier adds that the boys only took the *Datura meteloides* once in their lives, and the old men watched out for the boys during the ceremony, which was often held during the winter.

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

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

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

Kroeber (1925) reports that the Kumeyaay origin story is similar to that of other Yuman speaking people in Southern California. Mankind and all things in the world are born from mother earth, with either the sky or night as the father. The divinity Wiyot is not the creator rather the first born. However, Waterman (2010)

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reports that there are two separate mythologies regarding creation and that in addition to the divinity Wiyot. DuBois (1904) recorded that the Kumeyaay came from *Wik-a-mee* or *Wikami*, which was a mountain in the Colorado River region, that all the Indians came from that place and only had one language. Shackley (2004) recorded that Tom Lucas, an ethnographic source from Laguna Mountain, told a similar story that they came from “Spirit Mountain”. Additionally, the spirits of all the dead people return to the mountain to dance (Spier 1923). Shackley states that the Kumeyaay origin story parallels the archaeological evidence in that sometime after A.D. 1,000, a large number of Kumeyaay ancestors moved into the present territory and that, archaeologically, the relationship between the Kumeyaay ancestors and the populations living at the coast is not entirely known. Tom Lucas reported that the *Kwaaymii*, of the people living in the Laguna Mountains, were created by the Great Spirit, *Amaayahaa*, who put life into their bodies made of dirt, in their current location, and his people did not migrate from a different area (Cline 1984).

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

The Kumeyaay calendar was divided into six divisions, with 13 lunar months and four seasons. The calendar was used to know when to harvest plants and administer medicines. The Kumeyaay tracked the equinoxes and solstices, and both solar and lunar eclipses. The winter solstice was the most important date on the calendar, with the fall equinox being the start of the year as it also marked the acorn harvest (Miskwish 2016). Constellations were reflected in pictographs, petroglyphs, and cupules. Constellations played an important part of the puberty ceremonies, other constellations represent creation stories, and other stories, such as death relate to the solstice and equinox. Observatories could be rock cairns, rock alignments, or even a singly placed rock (Miskwish 2016).

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

Historic Period

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

Spanish Period (1769-1822)

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

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

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

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

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

Mexican Period (1822-1846)

In 1822 the political situation changed. Mexico won its independence from Spain and San Diego became part of the Mexican Republic. The Mexican Government opened California to foreign ships, and a healthy trade soon developed, exchanging the fine California cattle hides for the manufactured goods of Europe and the eastern United States. Several of these American trading companies erected rough sawn wood-plank sheds at La Playa on the bay side of Point Loma. The merchants used these "hide-houses" for storing the hides before transport to the east coast (Robinson 1846:12; Smythe 1908:102). As the hide trade grew, so did the need for more grazing lands. Thus, the Mexican Government began issuing private land grants in the early 1820s, creating the rancho system of large agricultural estates. Much of the land came from the Spanish missions, which the Mexican government secularized in 1833. The mission system, however, had begun to decline when the Mission Indians became eligible for Mexican citizenship and refused to work in the mission fields. The ranchos dominated California life until the American takeover in 1846 (Smythe 1908:101-106; Robinson 1948; Killea 1966; Pourade 1963). The Mexican Period brought about the continued displacement and acculturation of the native populations.

Another change in Mexican San Diego was the decline of the presidio and the rise of the civilian pueblo. The establishment of Pueblos in California under the Spanish government met with only moderate success and none of the missions obtained their ultimate goal, which was to convert to a Pueblo. Pueblos did, however, begin to form, somewhat spontaneously, near the California Presidios. As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families (Richman 1911:346). Sometime after 1800, soldiers from the San Diego Presidio began to move themselves and their families from the presidio buildings to the tableland down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821 (Smythe 1908:99). Of these 15 grants only five within the boundaries of what would become Old Town had houses in 1821. These included the retired commandant Francisco Ruiz adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron (San Diego Union 6-15-1873:3).

2. Setting

By 1827, as many as 30 homes existed around the central plaza and in 1835, Mexico granted San Diego official pueblo (town) status. At this time the town had a population of nearly 500 residents, later reaching a peak of roughly 600 (Killea 1966:9-35). By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. In 1842, 100 Indians lived under the care of the friars and only a few main buildings were habitable (Pourade 1963:11-12, 17-18). The town and the ship landing area (La Playa) were now the centers of activity in Mexican San Diego.

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

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

American Period (1846-Present)

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

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

The Americans raised the United States flag in San Diego in 1846 and assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848. In the quarter of a century following 1848, they transformed the Hispanic community into a thoroughly Anglo-American one. They introduced Anglo culture and society, American political institutions and especially American entrepreneurial commerce. By 1872, they even relocated the center of the city and community to a new location that was more accessible to the bay and to commerce (Newland 1992:8). Expansion of trade brought an increase in the availability of building

materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "Pre-fab" houses which were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego.

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

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

University Community Plan Update Project Area History

Prehistory and Spanish Period

During the prehistoric and ethnohistoric periods a large village site was located along the western boundary of the UCPU project area. In addition, archaeological records show that the UCPU project area was heavily used not only for procurement of natural plant and animal resources, but also for the numerous small canyons and drainages which provided sources of fresh water and provided travel routes between inland and coastal settlements.

Early Spanish colonial use of the UCPU project area was focused on the western boundary of the UCPU project area, along the coastal canyons. Following initial contact and the establishment of El Presidio Real de San Diego, a Spanish exploration party departed on July 14, 1769, on a trip north to Monterey (Carrico 1977). The expedition, led by Don Gaspár de Portolá, was started as part of a larger plan to map the coastal regions of New California and to discover new locations for missions and presidios (Carrico 1977). Father Juan Crespí, a Franciscan who had previously aided Father Junipero Serra in initializing the mission chain in New California, accompanied Portolá along his journey, recording informative notes about the newly explored areas (Carrico 1977). Crespí noted that following the departure of the base camp at the foot of Presidio Hill, the exploration party followed existing Native American trails that proceeded northward along False Bay (Mission Bay). At the mouth of Rose Canyon, the party encountered a large village which they named Rinconada (Carrico 1977), immediately to the west of the UCPU Project area (San Diego Archaeological Center 2002). Following their visit at Rinconada, the expedition continued northeast through a sheltered valley and up a portion of Rose Canyon, in which they camped for one night. The Spanish expedition continued their trek the next morning, continuing north through Rose Canyon, across the Miramar Mesa, and then west into a valley (potentially either Soledad or Sorrento Valley) which was named Valle de Santa Ysabel after the Queen of Portugal (Carrico 1977).

As the expedition neared what is now Sorrento Valley, Crespí described that the valley looked "to us to be nothing less than a cultivated cornfield or farm, on account of its mass of verdure" (Palou 1926 cited in Carrico 1977). On a small knoll next to the valley, the exploratory team saw a village containing six brush houses, and the team proceeded into the village after ascertaining that the natives were amorous (Carrico 1977). The village was named Ystagua or Estagua, after the Spanish explorers adapted the local name, but was also later called Ranchería de la Nuestra Señora de la Soledad in mission records (Merriam 1968 cited in Carrico 1977). After resting for a night at Ystagua, the exploration continued north, entering San Dieguito

2. Setting

Valley, which was renamed San Jacome de la Marca by Crespi (Carrico 1977). Upon arriving, Portolá made camp near a large pool of fresh water, west of present day El Camino Real. The exploration party left San Dieguito on July 16, 1769, heading up a curving canyon across Rancho Santa Fe and north on El Camino Real to Escondido Creek (Carrico 1977). From Escondido Creek, the expedition moved north and west, travelling to San Alejo (San Elijo), which was later renamed to Batiquitos, and then crossing Agua Hedionda Creek on July 17 (Carrico 1977).

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

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

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

Mexican Period

Following the relinquishment of Spanish territories to the newly established Mexican government in 1821, eastern Peñasquitos Creek became the new site for the Rancho de los Peñasquitos, now the present-day site of the Johnson-Taylor Adobe, located outside of and east-northeast of the UCPU project area. The site presently consists of a historic structure which was constructed on top of a long-term Native American habitation site. The prehistoric site, originally recorded by R.H. Norwood in 1977, was explored by RECON in 1985 and was found to have been in regular use approximately between 5,800 B.C. to 1840 A.D. The habitation site was located around a natural spring which was supplemented by the seasonal flow of Los Peñasquitos Creek (Smith and Kraft 2013).

The historic adobe was constructed later during the middle of the nineteenth century. During the Mexican Period, Captain Francisco Maria Ruiz was granted the Rancho de los Peñasquitos, a private rancho that encompassed nearly 8,500 acres (Pourade 1963 cited in Smith and Kraft 2013), within which Ruiz built the Ruiz-Alvarado Adobe near the convergence of Lopez Canyon and Los Peñasquitos Canyon. A second tract

of land was petitioned for and granted to Ruiz, named El Cuervo, encompassing the western half of Peñasquitos Canyon. Portions of this second land grant are present within the UCPU. The El Cuervo Adobe was constructed within the western portion of Los Peñasquitos Canyon (P-37-021999), most likely during the 1830s (Hector 1993). Ruiz later deeded the Rancho de los Peñasquitos and the El Cuervo land grants to his friend Francisco Maria Alvarado, whose family occupied the eastern adobe dwelling. Later, around 1857, Alvarado's daughter married Captain George Alonzo Johnson, and both were given the title to Rancho de los Peñasquitos in 1862 (Smith and Kraft 2013). A small adobe structure was constructed directly south of the present-day location of the Native American occupation site.

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

During this period Rose Canyon, which was called La Cañada de las Yeguas, was used to raise horses (San Diego Archaeological Center 2002).

American Period

Camp Callan

In 1940, Camp Callan was created as part of U.S. military preparation efforts for World War II. The camp's purpose was to serve as a coastal defense position that could defend San Diego from potential attacks and to serve as a training facility for coastal defense artillery units (Jow and Cooley 2018). Seven hundred ten acres were leased from the City of San Diego by the United States Army to create the camp, with additional acreage being granted from private sources. Camp Callan was located on Torrey Pines Mesa bordering the Pacific Ocean and measured 3 miles long by a half-mile wide. Initial construction of the camp occurred between October and November 1940. The camp occupied a rectangular area of land, with the layout consisting of a functional block and grid pattern. Each block housed a different battalion or operational facility in addition to its own set of barracks and mess halls (Jow and Cooley 2018). Camp Callan opened in 1941, and at its height covered 23 blocks and trained 15,000 servicemen in each 13-week training cycle. Following the end of World War II in 1945, the City of San Diego retook possession of the camp in 1946 and deconstructed the entire facility, selling off the lumber, plumbing, and electrical fixtures (Jow and Cooley 2018). Following deconstruction, the area formerly housing Camp Callan remained undeveloped until 1956, when a special city election granted 100 acres of the former camp site to be allocated for the construction of a public golf course with the remaining acreage being donated to the State of California. The development of the golf course was given to William F. Bell Jr., whose father William F. Bell Sr. was a legendary course architect who had previously envisioned a wind- and sea-swept course design to provide golfers both rugged play and breathtaking surroundings (City of San Diego 2020).

Camp Mathews

Within the current UCSD campus the U.S. Marine Corps leased the land from the City of San Diego, and developed a rifle range, campsite, and parade ground. By 1924 additional support buildings were constructed. By 1942 the camp was called Camp Mathews and consisted of 577 acres. The area was active for training during World War II and by 1949 it contained 15 active gunnery ranges, which measured up to 1,000 yards in length. In 1962 the Navy transferred the land to UCSD and by 1964 the military had completely left the area (U.S. Army Corps of Engineers 2017).

Torrey Pines Reserve

2. Setting

The area encompassing the Torrey Pines State Natural Reserve has long been a place of interest, dating back as far as the early Spanish explorers, who referred to the areas as *Punto de Los Arboles* or “Point of Trees (Schulman n.d.(a)). As groves of trees were uncommon along the Southern California coast, Spanish explorers used the area as both a landmark and as a warning for ships that they were too close to shore in foggy weather. The first modern account of the Torrey pine occurred in 1850. Prior to 1850, these trees were referred to as Soledad Pines, meaning Solitary Pines (Schulman n.d.(a)). In 1850, the same year that California joined the United States, Dr. Charles Christopher Parry was in San Diego as a botanist for the U.S.-Mexico Boundary Survey. Parry was a medical doctor with an interest in botany, with specific interest in why plants grew where they did and how Native Americans used local species. The area encompassing the Torrey Pines State Natural Reserve was brought to his attention by Dr. John Le Conte, an entomologist. Parry studied the tree and named it for his mentor, Dr. John Torrey, who was one of the leading botanists of his time (Schulman n.d.(a)). Although Parry named the pine after his mentor, Torrey never was able to visit and examine the trees himself, although Parry did send him samples of seeds, branches, and cones (Schulman n.d.(a)). In 1883, Parry revisited the area and was surprised at the lack of protection for the groves of Torrey pines. He later composed a historical and scientific account of the pine, emphasizing the need to protect the rare species, all of which was presented to the San Diego Society of Natural History (Schulman n.d.(b)). In 1885, the San Diego County Board of Supervisors started posting signs citing a reward of \$100 for the apprehension of anyone vandalizing a Torrey pine. Additional calls for protection came in 1888 by botanist J.G. Lemmon of the newly formed California State Board of Forestry, who suggested that appropriate legislation be mandated to protect the tree (Schulman n.d.(b)). However, in 1890, tracts of pueblo lands in San Diego were leased for cattle and sheep grazing, and numerous Torrey pines were cut and hauled away to be used for firewood during efforts to clear the land for grazing use.

In 1899, the City Council passed an ordinance to designate 364 acres of pueblo lands as a public park, although the ordinance contained no provisions for protecting the rare trees (Schulman n.d.(b)). Between 1908 and 1911, Ellen Browning Scripps acquired two additional pueblo lots and will them to the people of San Diego, effectively adding the North Grove and estuary areas to the park. In 1916, Guy Fleming and Ralph Sumner conducted botanical studies at the park and detailed damages caused by picnickers and campers, calling for additional measures of protection of the Torrey pines. The call was heeded by Ms. Scripps, who spearheaded a preservation movement for the park. In 1921, Ms. Scripps and the City Park Commission appointed Guy Fleming as the first custodian of the park. A year later, Ms. Smith retained Ralph Cornell, a well-known landscape architect, to determine a long-term plan for the park (Schulman n.d.(b)). Cornell’s 3-part plan called for restrictions to changing the original landscape, restrictions to introducing non-native plants or features to the park, and restrictions on over-cultivating the Torrey pines (Schulman n.d.(b)).

During the early to mid-20th century, the Torrey Pines State Natural Reserve continued to expand. In 1922, Ms. Scripps financed the construction of the Torrey Pines Lodge, which was constructed using adobe bricks. The lodge was styled after the Hopi houses of the Arizona desert, and was completed in February 1923 (Schulman n.d.(c)). The Lodge was a restaurant with stumpy tables, chintz curtains, lampshades constructed of Torrey pine needles, and a jukebox. The structure is currently used as the Ranger Station and Visitor Center, with the ranger office being the former kitchen and food storage area (Schulman n.d.(c)).

In 1924, the San Diego City Council added other pueblo lands to the park at the requests for expansion by the City Park Commission and other civic groups. Following the inclusion of the additional lands, the park now comprised approximately 1,000 acres of cliffs, canyons, mesas, and beach (Schulman n.d.(d)). Between 1928 and 1930, the League to Save Torrey Pines won against a proposed cliff road above the beach. With the beginning of World War II, the United States Army leased 750 acres of Torrey Pines Mesa from the City of San Diego to be designated as Camp Callan and to be used for training purposes (Schulman n.d.(d)). The portion of Camp Callan within the park extended from the southernmost boundaries of Torrey Pines Park towards the Muir Campus of UC San Diego. The camp opened January 1941 and closed

November 1945, with the park itself kept open to the public during this span. Following the closing of Camp Callan, the military buildings were torn down and used for lumber to build homes for veterans (Schulman n.d.(d)).

Although the park lands afforded some protection for the Torrey pines from over-cultivation, the authority of the San Diego Department of Parks & Recreation did not have legal authority to protect the trees and other endangered species. In 1956, a special city election resulted in the donation of the nearly-1,000-acre park to the State of California in order to gain a higher level of protection. Approximately 100 acres of the park were appropriated for the construction of a public golf course. In 1959, the State Park became official, and in 2007 the nomenclature was changed to Torrey Pines State Natural Reserve (Schulman n.d.(d)). In 1970, the Torrey Pines Natural Reserve Extension was acquired following efforts of local conservation groups who were concerned with the bulldozing of Torrey pines on the north side of Los Peñasquitos lagoon for residential development. The 1970 Extension added approximately 197 acres and 1,500 trees (Schulman n.d.(d)).

University of California, San Diego

Prior to the American Period, the lands which house the area that is now UC San Diego remained largely undeveloped. During the Spanish Period, this area remained unchanged due to its distance from the mission, presidio, and pueblo. This area later became part of the 48,000-acres which were designated as San Diego's publicly owned pueblo lands and was used primarily for cattle grazing (Jow and Cooley 2018). Following the end of the Mexican-American War in 1848, the United States Congress enacted the Act of 1851 which installed procedures for gaining clear titles to lands claimed by individual rancho grantees. The Act of 1851 also detailed procedures for gaining titles to pueblo lands, which had been claimed by the municipal authorities of the former Mexican pueblos (Jow and Cooley 2018). Three years later, in 1854, the Board of United States Land Commissioners confirmed San Diego's claim to its pueblo lands, but the official patent was not issued until 1874. During this time, the area housing UC San Diego remained undeveloped (Jow and Cooley 2018). Development within the area immediately to the west of the UCPU Project Area began in 1910, after several years of use for biological research. By 1925 the campus was called the Scripps Institution of Oceanography (Jow and Cooley 2018). Development on the University of California, San Diego main campus began in 1960 on what was the former Camp Matthews and the first undergraduates begin in 1964 (UC San Diego 2020)

Atchison, Topeka and Santa Fe Railway

The rail line bisecting the Project Area through Rose Canyon, and immediately east of the eastern boundary of the UCPU Project Area, was originally constructed between 1882 and 1885 by the California Southern Railroad, and was known as the Surf Line (Bryant 1974). The rail line connected San Diego to Los Angeles and contributed to a population boom in San Diego County in the late 1880s. By 1895 the Atchison, Topeka and Santa Fe Railway had purchased the rail line. By 1912 there was a train stop in Rose Canyon, and in the 1920s the Elvira Station was constructed, near the southwestern boundary of the UCPU Project area, the station closed in the 1950s (San Diego Archaeological Center 2002). The rail line within Rose Canyon frequently washed out, from floods in 1883, 1994, and 1916. The Surf Line, passing through Rose Canyon, was heavily utilized for decades as a passenger and freight rail, and during World War I and II (Bryant 1974).

Rose Canyon

During the American Period mail service began along the road through Rose Canyon in 1847, and passenger stage coaches traveled the route starting in 1869 (San Diego Archaeological Center 2002). Clay from Rose Canyon was used to make bricks, and Louis Rose, for whom the canyon was named, was one of the first to purchase land in the area, and he constructed a tannery along with maintaining a vineyard, garden, tobacco plants, and grazing pastures in the canyon (Harrison 2004). A portion of Rose Canyon was declared an open

2. *Setting*

space park in 1979 and was chartered by the City of San Diego Park and Recreation Department in 1992 (San Diego Archaeological Center 2002).

3. METHODS

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

RECORD SEARCHES

Dudek conducted a record search of the CHRIS held by the SCIC for the UCPU project area and a one-quarter mile record search radius on March 18, 2020. The record search included all previously conducted cultural resource studies, previously recorded cultural resources and historic addresses and a review of the state Office of Historic Preservation (OHP) historic properties directory (Appendix B).

A record search of the SLF held by the NAHC was requested on March 11, 2020. The NAHC responded on March 19, 2020 that the results were positive. The NAHC also provided a list of 16 tribal organizations and individuals to contact for additional information. Tribal consultation in accordance with Senate Bill (SB) 18 was initiated by the City of San Diego in July 2021 for the Blueprint San Diego project which specified the proposed CPU, the City received responses from two tribes. On July 23, 2021, Ray Teran from the Viejas Band of Kumeyaay Indians provided comments on the project. On August 13, 2021, Dennen Pelton from the Rincon Band of Luiseno Indians provided a response to the notice. Additional notices will be sent 45 and 10 days prior to the City Council hearing on the project. All correspondence pertaining to the NAHC is included in Appendix C.

A record search of the archaeological records held by the SDMOM for the UCPU Project area and a one-quarter mile record search radius was requested on March 25, 2020. The SDMOM is currently closed and the record search results are not available.

A record search of the archaeological records held by California Department of Parks and Recreation for the Torrey Pines State Natural Reserve was requested on March 12, 2020. On March 24, 2020 Nicole Turner, San Diego Coast District Archaeologist, provided record search results for the Torrey Pines State Natural Reserve within the UCPU Project area.

ARCHIVAL RESEARCH

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

4. RESULTS

ARCHIVAL RESEARCH RESULTS

SCIC Record Search Results

The SCIC record search results indicate a total of 430 cultural resources studies have been completed within the UCPU project area and one-quarter mile search radius (Table 1). Two hundred fifty-five of the previously conducted studies have intersected the UCPU project area and 93% of the UCPU project area has been previously evaluated for cultural resources. One hundred seventy-four of the previously conducted studies have addressed areas outside of the UCPU but within the one-quarter mile search radius.

The April 2023 records search data was compared to the data provided to Red Tail Environmental in 2020 an additional 30 cultural resources studies have been completed within the UCPU project area and one-quarter mile search radius. 27 of the added cultural resources studies intersect with the UCPU project area.

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

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-00007	1979	Day, Sandra, Franklin, Randy, and Carrico, Richard L.	Archaeological Investigation at Site W-1761: Torrey Pines Science Park Unit 3	Intersects
SD-00012	1979	Multi Systems Associates, Inc	Sorrento Valley Industrial Park Unit 8	Outside
SD-00154	1976	Berryman, Stanley R.	Archaeological Investigation of: The La Jolla University Estates Property, A Subsurface Testing Program.	Outside
SD-00182	1986	Barter, Eloise Richards	Torrey Pines State Reserves Resource Management Plan	Intersects
SD-00210	1985	Cardenas, Sean D. and Mary Robbins Wade	Cultural Resource Inventory and Significance Assessment: Eastgate Industrial Center.	Intersects
SD-00220	1977	Carrico, Richard	Archaeological/History Survey of the University City Senior High School Site.	Intersects
SD-00230	1977	Carrico, Richard	Archaeological Study of the Commercial Proposed Sorrento Valley R&D Complex.	Outside
SD-00279	1978	Carrico, Richard	Archaeological Study of the Proposed Wong Sorrento Industrial Buildings San Diego	Outside
SD-00281	1978	Carrico, Richard	Archaeological Study of the Proposed Sorrento West Industrial Complex San Diego, California.	Intersects
SD-00283	1978	Carrico, Richard	Archaeological Study of the Roselle Street/Shell Oil Project.	Intersects
SD-00292	1977	Carrico, Richard	Archaeological Study of the Sorrento Valley Road Pipeline Project.	Intersects
SD-00308	1980	Carrico, Richard and Keith Roades	Archaeological Survey of Miramar Auto Center Project.	Intersects
SD-00310	1978	Carrico, Richard	Archaeological Investigation of the University City High School Project: Archaeological Sites W-1273 and W-1274.	Intersects
SD-00328	1975	Carrico, Richard L.	Rimbach Property Archaeology Report	Outside
SD-00334	1978	Carrico, Richard	Archaeological/Historical Reconnaissance of Star Village, University City	Intersects
SD-00458	1988	Chavez, David	Archaeological Resources Evaluation for the University of California, San Diego-Scripps Institution of Oceanography Master Plan, San Diego California.	Outside
SD-00511	1974	Cupples, Sue Ann	An Archaeological Survey Report of Project: 11-SD-80515 P.M. 28.3-28.9 130.4-36.3	Outside
SD-00564	1981	Carrillo, Charles	Archaeological Survey Report for a Proposed Extension of State Route 52 in San Diego, CA. 11-SD-52, 3.3/5.5; 11-SD-85, 23.3/23.9; 11-SD-52, 5.5/7.4; 11-SD-52, 5.5/7.4; 11-SD-163, 9.4/9.7; 11206-047040.	Intersects

4. Results

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-00565	1981	Carrillo, Charles and Karen Crotteau	Archaeological Survey of Several Highway Route Alternatives in Kearny Mesa, San Diego, California	Intersects
SD-00573	1979	Carrillo, Charles and Charles Bull	Linkabit Data Recovery Archaeological Testing at SDM-W-1076 San Diego, CA	Intersects
SD-00596	1986	Cheever, Dayle and Dennis Gallegos	Cultural Resource Survey of Brown-Leary Office Site, Sorrento Valley, California.	Outside
SD-00604	1986	Dugan, Diana L.	Proposed Mitigated Negative Declaration: Driving Range Relocation of Torrey Pines Golf Course	Intersects
SD-00648	1977	Carrico, Richard	Archaeological Study of the Norwich-Kaiser-Dentt Industrial Lot	Outside
SD-00652	1975	Carrico, Richard	Archaeological and Historical Survey of the Higgins-Sorrento Valley Project (EQD No. 75-06-31P)	Intersects
SD-00680	1986	Hector, Susan and Sue Wade	Excavation of a Portion of SDi-4513 The Rimbach Site City of San Diego, California.	Outside
SD-00682	1986	Hector, Susan	Archaeological Investigations at SDM-W-1440/SDi-5198 a Special Use Site on Mira Mesa San Diego California.	Outside
SD-00750	1980	Carrico, Richard L. and Clifford V. F. Taylor	Phase I Test Excavations of Portions of SDi-5443 Situated on Hallmark Circuits, Inc. Property ***REPORT MISSING***	Intersects
SD-00773	1986	Cheever, Dayle and Dennis Gallegos	Cultural Resource Survey and Test of SDi-5218, La Jolla, California	Intersects
SD-00809	1985	Laylander, Don	Archaeological Survey Report for Proposed Widening and Ramp Construction Route I-5/Carmel Valley Road San Diego County.	Intersects
SD-00827	1989	Gallegos, Dennis, Roxana Phillips, Andrew Pignolo, Tom Demere, and Patricia M. Masters	A Cultural and Paleontological Inventory Update for the University of California at San Diego and Scripps Institution of Oceanography	Intersects
SD-00852	1989	Kyle, Carolyn, Dennis Gallegos, and Richard Carrilo	Village of Ystagua (Rimbach SDi-4513) Testing, Significance, and Management	Outside
SD-00958	1988	Kyle, Carolyn, Dennis Gallegos, and Richard Carrico	Cultural Resource Survey and Test for the Allred-Collins Industrial Park	Intersects
SD-00966	1978	Fulmer, Scott	Archaeological Survey for Submittal to the City of San Diego	Outside
SD-00974	1986	Hector, Susan	Archaeological Survey of the Scripps Clinic Parking Structure (RECON Number R-1519)	Intersects
SD-01081	1979	Flower, Douglas, Darcy Ike, Linda Roth, and Susan Sapone Varner	Archaeological Reconnaissance of the University City Project, San Diego, California.	Intersects
SD-01119	1985	Hector, Susan M.	Excavations at SDi-4609 A Portion of the Village of Ystagua Sorrento Valley, California.	Outside
SD-01149	1986	Laylander, Don	Third Addendum Archaeological Survey Report for Proposed Widening and Ramp Construction Route I-5/Carmel Valley Road San Diego County.	Intersects
SD-01180	1987	Hector, Susan	Archaeological Monitoring on Sorrento Valley Road.	Outside
SD-01247	1973	Kaldenberg, Russell L.	Archaeological Survey 11-SD-52 2.7-5.0 5.0-9.3 11208-047-71 047041.	Outside
SD-01304	1978	Norwood, Richard H.	An Archaeological Survey for Carroll Ridge Subdivision.	Outside
SD-01341	1981	Polan, H. Keith	Parcel "D": An Archaeological Assessment.	Outside
SD-01397	1979	Eidsness, Janet, Douglas Flower, Darcy Ike, and Linda Roth	Archaeological Investigation of the Sorrento Valley Road Pipeline Project Limited Linear Test, City of San Diego SDM-W-654	Intersects
SD-01491	1988	Robbins-Wade, Mary	Doyle Community Park Archaeology and Biology Surveys (Affinis Job #759)	Intersects
SD-01527	1981	Thesken, Jay and Richard L. Carrico	Archaeological Investigations of the Proposed La Jolla Colony Development (Site W-2365)	Intersects
SD-01535	1978	Sutton, Mark Q. and Paul G. Chace	An Archaeological Survey of the Rancho Sorrento Property, City of San Diego	Intersects

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-01625	1977	WESTEC Services, Inc.	Cultural Resources of the West Mira Mesa Planning Area	Intersects
SD-01628	1978	WESTEC Services, Inc.	Archaeological Reconnaissance for Torrey Pines Science Park Unit No. 3	Intersects
SD-01638	1985	Woodward, Jim and George Stammerjohan	Resource Inventory Cultural Resources San Diego Coast State Beaches	Intersects
SD-01666	1986	Wade, Sue A.	Gonzales Canyon Sewer Line	Outside
SD-01695	1981	Polan, H. Keith	Soledad Valley West: An Archaeological Assessment	Outside
SD-01794	1987	Schaefer, Jerry and Michael C. Elling	An Assessment of Cultural Resources in Los Peñasquitos Canyon Reserve San Diego, California	Outside
SD-01851	1989	Hector, Susan	Cultural Resources Survey of the San Diego Commuter Rail Project	Intersects
SD-01869	1984	Hector, Susan	Torrey Pines Science Park Archaeology	Intersects
SD-01920	1980	Hanna, David Jr.	A Cultural Resource Inventory of the University of California at San Diego	Intersects
SD-01931	1968	Maidhof, James G.	Archaeological Site Survey in San Clemente Canyon	Intersects
SD-01952	1990	Smith, Brian F.	Phase I Constraints Analysis Results of an Initial Cultural Resources Survey of the Nobel Drive/I-805 Interchange and Extension Project	Intersects
SD-02163	1974	Barbara Loughlin	An Environmental Impact Report (Archaeology) for Science Applications Incorporated for A Parcel Consisting of One Thousand Acres In La Jolla California	Intersects
SD-02188	1991	City of San Diego	Draft Environmental Impact Report Miramar Landfill General Development Plan	Intersects
SD-02217	1991	Smith, Brian F.	Results of An Archaeological Study for the San Diego Hebrew Day School Project	Intersects
SD-02311	1990	Smith, Brian F.	Archaeological Survey for the Golden Triangle Center 3.41 Acre Parcel and Related Road Improvements and The Evaluation of Archaeological Resources	Intersects
SD-02345	1991	Smith, Brian F.	Results of an Archaeological Study for the Genesee Avenue I-5 Interchange Project	Intersects
SD-02388	1991	Smith, Brian F.	An Archaeological Survey Report for The Proposed Nobel Drive / I-805 Interchange and Extension Project	Intersects
SD-02468	1992	Smith, Brian F. and Johnna Buysse	Appendices, Draft Environmental Impact Report for The Rose Canyon Trunk Sewer - Volume II Appendix F ***Same Report as Smith 447****	Intersects
SD-02501	1992	Gallegos, Dennis, and Ivan Strudwick	Cultural Resource Inventory for Eastgate Mall Vernal Pool Restoration Project NAS Miramar, San Diego, California.	Intersects
SD-02520	1992	Eighmey, James And Dayle Cheever	Significance Testing on a Portion of SDI-12581(SDM-W-6), a Coastal Archaic Site, San Diego	Intersects
SD-02559	1992	Wade, Sue	Cultural Resources Reconnaissance for the SDGE Reconductor Alignment City of San Diego	Intersects
SD-02587	1992	Cheever, Dayle M.	Cultural Resource Monitoring of the Salk Institute East Building and North Parking Lot Expansion	Intersects
SD-02615	1990	Bartel, Brad	Archaeological Survey Report: Lands of Rancho Corte Madera Vegetation Management Project, San Diego County California	Intersects
SD-02699	1992	Carrico, Richard and Et Al	Phase 1 Historic Properties Inventory of the Mid-Coast Corridor Transportation Alternatives, San Diego, California	Intersects
SD-02700	1992	Alter, Ruth and Mary Robbins-Wade	Historic Properties Inventory for The North City Water Reclamation Plant Effluent Pipeline Project (North City and East Mission Bay Pipelines) Clean Water Program for Greater San Diego, San Diego, California	Intersects
SD-02722	1978	Cook, John	Archaeological Reconnaissance of The University Community Housing/Commercial Complex	Intersects
SD-02729	1978	Cook, John	Archaeological Reconnaissance of The Eastgate/Miramar Development San Diego California	Intersects
SD-02734	1993	Smith, Brian F.	A Cultural Resource Study for The Pike Project, San Diego, California	Outside

4. Results

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-02889	1994	Smith, Brian F., Larry Pierson, and Dr. James Moriarty	A Cultural Resource Study for The La Jolla Farms Institute Project, San Diego, California.	Intersects
SD-02896	1994	Bissell, Ronald M.	Pre-trenching for the Rose Canyon Trunk Sewer	Intersects
SD-02910	1993	Strudwich, Ivan H., Dennis R. Gallegos, and Steven Vanwormer	Historical/Archaeological Survey and Test Report for Miramar Landfill General Development Plan EIS/EIR, San Diego, California	Intersects
SD-02994	1994	Kyle, Carolyn and Dennis Gallegos	Cultural Resource Survey Report for the Regents Road Bridge Project, City of San Diego, California	Intersects
SD-02998	1994	Strudwick, Ivan And Dennis Gallegos	Historical/Archaeological Survey Report for the Proposed Fiesta Island Replacement Project and Northern Sludge Processing Facilities, NAS Miramar, San Diego, California	Intersects
SD-03045	2004	Lohstroh, Stephanie	Historical Resources Survey and Report for the Los Peñasquitos North Wetland Creation Project – Revised	Outside
SD-03142	1996	Alter, Ruth, Mary Robbins-Wade, John Whitehouse, and Matt Waters	Results of Archaeological Survey and Testing for the Pacific Bell Mobile Rose Canyon Monopole/LDR #95-035043	Intersects
SD-03174	1998	Kyle, Carolyn, Roxana L. Phillips, and Dennis R. Gallegos	Cultural Resource Test of Site Ca-Sddi-7952/8469 for the University of California, San Diego, La Jolla, California	Outside
SD-03237	1994	Monserrate, Lawrence C.	Peñasquitos Relief Truck Sewer City Council Approval	Intersects
SD-03248	1996	Cheever, Dayle	Cultural Resource Survey and Significance Assessment for A Portion of Ca-SDI-12405h, Carmel Valley Precise Plan Area	Outside
SD-03321	1996	Alter, Ruth	Results of Archaeological Survey Conducted for ADAT Yeshurun	Outside
SD-03323	1996	City of San Diego	Draft Mitigated Negative Declaration: ADAT Yershurun Synagogue	Outside
SD-03340	1998	Schaefer, Jerry	Hazard Corporate Center Archaeological Study	Intersects
SD-03349	1998	City of San Diego	Proposed Mitigated Negative Declaration for Eastgate Acres: Vesting Tentative Parcel Map/Rezone/Planned Industrial Development Permit/Resource Protection Ordinance	Intersects
SD-03350	1997	Kirkish, Alex N. And Brian F. Smith	Archaeological Survey of the Eastgate Acres Project	Intersects
SD-03389	1998	City of San Diego	Draft Mitigated Negative Declaration for 9828 La Jolla Farms Road	Outside
SD-03390	1997	Cheever, Dayle	Cultural Resource Survey of The Klipstein Estates 9829 La Jolla Farms Road	Outside
SD-03410	1991	Wade Sue	Cultural Resource Survey of The La Jolla Spectrum Property	Intersects
SD-03441	1998	Cheever, Dayle	Results of A Cultural Resource Survey and Mechanical Trenching at 9756 La Jolla Farms Road	Outside
SD-03446	1998	City of San Diego	Draft Mitigated Negative Declaration for the Blue Residence	Outside
SD-03472	1998	Pignoli, Andrew R, And Tanya Wahoff	Cultural Resource Evaluation and Data Recovery Program Coast Apartments Renovation Project Site Ca-Sdi-525/SDM-W-9E/UCLJ-M-1 University of California, San Diego	Outside
SD-03518	1999	Pierson, Larry J and Todd Baker	An Archaeological Survey of the Cushman Project, Northwest End of Towne Center Drive, San Diego, California	Intersects
SD-03589	1999	Harris, Nina M., Tracy Stropes, And Dennis R. Gallegos	Cultural Resource Monitoring Report for the Village of Ystagua Water Main Break City of San Diego, California	Outside
SD-03611	1998	Smith, Brian F.	An Archaeological Survey of the Massarat Residence Project, 9302 La Jolla Farm Road, San Diego, California	Outside
SD-03683	1999	Alter, Ruth	Results of The Historic Building Assessment for 1128 Oliver Avenue, San Diego, California	Intersects
SD-03720	1996	Schroth, Adella B, Dennis R. Gallegos, Peti Mchenry, and Nina Harris	Historical/Archaeological Survey Report for the Water Re-purification Pipeline and Advanced Water Treatment Facility, City of San Diego, California	Intersects

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-03788	1999	Cheever, Dayle M and John LR Whitehouse	Cultural Resource Survey for The Sewer Pump Station 30a Alternative, San Diego, California	Intersects
SD-03802	2000	Gross, G. Timothy	Archaeological Evaluation of The Hyde Residence	Outside
SD-03867	2000	City of San Diego	La Jolla Crossroads LDR No. 99-0647, Sch No. 99-101055	Intersects
SD-03869	2000	Tom Huffman	La Jolla Commons Project (LDR No. 99-0762)-Archaeology (Affinis Job No. 1472)	Intersects
SD-03908	1987	Gallegos, Dennis, Andrew Pignolo, And Richard Carrico	Cultural Resource Survey of The Nexus I-805 Project, San Diego, California	Intersects
SD-03930		Various	Mount Soledad Natural Park	Outside
SD-03953	1998	Gallegos, Dennis, Carolyn Kyle, and Roxanne Phillips	Cultural Resource Test of Site Ca-SDi-7952/8469 For the University of California, San Diego	Outside
SD-04074	1999	Pierson, Larry and R. Todd Baker	An Archaeological Survey of The Cushman Project, Northwest End of Towne Centre Drive, San Diego, Ca. 92121	Intersects
SD-04174	1999	Gallegos, Dennis R. and Nina M. Harris	Cultural Resource Monitoring Report For 11388 Sorrento Valley Road City of San Diego, California	Outside
SD-04223	1978	Polan, Keith	An Archaeological Assessment of The Ridgeway La Jolla Subdivision	Outside
SD-04311	1991	Smith, Brian F.	An Archaeological Survey Report for The Proposed Nobel Drive/Interstate 805 Interchange and Interchange and Extension Project	Intersects
SD-04322	1986	Westec Services, Inc. And Carolyn Kyle	Cultural Resource Testing Program for SDI-12(W-662) Loci L, M, N, &P Peñasquitos Creek	Outside
SD-04330	1986	Westec	Cultural Resource Survey: Test of Sdi-5218, La Jolla	Intersects
SD-04345	1977	Moriarty, Robert James	Archaeological Survey of Mira Mesa Industrial Park Soledad Canyon Area City of San Diego, Ca	Intersects
SD-04383	1989	ERC Environmental and Energy Services	A Cultural and Paleontological Inventory Update for The University of California At San Diego and Scripps Institution of Oceanography	Intersects
SD-04384	1980	Westec	Archaeological Survey of Miramar Auto Center Project	Intersects
SD-04387	1977	Westec And Richard Carrico	Archaeological Investigations of The Proposed Scripps Clinic Extension	Intersects
SD-04398	1995	Kyle, Carolyn	North Torrey Pines Bridge Over Los Peñasquitos Creek	Intersects
SD-04414	1979	ASM, Inc.	Archaeology Survey and Report Svip#8 County of San Diego (Via Sorrento Valley Industrial Park #8)	Outside
SD-04422	1959	Moriarty, James P. And George Shumway	Scripps Estates Site I (Sdi-525): A Preliminary Report on An Early Site on The San Diego Coast	Outside
SD-04436	1992	Mooney, Brian F.	Cultural Resource Survey of The Proposed U.S. Postal Service Facility Location in North University City La Jolla (Home fed Site)	Intersects
SD-04458	1995	Carrico, Richard	Historic Property Survey Report for The Bonita Road Bridge Replacement Project County of San Diego, CA	Intersects
SD-04480	1987	Rosen, Martin	2nd Supplemental Historic Property Survey - 11-SD-5, P.M. R29.51	Intersects
SD-04530	1995	White, Chris	Preliminary Finding of Effect (FOE) State Road 125-South	Outside
SD-04593	1991	City of San Diego	Public Notice of Proposed Negative Declaration for The Patel Residence	Outside
SD-04622	2001	Wahoff, Tanya and James Cleland	Cultural Resources Survey Sorrento Valley Trunk Sewer Project San Diego County, California	Outside
SD-04740	1994	Smith, Brian F.	Historic Property Survey Report for the Nobel Drive/Interstate 805 Extension and Improvement Project	Intersects
SD-04753	1977	Day, Sandra	Archaeological Investigation at Site W-1761: Torrey Pines Science Park Unit 3	Intersects
SD-04754	1977	Carrico, Richard	Results of Surface and Subsurface Testing and Mapping of Archaeological Sites on Torrey Pines Science Park Unit No. 2	Intersects
SD-04755	1978	Rhodes, Keith	Archaeological Investigations of The University City High School Project: Archaeological Sites W-1273 and W-1274	Intersects

4. Results

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-04813	1997	Mealey, Marla	Statewide Resource Management Program Project Status Report: Archaeological Site Reevaluation and Mapping at Torrey Pines State	Intersects
SD-04819	1999	Carrico, Richard	Historical Overview to Land Use and Development Within the Camp Elliott Area	Intersects
SD-04911	1985	Laylander, Don	Archaeological Survey Report for Proposed Widening & Ramp Construction Route I-5/ Carmel Valley Road San Diego County	Intersects
SD-04992	2001	Gross, Timothy	Data Recovery Plan for the Simon Residence	Outside
SD-05040	1985	Caltrans	Historic Property Survey 11-SD-5 R30.0-R34.1	Intersects
SD-05086	2000	Affinis and Mary Robbins-Wade	La Jolla Commons - Polygon Southwest Property - Historical Resources Report	Intersects
SD-05147	2000	Berryman, Judy	Cultural Resources Survey of Sewer Pump Station 45, Task 19, City of San Diego	Intersects
SD-05170	1997	City of San Diego	Public Notice of Draft Environmental Impact Report the Lodge at Torrey Pines	Intersects
SD-05176	1996	Alter, Ruth	Results Od Archaeological Survey Conducted for ADAT Yeshurin - Negative Survey	Outside
SD-05226	1996	Pignoli, Andrew	Archaeological Resource Evaluation Report: State Route 56: Between Coast & Foothill, City of San Diego, Ca	Intersects
SD-05234	1997	KIRKISH, ALEX and Brian F. Smith	An Archaeological Survey of The Eastgate Acres Project (LDR No. 96-7756)	Intersects
SD-05235	1997	Cheever, Dayle	Cultural Resource Survey of the Klipstein Estates 9828 La Jolla Farms Road City of San Diego Preliminary Review No. 95-0347	Outside
SD-05251	1979	Westec Services	Environmental Data Statement San Onofre to Encina 230 KV Transmission Line Addendum No. 3	Outside
SD-05296	1985	Hector, Susan	Excavations at SDI-4609 A Portion of the Village of Ystagua Sorrento Valley, California	Outside
SD-05297	1988	Carrico, Richard	Data Recovery Program for A Portion of Pump Station 64 Force Main Improvement Within the Southwestern Portion of SDI-4609, The Village of Ystagua, Sorrento Valley, Draft Final Report	Intersects
SD-05298		Carrico, Richard And Clifford V. F. Taylor	Phase I Test Excavations of Portions of SDI-5443 Situated on Hallmark Circuits, Inc. Property	Outside
SD-05299	1975	Westec	Rimbach Property Archaeology Report	Outside
SD-05300	1983	Carrico, Richard And Clifford V. F. Taylor	Excavation of a Portion of Ystagua: A Coastal Valley Ipai Settlement	Outside
SD-05312	1997	Debarros, Phillip	Cultural Resources Survey of One-Horse Ranch At 8096 La Jolla Scenic Drive North	Outside
SD-05324	1999	Robbins-Wade, Mary	Talavera Project	Outside
SD-05446	1978	Fulmer, Scott	Archaeological Survey and Report Eastgate Mall/Miramar Road Industrial Park	Intersects
SD-05482	1990	Gross, Timothy	Historic Properties Inventory for the San Diego Sludge Management Program-NAS Miramar North Dewatering Facility, San Diego, Ca	Intersects
SD-05485	2002	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No Sd.513-01 San Diego County Ca	Intersects
SD-05594	1995	City of San Diego	Mitigated Negative Declaration for Nissanoff Residence	Outside
SD-05603	1996	Alter, Ruth	Results of Archaeological Survey and Testing for the Pacific Bell Mobile Rose Canyon Monopole	Intersects
SD-05621	1998	Cheever, Dayle	Results of a Cultural Resource and Mechanical Trenching at 9756 La Jolla Farms Road (LDR No. 96-7880) (Recon No. 298119)	Outside
SD-05865	1978	Bull, Charles S.	Letter Report: Archaeological Resources on A Parcel on Roselle Street, Sorrento Valley	Outside
SD-05897	1998	City of San Diego	Negative Declaration for Holmes Residence	Outside
SD-06040	2001	Wade, Sue	3880 Quarter Mile Drive: Archaeological Information	Outside

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-06102	1998	Kea	Cultural Resource Evaluation & Data Recovery Program Coast Apartments Renovation Project Site Ca-SDI-525/Sam-US-9e/Uclj-M-1 University of California, San Diego	Outside
SD-06123	1998	Gilmer, Joanne and Dayle Cheever	Results of A Cultural Resource Survey and Archival Research for the Cooksey Property at 9826 La Jolla Farms Road (LPR #98-0409) (Recon # 3063A)	Outside
SD-06198	1986	Laylander, Don	First Supplemental Historic Property Survey 11-SD-5 P.M.R30.0-R34.5 11222-030100	Intersects
SD-06229	1997	City of San Diego	Addendum to A Negative Declaration For La Jolla Institute	Outside
SD-06316	2002	Ni Ghabhlain, Sinead	Cultural Resources Testing and Evaluation Study for MWWd's Eastgate Mall Property	Intersects
SD-06405	1995	City of San Diego	Deir for Corporate Research Park	Intersects
SD-06417	1997	City of San Diego	EIR for the Lodge at Torrey Pines	Intersects
SD-06504	1998	Robbins-Wade, Mary	Holmes La Jolla Farms Property Archaeological Survey	Outside
SD-06646	1982	Hector, Susan	Archaeological Survey of Parcel 340-081-8 Sorrento Valley, San Diego	Outside
SD-06695	1986	Gallegos, Dennis And Andrew Pignolo	Cultural Resource Survey for The Sorrento West Property	Intersects
SD-06701	2002	City of San Diego	Notice of Preparation of a Draft EIR-La Jolla Centre III & IV	Intersects
SD-06716	1978	Bull, Charles S.	An Archaeology Assessment of Lusk Industrial Park	Intersects
SD-06750	1999	City of San Diego	Historical Site Board Meeting of August 26, 1999, Item #7 The Oxley/Neutra House Development Proposal	Outside
SD-06877	1995	Widell, Cheryl	NAS Miramar Realignment--Historic Resources	Intersects
SD-06990	2000	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration-Hyde Residence	Outside
SD-06994	2000	City of San Diego	Public Notice of Draft Mitigated Negative Declaration Sorrento Creek Drainage Channel	Outside
SD-06997	1998	City of San Diego	Public Notice of Proposed Addendum to A Negative Declaration-Alleyune Residence	Outside
SD-07003	1999	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration One Horse Ranch	Outside
SD-07016	1999	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration Pines Residence	Outside
SD-07054	1998	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration-Cooksey Residence	Outside
SD-07059	2000	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration-Sorrento Creek Drainage Channel	Outside
SD-07085	1998	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration-Hazard Corporate Center	Intersects
SD-07169	2000	City of San Diego	La Jolla Crossroads EIR	Intersects
SD-07175	1995	Wade, Sue	Cultural Resource Survey for The Nissanoff Residence	Outside
SD-07178	2002	Alter, Ruth C.	Letter Report: Results of The Historic Building Assessment For 12747 Via Borgia, San Diego, California 92014	Intersects
SD-07201	1999	City of San Diego	Mitigated Negative Declaration Massarat Residence	Outside
SD-07312	1988	Laylander, Don	Results of A Data Recovery Program for Corral Canyon Prehistoric Archaeological District, San Diego County, California	Outside
SD-07378	1998	Smith, Brian F.	An Archaeological Survey of The Vista Sorrento Parkway Project	Outside
SD-07383	1989	Pignolo, Andrew	Cultural and Paleontological Resource Inventory Update for The University of California At San Diego and Scripps Institute of Oceanography	Intersects
SD-07419	2002	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration Olsen Industrial Lot	Intersects
SD-07420	2000	Smith, Brian F.	An Archaeological Survey for The Olsen Industrial Lot Project, 9905 Olsen Drive, San Diego, California	Intersects

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Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-07436	1987	Gilbert, Carlys and Gary Reinoehl	Archaeological Investigations for Parking Lot Improvements at Torrey Pines State Beach and Reserve	Intersects
SD-07530	2002	LSA	Cultural Resource Assessment AT&T Wireless Services Facility #10002A-03	Intersects
SD-07681	2000	Smith, Brian F.	Addendum to an Archaeological Survey of The Towne Centre Corporate Plaza; Off-Site Sewer Project	Intersects
SD-07702	2000	Smith, Brian F.	An Archaeological Survey of The Olson Industrial Lot Project	Intersects
SD-07756	1991	Wade, Sue	Cultural Resource Survey of the La Jolla Spectrum Property, La Jolla, Ca	Intersects
SD-07758	1998	Cook, John R.	Letter Report for PID Permit No. 89-0269 CRM: The La Jolla Spectrum Development Project	Intersects
SD-07759	2002	City of San Diego	Sidney Kimmel Cancer Center Site Development Permit and Coastal Development Permit	Intersects
SD-07764	2002	Duke, Curt	AT&T Wireless Services Facility No. 10007A	Intersects
SD-07804	2002	Duke, Curt	AT&T Wireless Services Facility No. 10006A	Intersects
SD-07871	2002	Duke, Curt	Cultural Resource Assessment AT&T Wireless Services Facility No. 10002B San Diego County, California	Intersects
SD-07896	1998	John R. Cook	La Jolla Spectrum Development Project	Intersects
SD-07965	2002	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. SD 887-01 San Diego County, CA	Intersects
SD-07993	2000	NiGhabhlain, Sinead	Los Peñasquitos Canyon Preserve Restoration Program, Cultural Resource Survey	Intersects
SD-07994	2001	NiGhabhlain, Sinead	Archaeological Monitoring Report for the La Jolla Crossroads Project	Intersects
SD-08026	2002	Kyle, Carolyn F.	Cultural Resources Survey for a Parcel Located on Carmel Valley Road in the Torrey Pines Community Plan Area City of San Diego, California	Outside
SD-08095	1998	Kyle, Carolyn	Cultural Resource Survey for The Eastgate Mall Widening Project MCAS Miramar, San Diego, Ca	Intersects
SD-08128	2003	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration, Jaffe Craftsman	Outside
SD-08135	2002	Robbins-Wade, Mary	Archaeological Resources Inventory for the Sea Breeze El Camino Real Property, San Diego, Ca	Intersects
SD-08202	2002	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration; Sorrento Valley Trunk Sewer and Pump Station 89	Intersects
SD-08233	2002	Pierson, Larry J.	Archaeological Survey of the Nicolau Residence Project At 9625 Black Gold Road, San Diego California 92037 (LDR#42-0571)	Outside
SD-08267	2002	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration for Olson Industrial Lot	Intersects
SD-08274	2002	City of San Diego	Notice OPF Preparation of a Draft Environmental Impact Report; La Jolla Centre III & IV	Intersects
SD-08356	2003	Rosen, Martin	North Torrey Pines Bridge Bio	Outside
SD-08371	2001	City of San Diego	Public Notice of a Draft Mitigated Negative Declaration Talavera	Outside
SD-08407	1991	Roth, Linda	Cultural Resources Survey 1.1 Acre Spencer Project Assessor's Map #342-032-83 Black Gold Road, La Jolla Farms, San Diego	Outside
SD-08532	1976	Kaldenberg, Russell L.	An Archaeological Impact Survey for North Sorrento Valley West Industrial Park	Intersects
SD-08534	1989	Smith, Brian F.	Results of an Archaeological Data Recovery Program at Sites CA-SDI-4618A, CA-SDI-4619, and CA-SDI-10915	Intersects
SD-08548	2003	Palette, Drew	Cultural Resource Study for The Miramar Truck Sewer Replacement Project	Intersects
SD-08648		City of San Diego	Environmental Impact Report Governor Drive Business Park	Intersects
SD-08649	1971	City of San Diego	Environmental Impact Report La Jolla Village Square Expansion	Intersects

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SD-08650	1992	Smith, Brian F., Johnna Buysse, Larry J. Pierson, Stephan J. Burke, Dr. James Moriarty, and Frank Lorey	A Cultural Resources Study for The Rose Canyon Trunk Server Project City of San Diego, San Diego, California Dep#89-0876	Intersects
SD-08825	2003	Guerrero, Monica and Gallegos, Dennis R.	Cultural Resource Survey for The Clairmont Regents, Cudahy Creek and Tecolote Creek Project, San Diego, California	Intersects
SD-08852	1990	Wade, Sue A., Stephen R. Van Wormer, And Dayle M. Cheever	Historic Properties Inventory for North City Water Reclamation Facilities Clean Water Program for Greater San Diego, San Diego, California	Intersects
SD-08932	1987	Wade, Sue A.	Archaeological Survey of The Lake At La Jolla Village Extension	Intersects
SD-08933	1987	Cook, John R.	Archaeological Test Program & Significance Evaluation of The La Jolla Village Park and School Site	Intersects
SD-08963	1990	ROBBINS-WADE, MARY and G. TIMOTHY GROSS	Historic Properties Inventory for the San Diego Sludge Management Program-NAS Miramar North Dewatering Facility, San Diego, California	Intersects
SD-09051	2002	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SD605-02, City of San Diego, California	Intersects
SD-09052	2002	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SD608-06, City of San Diego, San Diego County, California	Intersects
SD-09060	2002	Kyle, Carolyn	Cultural Assessment for Cingular Wireless Facility SD660-02 City of San Diego, California	Intersects
SD-09064	2002	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SD688-02 City of San Diego, California	Intersects
SD-09065	2002	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SD689-03, City of La Jolla, San Diego County, California	Intersects
SD-09099	2001	Kyle, Carolyn	Cultural Resource Survey for The Biostruct Research and Development Project; City of San Diego, California	Intersects
SD-09145	1991	Gallegos, Dennis and Carolyn Kyle	Cultural Resource Survey Report San Diego Bikeways Project San Diego, California	Intersects
SD-09156	2004	McGinnis, Patrick and Michael Baksh	Cultural Resources Survey of The Los Peñasquitos Watershed Sedimentation Basin Project, City of San Diego, California	Outside
SD-09163	2003	Clifford, James and Brian F. Smith	An Archaeological Survey for The Hillel of San Diego Project, La Jolla, City of San Diego	Outside
SD-09296	2003	Guerrero, Monica and Dennis R. Gallegos	Cultural Resource Survey for The University City North/South Transportation Corridor Study, San Diego, California	Intersects
SD-09298	2004	Project Design Consultants	Environmental Impact Report for The University City North/South Transportation Corridor Study	Intersects
SD-09342	2002	Harper, Christopher And Roman F. Beck	Phase I Cultural Resources Survey and Assessment: Sorrento-Miramar Curve Realignment and Second Main Track Project San Diego County, California	Intersects
SD-09376	2004	Kyle, Carolyn	Cultural Resource Inventory Update and Recommendations for The University of California At San Diego 2004 Long Range Development Plan	Intersects
SD-09397	2004	Hector, Susan M., Sinead Ni Ghabhlain, Mark S. Becker, And Ken Moslak	Archaeological Site Evaluations in Support for Marine Corps Air Station Miramar, San Diego County, California	Intersects
SD-09434	2004	Smith, Brian F. And K. Harley Meier	An Archaeological Survey and Testing Program for The Schroeder Residence Project, La Jolla, City of San Diego	Outside
SD-09518	2005	Mealey, Marla	Archaeological Site Condition Assessment Within Torrey Pines State Reserve for Storm Damage Following The 2004/2005 Rainfall Season	Intersects
SD-09524	2005	Kyle, Carolyn	Cultural Resource Survey for The Salk Institute Master Plan, City of San Diego	Intersects
SD-09544	2005	Fulton, Terri	Cultural Resource Assessment Verizon Wireless Services Mandell Facility	Outside
SD-09558	2002	Guerrero, Monica And Gallegos, Dennis	Cultural Resource Survey for The Torrey Pines Reserve Habitat Restoration Site, San Diego, California	Outside
SD-09583	2003	Guerrero, Monica C. And Dennis R. Gallegos	Cultural Resource Survey for The Clairmont Regents, Cudahy Creek, And Tecolote Creek Project San Diego, California	Outside
SD-09646	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site Sd 607-01, San Diego, California	Intersects

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Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-09647	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site Sd 605-014, San Diego, California	Intersects
SD-09649	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site Sd519-01, San Diego, California	Outside
SD-09694	2004	Smith, Brian F. And James Clifford	An Archaeological Survey and Testing Program for The Soumekh Residence Project	Outside
SD-09711	2004	Smith, Brian F and K. Harkey Meier	An Archeological Survey for The Schroeder Residence Project	Outside
SD-09754	2005	Hector, Susan	Cultural Resource Overview of Rose Canyon and San Clemente Canyon, City of San Diego, California	Intersects
SD-09898	2005	Andrew Pigniolo	Archaeological Testing and Evaluation at Ca-SDI-2723 (SDM-W-265) For the Proposed Carroll Canyon Road Extension Project, City of San Diego, California (EA11-955976 L, Project Number 16138)	Outside
SD-10139	2006	Case, Robert And K. Ross Way	Cultural Resources Monitoring Report for the Olson Industrial Park Project (LDR No. 40-0495), University Area, San Diego, California	Intersects
SD-10327	2006	Guerrero, Monica And Dennis Gallegos	Draft Environmental Impact Report for The Proposed Monte Verde Project No. 6563 And Appendix I.1 And Appendix I.2	Intersects
SD-10353	1995	Robbins-Wade, Mary	Woodmont Corporation La Jolla Village Drive Property - Archaeology (Affinis Job #1100)	Intersects
SD-10356	2006	Page & Turnbull, Inc.	Salk Institute for Biological Studies, La Jolla, California, Historic Resources Technical Report	Intersects
SD-10388	2006	Mealey, Marla M.	Data Recovery at Storm-Damaged Sites In Torrey Pines State Preserve, Southern Service Center	Intersects
SD-10399	2006	Robbins-Wade, Mary And Matt Sivba	Archaeological Monitoring: Nexus University Science Center, La Jolla, San Diego, California Project No. 5906	Intersects
SD-10506	2006	Smith, David M.	MCAS Miramar Tank Site Cultural Resources Records Search Report	Outside
SD-10627	2007	Losee, Carolyn	Cultural Resources Analysis for Verizon Wireless Site # 61070112: 10350 North Torrey Pines Road, San Diego, Ca 92037	Intersects
SD-10631	2007	Helix Environmental Planning, Inc.	Salk Institute Master Plan, San Diego, California, Draft Environmental Impact Report, Sch No. 2004111049, Project No. 44675	Intersects
SD-10664	2006	Pierson, Larry J.	Mitigation Monitoring of The Torrey Pines Golf Course Improvements Project	Intersects
SD-10675	2006	Smith, Brian F. And Richard Greene	Phase I Archaeological Survey of The Eberlin Residence, APN 342-072-07	Outside
SD-10680	2006	Pierson, Larry J.	Archaeological Resource Report for Mitigation Monitoring of the Beth El Sanctuary Project	Outside
SD-10693	2006	Pierson, Larry J.	Mitigation Monitoring at The Schroeder Residence	Outside
SD-10704	1981	Flower, Douglas and Linda Roth	NAS Miramar, Initial Cultural Resources Study Archaeology/History/Architecture	Outside
SD-10751	1990	Smith, Brian F.	The Results of An Archaeological Study for the Golden Triangle Business Center	Intersects
SD-10758	1988	Cook, John R.	Cultural Resources Survey and Significance Evaluation of The La Jolla Pines Technology Center Project	Intersects
SD-10793	2007	Underwood, Jackson and Carmen Zepeda	Levi Residence Archaeological Survey (Recon Number 4439A)	Outside
SD-10813		Various	Guy L. & Margaret Fleming House	Intersects
SD-10885	2007	Mattingly, Scott A.	Archaeological and Geospatial Investigations of Fire-Altered Rock Features at Torrey Pines State Reserve, San Diego, California	Intersects
SD-11103	2007	Robbins-Wade, Mary and Andrew Giletti	Archaeological Monitoring: 10996 Torrey Ana, La Jolla, San Diego, California Project No. 5844	Intersects
SD-11142	2007	Hector, Susan	Update - Cultural Resource Overview of Rose Canyon and San Clemente Canyon, City of San Diego, California	Intersects
SD-11258	2006	May, Vonn May and Jeffrey Shorn	National Register of Historic Places - Salk Institute for Biological Studies, La Jolla, California	Intersects
SD-11287		Various	Sorrento Valley Site, 10415 Sorrento Valley Road, San Diego, California	Outside

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SD-11318		Various	Torrey Pines Gliderport	Intersects
SD-11319	1998	Bevil, Alexander	National Register of Historic Places Registration Form of the Torrey Pines Lodge, 12201 Torrey Pines Park Road, San Diego, California 92037	Intersects
SD-11414	2007	Robbins-Wade, Mary	Archaeological Survey Report, I-5 / Genesee Avenue Interchange Project, San Diego, California	Intersects
SD-11460	2007	Reddy, Seetha N.	A Programmatic Approach for National Register Eligibility Determinations of Prehistoric Sites Within the Southern Coast Archaeological Region, California	Intersects
SD-11483	2007	Robbins-Wade, Mary	Historic Property Survey Report - I-5 / Genesee Avenue Interchange Project	Intersects
SD-11499	2005	Gross, G. Timothy	Test Excavations at Ca-Sdi-9588 And Ca-SDI-14447, Two Sites on Torrey Pines State Reserve	Intersects
SD-11543	2008	Smith, Brian F. and Cara Clowery-Moreno	Archaeological Resource Report Form: Archaeological Survey of The Kornfeld Residence Project	Outside
SD-11577	2007	La Jolla Historical Society	National Register of Historic Places Nomination for William Harmon Black - William Lumpkins House / SDM-W-12 Locus A (SDI-4669)	Outside
SD-11608	2007	Bonner, Wayne H. and James M. Keasling	Cultural Resource Records Search and Site Visit Results for Cricket Facility Candidate San-545C (UCSD Thornton Hospital), 9300 Campus Point Drive, San Diego, San Diego County, California	Intersects
SD-11640	2006	Harris, Nina	Results of A Cultural Resources Records Search and Survey for The Nancy Ridge Business Park Project, City of San Diego, California	Intersects
SD-11689	2008	Pierson, Larry J.	Archaeological Resource Report Form: Mitigation Monitoring of The Torrey Pines Golf Course Clubhouse Replacement - Phase I Improvements - Parking Lot	Intersects
SD-11720	2008	City of San Diego	Salk Institute Master Plan Final EIR Refined Project Design	Intersects
SD-11727	2006	Pignuolo, Andrew R. and Heather L. Kwiatkowski	Cultural Resource Survey Of 9872 La Jolla Farms Road, City of San Diego, California (APN 342-031-23-00)	Outside
SD-11728	2008	Pignuolo, Andrew R. and Heather L. Kwiatkowski	Cultural Resource Survey Of 9862 La Jolla Farms Road, City of San Diego, California (APN 342-031-22-00)	Outside
SD-11751	2008	Clifford, James and Brian F. Smith	A Cultural Resources Study for The Hillel of San Diego Student Center - La Jolla Project	Outside
SD-11761	2007	Dominici, Deb	Historic Property Survey Report, I-5 North Coast Widening Project	Intersects
SD-11803	2008	Dominici, Deb	Historic Property Survey Report for Interstate 805 North Corridor Project	Intersects
SD-11823	2007	Kick, Maureen S.	Cultural Resources Technical Report for the San Diego Vegetation Management Project	Intersects
SD-11825	2008	Rosen, Martin D.	Historic Property Survey Report for the I-805 Direct Access Ramp and Carroll Canyon Road Extension Project, City of San Diego, California	Outside
SD-11826	2008	Robbins-Wade, Mary	Archaeological Resources Analysis for The Master Stormwater System Maintenance Program, San Diego, California Project. No. 42891	Intersects
SD-11840	2007	Hector, Susan	Archaeological Investigation Treatment Plan for Ca-SDI-4669 (SDM-W-12A), University House Meeting Center and Chancellor Residence, University of California At San Diego, La Jolla, California	Outside
SD-11853	2008	Potter, Elizabeth	Cultural Resources Report for The Proposed San Diego Consortium for Regenerative Medicine (SDCRM), University of California, San Diego, La Jolla, California	Intersects
SD-11854	2005	Cook, John	Historical Resources Survey for Rose Canyon Open Space Park Upland and Wetland Mitigation Project	Intersects
SD-11856	2008	Iversen, Dave, Sinead Ni Ghabhlain, Sarah Stringer-Bowsher, and Mark S. Becker	Archaeological Evaluation of 17 Sites on Marine Corps Air Station Miramar, San Diego County, California	Intersects
SD-11878	2008	Bonner, Wayne H., Marnie Aisin-Kay, and Kathleen Crawford	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Facility Candidate Sd0942 (Torrey Pines Lodge), 11480 North Torrey Pines Road, La Jolla, San Diego County, California	Intersects

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Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-11888	2008	Bonner, Wayne H. and Sarah Williams	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Telecommunications Candidate SD06648 (Torey Pines Road Row) Located at North Torrey Pines Road at Expedition, San Diego, San Diego County, California	Intersects
SD-11913	2008	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search and Site Visit Results For AT&T Mobility, LLC Facility Candidate SS-082-01 (Limberg Residence), 5514-3/4 Lodi Street, San Diego, San Diego County, California	Outside
SD-11938		Hector, Susan	Same as Report Hector197 1131840	Outside
SD-11949	2008	Bonner, Wayne H. and Kathleen Crawford	Direct APE Historic Architectural Assessment for AT&T Mobility, LLC Facility Candidate SS-082-01 (Limberg Residence), 5513-3/4 Lodi Street, San Diego, San Diego County, California	Outside
SD-11976	1995	Bischoff, Matt, William Manley, and Martin Rosen	Draft Cultural Resources Inventory Survey Naval Air Station Miramar, California	Intersects
SD-12071	2008	Burke Lia, Marie	Historical Assessment of 3344 Industrial Court	Outside
SD-12130	2007	Hector, Susan	Archaeological Investigations at University House Meeting Center and Chancellor Residence, Ca-SDI-4669 (SDM-W-12), University of California At San Diego, La Jolla, California	Outside
SD-12139	2009	Pignoli, Andrew R. And Jose Pepe Aguilar	Cultural Resource Testing and Evaluation at 9410 La Jolla Shores Drive, La Jolla, California	Outside
SD-12140	2008	Underwood, Jackson and Harry J. Price	Historical Resources Survey of the Dickens/Johnston Property, Project No. 149344	Outside
SD-12141	2008	Crawford, Kathleen A.	Historical/Architectural Assessment of the Property Located At 9410 La Jolla Shores Drive, La Jolla, Ca 92037	Outside
SD-12165	2009	Rosen, Martin	First Supplemental Archaeological Survey Report for The Zamudio Biological Mitigation Parcel for The Interstate 805 Direct Access Ramp and Carroll Canyon Road Extension Project City of San Diego, California	Outside
SD-12200	2009	-	Draft Environmental Impact Report for the Master Storm Water System Maintenance Program (MSWMP)	Intersects
SD-12229	2009	Gardner, Jill	Cultural Resources Monitoring for the SDG&E Gas Shutoff Project at 9460 La Jolla Farms Road, La Jolla, San Diego County, California	Outside
SD-12297	2009	Gross, G. Timothy	Archaeological Resources on a Lot on Roselle Street, San Diego, California	Outside
SD-12390	2008	Pierson, Larry J.	Archaeological Resource Report Form: Mitigation Monitoring of The Soumekh Residence At 9566 La Jolla Farms Road	Outside
SD-12422	2001	Ni Ghabhlain, Sinead and Drew Pallette	A Cultural Resources Inventory for The Route Realignment of the Proposed Pf. Net / AT&T Fiber Optics Conduit Oceanside To San Diego, California	Intersects
SD-12542	2009	Bonner, Wayne And Sarah Williams	Cultural Resource Records Search Results and Site Visit for AT&T Mobility, LLC Candidate 'AT&T UCSD Node 03', IPAPS Urey Hall, 9500 Gilman Drive, Building 113, La Jolla, San Diego County, California	Intersects
SD-12548	2008	Bonner, Wayne, Marnie Aislin-Kay, and Kathleen Crawford	Cultural Resources Records Search and Site Visit Results for Verizon Wireless Candidate "Scripps Green," North Torrey Pines Road, San Diego, San Diego County, California	Intersects
SD-12561	2009	Bonner, Wayne and Arabesque Said	Cultural Resources Records Search and Site Visit Results for Verizon Wireless Candidate "Benhurst" 4155 Governor Drive, San Diego, San Diego County, California	Intersects
SD-12564	2008	Bonner, Wayne and Sarah Williams	Cultural Resources Records Search and Site Visit Results for Verizon Wireless Candidate "805 & Nobel Drive", Nobel Drive (Row), San Diego, San Diego County, California	Intersects
SD-12642	2008	Laylander, Don and Linda Akyuz	Archaeological Survey and Extended Phase I Investigations for The Caltrans I-805 North Corridor Project, San Diego County, California	Intersects
SD-12669	2009	Moomjian, Scott	Historical Resource Technical Report for the 8551 Sugarman Drive Residence La Jolla, California 92038	Outside
SD-12681	2009	Mason, Roger	Phase I Archaeological Survey Spinal Cord Injury and Seismic Deficiency Phase I Design Project Veterans Affairs Medical Center, San Diego, City of San Diego, San Diego County, California	Intersects
SD-12760	2010	Stropes, Tracy A. and Brian F Smith	A Cultural Resource Monitoring Report for The Kornfeld Residence Project	Outside

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SD-12822	2010	Rosen, Martin D.	Second Supplemental Historic Property Survey (HPSR-S2) for the Interstate 805 Direct Access Ramp (DAR) And Carroll Canyon Road Extension Project; Completion of Section 106 Compliance in Accordance with the Statewide Programmatic Agreement	Intersects
SD-13006	2011	-	Master Storm Water System Maintenance Program - Draft Recirculated Program Environmental Impact Report	Intersects
SD-13144	2010	Smith, Brian F.	A Cultural Resources Study for The Hillel of San Diego Student Center - La Jolla Project	Outside
SD-13283	2011	Ruston, Rachel S.	Cultural Resources Review and Records Searches for Line 3010 Operations & Maintenance Potholing and Phase I & 2 Pipeline Integrity/ Retrofit Activities	Intersects
SD-13290	2011	Loftus, Shannon	AT&T Site SD0023 Gilman Drive LTE Optimal 7660 Gilman Court San Diego, San Diego County, California 92037	Outside
SD-13308	2011	Bonner, Wayne	Cultural Resource Records Search and Site Visit Results for T-Mobile USA Candidate SD07042 (Doyle Community Park), 8175 Regents Road, San Diego, San Diego County, California	Intersects
SD-13368	2011	Stropes, Tracy A. and Brian F. Smith	A Phase I Cultural Resource Study for The Kralik Residence Project La Jolla, California	Outside
SD-13387	2011	Whitaker, James E.	ETS #21750, Cultural Resources Survey for The Pole Brush, P95616, Sorrento Valley Project, San Diego County, California (HDR #167849)	Intersects
SD-13427	2012	City of San Diego	Water and Sewer Group 930	Intersects
SD-13462	2012	Daniels Jr., James T. And Micah J. Hale	Archaeological Testing and Evaluation for Sites CA-SDI-4624 And Ca-SDI-20664, Torrey Pines City Park General Development Plan, San Diego, California	Intersects
SD-13474	2010	Ni Ghabhlain, Sinead, Mark Becker, Dave Iverson, Sherri Andrews, and Scott Wolf	Cultural and Historical Inventory and Impacts Assessment Report for San Diego Association of Governments Sorrento-To-Miramar Double Track Project, San Diego County, California	Intersects
SD-13475	2010	Ni Ghabhlain, Sinead	Historic Property Treatment Plan for Ca-SDI-4609/SDM-W-654, Sorrento-To-Miramar Double Track Project, San Diego County, California	Intersects
SD-13488	2011	York, Andrew L. and John Hildebrand	Cultural Resources Investigation in Support of Consultation for The Regional Beach Sand II Project San Diego County, California	Outside
SD-13490	2011	Lehman, Jane	Section 106 Consultation for Leased Construction for New FBI Building, 10000 Block of Vista Sorrento Parkway, San Diego Ca	Outside
SD-13491	2011	U.S. Department of Transportation	Section 106 Consultation for The Mid Coast Corridor Transit Project, San Diego County, Ca	Intersects
SD-13503	2011	Stropes, Tracy A. and Brian F. Smith	A Phase I Cultural Resources Study for the 11099 North Torrey Pines Road Project San Diego, California	Intersects
SD-13533	2011	Robbins-Wade, Mary and Andrew Giletti	Cultural Resources Survey and Assessment, Clinical and Translational Research Institute and East Campus Recreation Area University of California San Diego, California	Intersects
SD-13580	2012	Smith, Brian F.	A Phase I Cultural Resource Study for The Contreras Residence At 9554 La Jolla Farms Road, La Jolla, California	Outside
SD-13619	2012	Crawford, Kathleen	9438 La Jolla Farms Road, La Jolla, Ca, 92037	Outside
SD-13801	2012	Stropes, Tracy A. and Brian F. Smith	A Phase I Cultural Resource Study for The Encore Trust Project La Jolla, California	Outside
SD-13811	1999	Robbins-Wade, Mary	Talavera Project (LDR No. 99-0020) Archaeology (Affinis Job No. 1404)	Outside
SD-13824	2011	Stropes, Tracy A. and Brian F. Smith	A Phase I Cultural Resource Study for The Keating Residence Project, La Jolla, California	Outside
SD-13916	2012	Caltrans	Interstate 5 North Coast Corridor Project Supplemental Draft Environmental Impact Report/ Environmental Impact Statement	Intersects
SD-13975	2003	Robbins-Wade, Mary	Archaeological Evaluation of Ca-SDI-10,781 for The Nobel Athletic Fields and Library, San Diego, California	Intersects
SD-14065	2012	Ni Ghabhlain, Sinead	Negative Cultural Resource Survey for the Sorrento Valley Double Track Project Mitigation Area, San Diego County, California	Outside
SD-14066	2012	Gunderman, Shelby, Sarah Stringer-Bowsher, and Sinead Ni Ghabhlain	Cultural and Historical Resources Report for the Sorrento Valley Double Track Project	Outside

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Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-14086	2012	Pham, Angela N. and Sinead Ni Ghabhlain	Cultural and Historical Resources Constraints Report for The San Dieguito Bridge Replacement and Second Track Project; Del Mar Tunnel Alternatives Analysis	Outside
SD-14088	2012	Ni Ghabhlain, Sinead	Task Order 33, Amendment 5: Cultural Resource Study for The Sorrento to Miramar Double Track- Phase 1 Task 2- Environmental Clearance and Permitting, Pines Maintenance Spur Track Cultural Resource Testing	Outside
SD-14089	2012	Ni Ghabhlain, Sinead, Sarah Stringer Bowsher, and Scott Wolf	Cultural Resource Evaluation Report for Alternatives 1C and 6, Sorrento to Miramar Curves Straightening and Double Track Project, San Diego County, California	Intersects
SD-14090	2010	Ni Ghabhlain, Sinead, Mark Becker, Dave Iversen, Sherri Andrews, and Scott Wolf	Cultural and Historical Inventory and Evaluation Report for San Diego Association of Governments Sorrento-To-Miramar Double Track Project, San Diego County, California	Intersects
SD-14091	2010	Ni Ghabhlain, Sinead and Scott Wolf	Cultural and Historical Resource Existing Conditions Report for The Sorrento To Miramar Curve Straightening and Double Track Project, San Diego County, California	Intersects
SD-14095	2011	ASM Affiliates, Inc.	Final Integrated Cultural Resources Management Plan Update for Marine Corps Air Station Miramar	Intersects
SD-14102	2008	Iversen, David R., Sinead Ni Ghabhlain, Sarah Stinger-Bowsher, and Mark S. Becker	Final Archaeological Evaluation Of 17 Sites on Marine Corps Air Station Miramar, San Diego County, California	Intersects
SD-14104	2009	Ni Ghabhlain, Sinead and Sarah Stinger-Bowsher	Cultural and Historical Resources Existing Conditions Report for The North County Transit District Bridge Replacement Project	Outside
SD-14109	2013	Tsunoda, Koji	Interstate 5/ Gilman Bridge Project Historic Resources Compliance Report	Intersects
SD-14118	2012	Smith, Brian F. and Clarence Hoff	A Phase I Cultural Resource Study for the Roberts Residence At 9438 La Jolla Farms Road La Jolla, California	Outside
SD-14142	2002	Robbins-Wade, Mary	Archaeological Resources Inventory for the Nexus La Jolla Village Drive Project, San Diego, California	Intersects
SD-14232	2013	May, Vonn Marie	9805 Blackgold Road, La Jolla, Ca 92037	Outside
SD-14416	2012	Loftus, Shannon	Cultural Resource Records Search and Site Survey AT&T Site Ss0074 Hilton Torrey Pines 10950 Torrey Pines Road San Diego, San Diego County, California 92037	Intersects
SD-14495	2013	Caltrans	Interstate 5 North Coast Corridor Project Final Environmental Impact Report/ Environmental Impact Statement and Section 4(F) Evaluation	Intersects
SD-14500	2012	Stropes, Tracy A. and Brian F. Smith	A Phase I Cultural Resource Study for The Encore Trust Project, La Jolla, California	Outside
SD-14506	2013	Bietz, Spencer	Letter Report: ETS 25436- Cultural Resources Monitoring Report for Replacement Activities for P63458 Anchor Replacement, Sorrento Valley, City of San Diego, California	Intersects
SD-14615	2013	Caltrans	I-5 North Corridor Project Supplementals	Intersects
SD-14679	2012	Smith, Robert R.	Section 106 Consultation For: SPL-2011-01091-RRS La Jolla Centre III Project	Intersects
SD-14720	2013	Moomjian, Scott A.	Historical Nomination Research Report for The Dr. Hans And Ruth Suess/ Dale Naegle House 2680 Greentree Lane La Jolla, California 92037	Outside
SD-14818	2014	Maniery, Mary, Monica Nolte, Joshua Allen, And John Berg	National Register Evaluation of 12 Sites at Marine Corps Air Station, Miramar, San Diego County, California Final Report	Outside
SD-14897	2013	Jeung, Barbara	New Bank of the West Branch Proposed to Be Established at 4180 La Jolla Village Drive, La Jolla, Ca 92037	Intersects
SD-14976	2014	Smith, Brian F.	Cultural Resource Monitoring Report for The Contreras Residence Project	Outside
SD-15028	2014	Pignolo, Andrew R. and Carol Serr	Cultural Resource Survey and Testing Results for the Amitai Residence Project at 2514 Ellentown Road, La Jolla, City of San Diego, California	Outside
SD-15064	2013	Elder, J. Tait and Timothy A. Yates	Mid-Coast Corridor Transit Project: Archaeological Resources Extended Phase I Investigation Results and Effects Assessment	Intersects

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-15065	2012	Denardo, Carole, Rachael Greenlee, and Caprice Harper	Mid-Coast Corridor Transit Project: Archaeological Survey Report, San Diego, California	Intersects
SD-15066	2013	Sandag	Mid-Coast Corridor Transit Project: Historic Property Effects Report	Intersects
SD-15520	2015	Stropes, Tracy A., Brian F. Smith, and Jennifer R. Kraft	Results of The Mitigation Monitoring Program for The Keating Residence Project, La Jolla, California	Outside
SD-15566	2013	Bonner, Wayne H. and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T Mobile West, LLC Candidate SD06659A (SD659 9341 Regent) 9341 Regents Road, San Diego, San Diego County, California	Outside
SD-15567	2013	Bonner, Wayne H. and Kathleen A. Crawford	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD06659A (SD659 9341 Regent) 9341 Regents Road, San Diego, San Diego County, California	Intersects
SD-15590	2013	Perez, Don C.	Cultural Resources Survey, Torrey Merge / Ensite #16066 (116733), 10999 Sorrento Valley Road, San Diego, San Diego County, California 92121	Outside
SD-15598	2014	Wolf, Scott and Susan M. Hector	Phase I Investigation for the Verizon Wireless Gilman Tower Installation Project, San Diego County, California	Outside
SD-15681	2014	Price, Harry J.	Results of Historical Resources Survey of the Spectrum, 3013 Science Park Road Project	Intersects
SD-15708	2014	Scharlotta, Ian	Archaeological Survey, Testing and Evaluation for Sites Ca-SDI-200 and Ca-SDI-9594, Torrey Pines North Golf Course General Development Plan, San Diego, California Project No. 346889	Intersects
SD-15908	2013	Zepeda-Herman, Carmen	Draft Results of Historical Resources Survey of Campus Pointe Project	Intersects
SD-15914	2015	Zepeda-Herman, Carmen and Harry Price	Draft Environmental Impact Report for The Campus Pointe Project, San Diego, California Project No. 336364, Sch No. 2014091073	Intersects
SD-15996	2014	Stringer-Bowsher, Sarah and Shannon Davis	Historical Resources Technical Report for Torrey Pines Golf Course, 11480 North Torrey Pines Road, San Diego, California	Intersects
SD-16091	2014	Loftus, Shannon L.	Cultural Resource Records Search and Site Survey AT&T Site Ss0074 Hilton Torrey Pines 10950 Torrey Pines Road San Diego, San Diego County, California 92037	Intersects
SD-16104	2014	Perez, Don C.	Archaeological Sensitivity Assessment Science Park / Ensite #18294 (276768) 10905 Road to The Cure San Diego, San Diego County, California 92121 EBI Project #61142543	Intersects
SD-16127	2008	Dominici, Deb and Don Laylander	2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor	Intersects
SD-16128	2014	-	NCTD Positive Train Control Project - NCTD Base Radio Site Name: Miramar Remote, (Latitude 32.877489, Longitude -117.174278) San Diego, San Diego County, Ca 92121	Outside
SD-16131	2013	Michelle Blake	Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area of Potential Effects (APE) I-5 North Coast Corridor	Intersects
SD-16133	2014	-	NCTD Positive Train Control Project - NCTD Base Radio Site Name: IS 254, (Latitude 32.862686, Longitude -117.201628) San Diego, San Diego County, Ca 92122	Intersects
SD-16172	2015	Brian Williams	Archaeological Survey for San Diego Gas & Electric's Proposed P60971 Removal from Service and P60953 Anchor Installation Project, Torrey Pines State Natural Reserve, San Diego County, California (SDG&E ETS #30611, ASM Project# 2001.64, State Parks 412 A Permit #28-15)	Outside
SD-16256	2016	Castells, Shelby G., Jennifer Krintz, and Sinead Ni Ghabhlain	Elvira to Morena Double Track Project Cultural and Historical Resources Technical Report	Intersects
SD-16270	2014	Fulton, Phil	Cultural Resource Assessment Class III Inventory Verizon Wireless Services Mandell Facility City of San Diego, San Diego County, California	Outside
SD-16330	2015	Roy, Julie	Letter Report: ETS 30453 - Cultural Resources Survey for Pole Brushing Project, Various Locations, San Diego County, California - IO 6013464	Intersects
SD-16397	2015	Gunderman Castells, Shelby	North County Transit District (NCTD) Elvira To Morena Double Track Positive Train Control Antenna at Mile Post 254.5 Project, San Diego, San Diego County, California	Intersects

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Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-16398	2015	Gunderman Castells, Shelby	North County Transit District (NCTD) Elvira To Morena Double Track Positive Train Control Antenna at Mile Post 257.2 Project, San Diego, San Diego County, California	Intersects
SD-16399	2015	Gunderman Castells, Shelby	North County Transit District (NCTD) Elvira to Morena Double Track Advanced Train Control System Antenna at Mile Post 256.1 Project, San Diego, San Diego County, California	Intersects
SD-16555	2015	Davis, Shannon And Gorman, Jennifer	Historic Building/Structure Evaluation Supplement, Marine Corps Air Station Miramar, San Diego, California	Intersects
SD-16725	2015	Villalobos, Mary M.	ETS 31056 - Cultural Resources Survey for Installation of Two New Anchors at Pole Z96522 and High Sign at Pole Z96523, Sorrento Valley, San Diego County, California - IO 7074265	Intersects
SD-16726	2015	Villalobos, Mary M.	ETS 31082 - Cultural Resources Survey for Anchor Installation, Pole Z96527, Sorrento Valley, San Diego County, California - IO 7074265	Intersects
SD-16728	2015	Villalobos, Mary M.	ETS 31221 - Cultural Resources Survey for Down Guys Install Fiberglass Guy Strain Insulator, Pole Z96524, Sorrento Valley, San Diego County, California - IO 7074265	Intersects
SD-16775	2014	Gunderman Castells, Shelby, Becker, Mark, Scharlotta, Ian, Quach, Tony, and Ni Ghabhlain, Sinead	Data Recovery Excavations at Ca-SDI-4609/SDM-W-654, Ethnohistoric Village of Ystagua, for the San Diego Association of Governments Sorrento-To-Miramar Double Track Phase One Project, San Diego, California	Intersects
SD-16801	2015	Price, Harry J.	Archaeological Resources Report for the Spectrum 3 And 4, 3115 and 3215 Merryfield Row Project San Diego, California	Intersects
SD-17008	1989	Hector, Susan and Cheever, Dayle E.	Results of an Archaeological Monitoring Project in Sorrento Valley, City of San Diego	Outside
SD-17050	2017	Mealey, Marla and Rosario, A. Del	Archaeological Survey Report TPSNR Utility Modernization Survey	Outside
SD-17051	2016	Lower, Kelly and Brown, Kaitlin	Archaeological Monitoring Report for Torrey Pines State Natural Reserve Trails and Overlooks Accessibility Project 2008-2015	Outside
SD-17103	2017	Foglia, Shannon E., Theodore G. Cooley, Monica Mello, Brian Spells, Rachel Droessler, Tim Wolfe, and Earl Morales	Cultural Resources Survey Report for The Proposed San Diego Gas & Electric T1674A Reconfiguration & T1666d Removal Project, San Diego County, California	Outside
SD-17201	2016	Castells, Shelby Gunderman	Cultural Resource Inventory and Evaluation Report for the Bridge 257.2 Replacement Project, City of San Diego, San Diego County, California	Outside
SD-17202	2016	Castells, Shelby Gunderman	Cultural Resource Monitoring Report for the Elvira To Morena Double Track Project, City of San Diego, California	Outside
SD-17231	2017	Brunzell, David	Cultural Resource Assessment of the MTSA San Diego Fiber Trench Project, San Diego, California (BCR Consulting Project No. Syn1613)	Outside
SD-17232	2017	Brunzell, David	San Diego 55 Fiber Project, San Diego County, California (BCR Consulting Project No. Syn1628)	Outside
SD-17233	2017	Brunzell, David	San Diego 129 Project, San Diego County, California (BCR Consulting Project No. Syn1622)	Outside
SD-17249	2015	Kraft, Jennifer R. and Brian F. Smith	A Phase I Cultural Resource Study for the Rose Canyon Trunk Sewer Joint Repair Project, City of San Diego, California	Outside
SD-17335	2016	Robbins-Wade, Mary And Kristina Davison	UCSD Fire Station - Cultural Resources Survey	Outside
SD-17483	2018	Foglia, Alberto B.	Archaeological Monitoring for Gas Leak Repair At 8560 Villa La Jolla Drive, San Diego, San Diego County, California (SDG&E ETS # 37997, Pangis Project # 1401.84)	Outside
SD-17586	2017	Pignoli, Andrew	Cultural Resource Survey of The Fedex Ground Package System Parking Lot Expansion Project 9905 Olson Drive, City of San Diego, California	Outside
SD-17653	2018	Willhite, Brenton E.	Archaeological Monitoring for August 2018 Gas Leaks, La Jolla, San Diego County (SDG&E ETS # 38754, Pangis Project # 1401.97)	Outside
SD-17864	2018	Beers, James D. and Carrie D. Wills	Archaeological Sensitivity Assessment for SD90XS329C, 3266 1/3 La Jolla Village Drive, San Diego, San Diego County, California 92037 (EBI Project No. 6118002820)	Outside

Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-17867	2018	Beers, James D. and Carrie D. Wills	Archaeological Sensitivity Assessment for SD90XS330A, 3081 1/3 La Village Drive, San Diego, San Diego County, California 92092 (EBI Project No. 6118002821)	Outside
SD-17872	2018	Beers, James D. and Carrie D. Wills	Archaeological Sensitivity Assessment for SD90xs322c, 2926 1/3 La Jolla Village Drive, San Diego, San Diego County, California 92093 (EBI Project No. 6118002819)	Outside
SD-17911	2016	Wills, Carrie D. and Bonnie Bruce	Cultural Resource Records Search and Site Visit Results for Cellco Partnership and Their Controlled Affiliates Doing Business as Verizon Wireless Candidate 'Nobel Athletic', 8810 Judicial Drive, San Diego, San Diego County, California	Outside
SD-17965	2017	Bruce, Bonnie and Carrie D. Wills	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC, Candidate SD06061a (Rose Canyon-Tom Turner), 7660 Gilman Court, San Diego, San Diego County, California	Outside
SD-18015	2017	Wills, Carrie D. and Bonnie Bruce	Cultural Resources Records Search and Site Visit Results for Cellco Partnership and Their Controlled Affiliates Doing Business as Verizon Wireless Candidate 'South Doyle', 8175 Regents Road, San Diego, San Diego County, California	Outside
SD-18119	2019	Nayyar, Margo	Confidential: Cultural Resources Identification Report for APNs 345-200-04 and -05, City of San Diego, San Diego County, California	Outside
SD-18155	2017	Cisneros, Charles	Cultural Resources Records Search for the La Jolla Parkway/Mt. Soledad Project, La Jolla, San Diego County, California	Outside
SD-18156	2019	Cisneros, Charles and Kassie Sugimoto	Phase I Cultural Resource Technical Study for the La Jolla Parkway/Mt. Soledad Erosion Control Project	Outside
SD-18164	2019	Knabb, Kyle	ETS 39396: Cultural Resources Monitoring Report for the CMP, Pole Replacement, T16905, Z96523 & P207023, San Diego Project	Outside
SD-18195	2019	Downs, Lauren W. and Theodore G. Cooley	Supplemental Cultural Resources Letter Report: Minor Project Refinement 8/Proposed Project Modification, Sycamore to Peñasquitos 230-KV Transmission Line, San Diego, California – Confidential	Outside
SD-18196	2019	Garrison, Andrew and Brian F. Smith	A Cultural Resources Study for 2677 Brookmead Lane, City of San Diego, PTS No. 630967	Outside
SD-18390	2019	ASM Affiliates	Archaeological Survey for an SDG&E Pole Replacement Project, 3 Poles Torrey Pines, San Diego County, California (SDG&E eTS# 23296, ASM Project# 23007.25)	Intersects
SD-18472	2016	U.S. Department of Transportation	Section 106 Consultation for the Bridge 257.2 Replacement Project, San Diego, CA	Intersects
SD-18484	2012	U.S. Department of Transportation	Determination of Eligibility of Historic Properties for the Mid Coast Corridor Transit Project, San Diego County, CA	Intersects
SD-18485	2012	SANDAG	Mid-coast Corridor Transit Project Historic Property Survey and Eligibility Determination Report	Intersects
SD-18758	2020	AECOM	Letter Report: eTS 43463 - Cultural Resources Monitoring Report for the CMP, Pole Replc, Z96051, San Diego, San Diego County, California - lo 7074265	Intersects
SD-18812	2018	ICF	Letter Report: eTS 43463 - Cultural Resources Monitoring Report for the CMP, Pole Replc, Z96051, San Diego, San Diego County, California - lo 7074265	Intersects
SD-18838	2021	ASM Affiliates	Archaeological Monitoring for TCM Access Roads, Annual Report 2020, San Diego County, California (ASM #23005.67)	Intersects
SD-18839	2012	LSA Associates, Inc.	Mid-Coast Corridor Transit Project: Archaeological Resources Supplemental Research Report	Intersects
SD-18840	2014	SANDAG	Mid-Coast Corridor Transit Project: Historic Property Effects Report	Intersects
SD-18841	2017	ICF	Mid-Coast Corridor Transit Project: Cultural Resources Discovery Plan	Intersects
SD-18842	2013	SANDAG	Mid-Coast Corridor Transit Project: Historic Property Survey and Eligibility Determination Report	Intersects
SD-18843	2016	ICF	Mid-Coast Corridor Transit Project: Supplemental Cultural Resources Inventory and Evaluation Report	Intersects
SD-18844	2014	ICF	Mid-Coast Corridor Transit Project: Cultural Resources Construction Monitoring Report: Geotechnical Borings	Intersects
SD-18847	2019	ICF	Mid-Coast Corridor Transit Project: Supplemental Cultural Resources Inventory And Evaluation Report	Intersects

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Report Number	Year	Authors	Report Title	Relation to the UCPU
SD-18848	2012	Garcia and Associates	Mid-Coast Corridor Transit Project: Archaeological Resources Survey Report	Intersects
SD-18861	2020	CA Department of Parks and Recreation	Archaeological Survey Report for the Torrey Pines State Natural Reserve	Intersects
SD-19020	2015	NWB Environmental Services LLC	Archaeological Monitoring for the Stub Pole Replacement Hole Excavation, P225633, Marian Bear, San Diego County, California (SDG&E eTS #31403)	Intersects
SD-19278	2020	NWB Environmental Services LLC	Archaeological Monitoring for the SDG&E PRP Shuttles Illumina, San Diego, San Diego County, California (SDG&E eTS #43155)	Intersects
SD-19312	2016	RECON Environmental, Inc.	Archaeological Resources Report for the 10290 Campus Point Drive Addition of the Campus Point Project, San Diego, California	Intersects
SD-19324	2016	RECON Environmental, Inc.	Archaeological Resources Report for the Illumina Campus Project, City of San Diego, California	Intersects
SD-19361	2014	RECON Environmental, Inc.	Results of Cultural Resource Monitoring Services for Grading at Scripps Memorial Hospital La Jolla, Project No. 217934, Sch. No. 2011031040 (RECON Number 7283)	Intersects
SD-19367	2021	Zepeda-Herman, Carmen and Harry J. Price	Results of a Cultural Resources Survey for the Spectrum Pedestrian Bridge Project, San Diego, California	Intersects
SD-19541	2021	Laguna Mountain Environmental, Inc.	Cultural Resource Survey for the UTC Hotel and Apartments Project, 4825 La Jolla Village Drive, City of San Diego, California PTS 667592	Intersects
SD-19585	2021	Robbins-Wade, Mary and Theodore G. Cooley	One Alexandria Square Project, Cultural Resources Study	Intersects
SD-19599	2020	RECON Environmental, Inc.	Historical Resources Monitoring Program for the Programmatic Water Transmission Pipelines Condition Assessment Program, San Diego, California	Intersects
SD-19602	2020	RECON Environmental, Inc.	Historical Resources Survey for the Flying Tee Sorrento Valley Golf Entertainment Center Project, San Diego, California	Intersects
SD-19711	2018	AECOM	Letter Report: eTS 36844 - Cultural Resources Monitoring Report for Ug Reloc, Sorrento Valley Rd, City of San Diego, California - lo 7074264	Intersects
SD-19786	2022	AECOM	Letter Report: eTS 3816105 - Cultural Resources Monitoring for the L-48-128 Relocation and Ed-20, North City Pure Water Eastgate Mall Project on United States Marine Corps Air Station Miramar, San Diego County, California	Outside
SD-19898	2020	ICF	Letter Report: eTS 37216 - Negative Archaeological Monitoring Results for the TL 23001/04 Wood to Steel Conversion Project, San Diego County, California - lo 200440358	Outside

The record search indicated that 294 previously recorded cultural resources are located within the UCPU project area and record search radius (Table 2). The previously recorded resources include archaeological sites, historic addresses and isolates. Two hundred thirty-eight of the cultural resources are located within the UCPU project area, and 56 cultural resources have been recorded within the one-quarter mile record search radius surrounding the UCPU.

The 294 previously recorded resources consist of 222 prehistoric resources, 51 historic resources, and 20 multicomponent resources. One resource was unable to be classified due to incomplete site form on file at the SCIC. Two hundred thirty-six resources are located within the UCPU project area and 58 resources are located within the 0.25 mile record search radius. The 236 previously recorded resources within the UCPU include 179 prehistoric resources, 39 historic resources, and 18 multicomponent resources, with 1 resource having incomplete information. The 58 cultural resources identified within the one-quarter mile record search radius include 43 prehistoric resources, 12 historic resources, and 2 multicomponent resources.

Of the 294 previously recorded cultural resources, 52 have been evaluated to the NRHP, CRHR, or the Local Register. These 52 evaluated resources include 44 resources located within the UCPU project area and 8 resources located within 0.25 miles of the project area. The 52 evaluated resources consist of 35 prehistoric resources, 14 historic resources, and 3 multicomponent resources. The majority of the evaluated resources (40) are currently listed as 6Z: Found Ineligible for NRHP, CRHR, or Local Designation through Survey Evaluation. The remaining twelve resources have been evaluated as either eligible for listing in the

NRHP, CRHR, or Local Designation or are already listed within any of the three historic registers. These twelve resources are described below.

P-37-000525/CA-SDI-525 was originally recorded by C.N. Warren and C.R. Falk in 1959 as a prehistoric village site containing a scatter of prehistoric lithic tools, ground stone artifacts, shell beads, a steatite doughnut stone, and several stone discs. Human remains were observed during the initial recording, and Warren and Falk noted that the interred individuals were in flexed positions and were sometimes covered with metates. Warren and Falk also detailed that many of the shell beads, composed of *Olivella* sp. remains, were observed in association with the remains. Carbon-14 (C14) dating performed by Scripps Institute on marine shell remains produced a date of approximately 6,700 years B.P. The resource was revisited in 1977 by Hatley and Loomis, who described the site as a large scatter of artifacts upon a sizable, gently rolling grassy area that slopes west towards a cliff edge. Hatley and Loomis noted the presence of lithic artifacts and debitage, portable metate fragments, mano fragments, large amounts of thermally-fractured rocks, a scatter of marine shell remains, charcoal/ash, and human remains. Amino Acid Racemization was performed on a small sample of human bone, producing a date of approximately 5,900 years B.P. In 1980, D. Hanna, Jr., summarized the results of archival research and a subsurface testing and evaluation study on the resource. Hanna noted that only the southern portion of the site was present during the 1979 testing effort as the northern portion was largely destroyed during construction of the surrounding residential neighborhoods. Hanna also noted that the eastern portion of the resource was similarly impacted from the construction of student housing facilities. The resource contained shell midden, which was able to be observed within the sidewalls of two borrow pits that were within the site boundary. A total of seven pothole test units were excavated with each pothole placed at a specific location in order to obtain as much structural and spatial information possible. No details as to the recovered cultural elements were described in the DPR site form. On October 28, 1999, the Historical Site Board for the City of San Diego adopted Resolution Number R-991028-05, designating the resource as Site No. 396 within the Register of Historic Landmarks. The site was visited and updated in 2014 by A. Pigniolo, who tested a portion of the site for significance. The testing effort consisted of five shovel test pits (STPs) and four 0.5 x 1-meter test units. Pigniolo recovered one projectile point, 5 flaked lithic tools, 3 hammerstones, 335 fragments of debitage, 3 groundstone tools, 1 Tizon Brown Ware sherd, 1 bone awl, and 7,545.3 grams of fire-affected rock. Pigniolo also recovered two shell beads, 63.1 grams of faunal bone, and 2,121.0 grams of marine shell remains. Following the end of the testing and recovery effort, Pigniolo described the site's condition as being moderately impacted due to surrounding residential development. In 2014, the resource was updated by I. Cordova and A. Cox, who noted additional lithic artifacts were visible on the ground surface. The site was last updated in November 2016 by J.R.K. Stropes, who documented impacts to the resource from the Amitai Residence Project, which involved the construction of a new single-family residence. Due to the impacts sustained by the site, an Archaeological Data Recovery Program (ADRP) was instituted in order to mitigate direct impacts to the resource. Fourteen data recovery units were excavated within the proposed grading footprint. Midden soils were identified during the testing effort, with midden depths up to 60 centimeters below surface (b.s.). Artifacts recovered from the testing effort included adzes, angular hammers, cores, debitage, ground stone artifacts, knapping hammers, manos, metates, pestles, projectile points, Tizon Brown Ware ceramics, shell and stone beads, lithic tools, bone tools, and fire-affected rock. A single fragment of human bone was recovered within one of the test units. The resource has not been revisited since the 2016 update.

P-37-004609/CA-SDI-4609 was initially recorded by Kruse (1972) as E:4:18, a midden 2 to 8 feet deep. San Diego State University updated the site record as SDI-4609, recording it slightly southeast of its original location. Subsequent surveys confirmed approximately 2.5 meters of prehistoric cultural deposits visible in eroded stream banks (Carrico 1978; Eckhardt 1978). In 1983, portions of the site between Roselle Street and the railroad Right-of-Way were tested with excavation of 12 1-x-1-meter units (Carrico and Taylor 1983). Excavations yielded over 3,000 pottery fragments, 6,000 pieces of flaked stone, 6,000 pieces of shell, 13,000 bone fragments, 68 beads, and a wide variety of other artifacts deposited over approximately

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the past 1,500 years at this portion of the site. In 1985, Hector excavated 10 2-x-2-meters units and a series of backhoe trenches immediately west of Carrico and Taylor's 1983 excavations. Although artifact densities were generally lower, the excavations revealed a deep and diverse cultural deposit with distinct strata (Hector 1985). The village of Ystagua is associated with 4 separate resource numbers, P-37-004513/CA-SDI-4513, P-37-004609/CA-SDI-4609, P-37-005443/CA-SDI-5443, and P-37-010438/CA-SDI-10438.

ERCE conducted a data recovery program within SDI-4609 in advance of the construction and expansion of Pump Station 64 and associated sewer lines (Carrico and Gallegos 1989). The data recovery program focused on midden soils directly below Roselle Street and included the excavation of four 2-x-2-meter units, monitoring of construction, and data recovery of 29 features located during monitoring. The units were placed in a linear fashion in the ADI for sewer line construction. Excavation for each unit exceeded 3 meters in depth.

The excavation program yielded a large and varied quantity of cultural material including faunal remains, a human burial and fragments of other human bone, a large projectile point assemblage, bone and shell ornaments, evidence of stone tool manufacture and tool maintenance, and other indications that the area excavated was a portion of the prehistoric/contact era village of Ystagua. Radiometric dates from the lower level of the site date to circa 3,000 years B.P. and verified the presence of an Early Period component, previously suggested by Moriarty and Smith (1983) [Carrico and Gallegos 1989:i].

Construction monitoring was recommended because of the high probability of encountering undisturbed features and concentrations of material in unexcavated areas. Monitoring led to the discovery of a lower site component and an additional 29 features within the pipeline alignment project, including fire hearths, shell lenses, and burnt soil lenses.

In 1999, Gallegos & Associates conducted archaeological monitoring of emergency water pipeline repairs and tree removal following a water main break on a vacant lot between the North County Transit District (NCTD) ROW and Roselle Street, within the boundaries of SDI-4609 (Harris et al. 1999). Archaeological monitoring included surface collection of artifacts, inspection of sidewall profiles, and recovery of cultural materials from stockpiled soil in the vicinity of the water main break. Artifacts recovered included arrow points and other bifaces, beads, pendants, cores, drills, hand stones, worked shell, ceramics, debitage, and historic artifacts. In total, 2,872 artifacts and 227 gram of bone were recovered. In addition, a quantity of human bone was recovered and later reburied by Native American monitor Clarence Brown.

In 2009, Affinis monitored the excavation of postholes for the construction of a fence surrounding the vacant parcel adjacent to Roselle Street where the water main break had occurred in 1999. As part of this project, and in recognition of the significance of the intact cultural deposits within the parcel, Affinis submitted a summary of cultural resources on the property to the City of San Diego Historical Resources Board for consideration of this parcel as a designated historic property:

Archaeological investigations at the site have documented the presence of stratified deposits, abundant artifacts, and a variety of ecofacts. The artifact assemblage, which includes flaked lithic tools, manufacturing debris, and groundstone, has the potential to answer a number of important questions about San Diego prehistory and history. While sites with similar assemblages are relatively common in coastal San Diego, sites with well-preserved stratification is quite rare. The portion of the site on the subject property clearly holds future research potential as an archaeological resource. Additionally, the larger site of Ystagua is clearly important, as evidenced by its inclusion on the National Register of Historic Places. The fact that sensitive cultural material is reported, both from the subject property and nearby properties increases the importance of the site. Therefore, a data recovery, preservation and monitoring program has been

recommended to reduce or minimize project impacts to the resource. The mitigation program was designed to specifically address issues of cultural significance and the potential discovery of human remains [Gross 2009].

The City of San Diego Historical Resources Board designated the Village of Ystagua, Area #1 as historical landmark (#924) in July 2009. The designation was made under Criteria A, as the site “exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development”. The resource is currently listed as 5S1: Individual Property that is Listed or Designated Locally.

In 2010, S. Castells and S. Ghabhain documented a data recovery program within a portion of the site, including six hand trenches, 16 control units, and 29 mechanical trenches, producing 21,808 artifacts, 7,000 grams of ecofacts and over 1,000,000 grams of FAR from the Late Prehistoric context. The entire assemblage was collected and repatriated by the Kumeyaay Cultural Repatriation Committee (KCRC). In 2018, R. Droessler and P. McGinnis documented the excavation of two additional STPs, no cultural material was recovered during the testing or subsequent monitoring.

P-37-005204/CA-SDI-5204 was originally recorded by L. McCoy in 1977 as a standing adobe structure within Carrol Canyon. The resource was revisited in 1978 by M.J. Hatley, who described the structure as containing at least two rooms. Hatley noted that the structure was situated on a south-facing slope at the confluence of two drainages. In the 1978 update, Hatley notes that the structure is in “ruinous condition” with only two walls reaching original height. Hatley also notes that archival research of historic ownership records indicated that the structure belonged to Pierre Don Pedro Bovet. The structure was revisited and updated in 2012 by S. Wolf, A. Pham, S. Bigney, and G. Kitchen. The 2012 update notes that the majority of the original adobe walls had disintegrated considerably, with the tallest walls measuring approximately 1 meter above ground surface. Hewn wood fragments and plaster were observed across the site area. The 2012 update also included the excavation of three subsurface exploratory trenches and eighteen STPs. The testing effort resulted in the identification of cobble wall foundations along the base of the adobe walls and a surficial rock feature located along the southern perimeter of the structure that appeared to represent a historic or modern hearth. The three trenches excavated within the structure footprint were able to identify the locations of the western and northern walls of the former structure. The 18 STPs recovered a mix of historic and prehistoric-era artifacts including 5 multidirectional cores, 1 hematite manuport, 1 volcanic manuport, 16 fragments of debitage and shatter, 1 historic-era ceramic sherd, 69 fragments of glass, 1 shell casing, 10 square nails, 1 metal fragment, 1 plastic fragment, 1 leather strap with a metal rivet, and 1 shell button. Samples of adobe and plaster fragments, wood fragments, marine shell remains, and faunal remains were also collected.

Archival research performed for the 2012 update noted that Pierre Don Pedro Bovet emigrated to northern California in 1850 and had moved to southern California by 1954. He married Maria Lorenza de la Providencia Lopez, daughter of Bonifacio and Maria de los Dolores Rosas Lopez. Bovet, with the help of a neighbor, constructed the adobe structure at its present location in Soledad Valley for his family. The adobe structure was part of a farm, also containing a corral, two wells with a pump, a vineyard, and fruit trees. The adobe structure may have had up to five rooms, each with their own separate entryway. Bovet, who had had seven children by 1880, also raised sheep during the early years and later switched to raising cattle and horses as a primary source of income. With the farm being situated between San Diego and Oceanside, travelers would often stop to buy Wine and socialize with the Bovet family. In 1901, Pierre Bovet passed away, and within the same year the family sold the property to Adolph Levi, who transferred it that same day to Max Detrich. The Detrichs had been neighbors of the Bovets since 1885.

The resource was evaluated for significance following the conclusion of the testing effort and site update, and was recommended eligible for inclusion to the NRHP under Criterion A, B, and D, and to the CRHR

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under Criterion 1, 2, and 4. The resource is listed as 3S: Appears Eligible for NR as an Individual Property through Survey Evaluation, 3CS: Appears Eligible for CR as an Individual Property through Survey Evaluation, and 5S3: Appears to be Individual Eligible for Local Listing of Designation through Survey Evaluation.

P-37-010437/CA-SDI-10437 was originally recorded by J. Hildebrand as a dense deposit of lithic flakes and tools exposed by two bulldozer cuts along a stream bank. The resource was originally recorded in 1986 during cultural resource monitoring of construction associated with the extension of Regents Road across Rose Canyon. Hildebrand noted that the southern portion of the site may have been impacted by erosion stemming from the adjacent creek, and that the construction of the Atchison Topeka and Santa Fe Railroad may have disturbed the northern portions of the site.

The resource was later revisited and tested for significance by B. Smith in 1992. The testing endeavor included a collection of surface artifacts and the excavation of 38 STPs and 10 test units. Artifacts collected from the surface included lithic flakes and debitage, choppers, manos, metates, hammerstones, retouched flakes, scrapers, scraper planes, utilized flakes, and Tizon Brown Ware pottery. The testing effort resulted in the collection of lithic flakes and debitage, Tizon Brown Ware sherds, manos, cores, hammerstones, retouched flakes, and scrapers. Smith interpreted the resource as a food collection and processing location, and recommended the site as potentially eligible to the NRHP and CRHR. The resource was visited by D. Gallegos, R. Phillips, and C. Kyle in 1995 and similar recommendations as to resource eligibility were made in the site update.

The resource was revisited and updated in 1996 by R. Bissell, who noted that in addition to the potential impacts incurred from the adjacent creek and the railroad, only minor disturbances to the site were incurred from the Rose Canyon Trunk Sewer project. Specifically, Bissell notes that the installation of the Rose Canyon Trunk Sewer was through a peripheral area of the site, and that all ground disturbing activities during the trenching had been archaeologically monitored.

The resource was last updated by S. Castells in 2013 and 2015 as part of a subsurface testing and evaluation effort for the Elvira to Morena Double Track Project. The testing effort consisted of the excavation of 17 STPs partially within the northern boundary of the site, adjacent to the existing railroad. Only one STP contained a prehistoric cultural resource, a single volcanic secondary flake. Castells noted that the testing effort did not identify any substantial subsurface deposits. The site was not relocated within the right-of-way due to dense vegetation. The resource was recommended as being ineligible for listing in the NRHP under Criterion D as it lacked further research potential. The resource currently is listed as 3: Appears Eligible for Listing in the NRHP or CRHR through Survey Evaluation.

P-37-010438/CA-SDI-10438 was recorded originally by D. Cheever in December 1985. It was recommended as not eligible for listing in the NRHP following site evaluation in 1985. Subsequent to the site's initial recording in 1985, the majority of the area where the site was once recorded has become a paved parking lot for a business park. While very few surface artifacts were noted in the NCTD ROW during the survey, this site does have a subsurface component noted by STP excavations for the NCTDs Bridge Replacement Project in 2007. The resource is associated with the ethnographic village of Ystagua and has been subsumed within P-37-004609/CA-SDI-4609, along with P-37-004513/CA-SDI-4513 and P-37-005543/CA-SDI-5443. P-37-010438/CA-SDI-10438 is currently listed as 5S1: Individual Property that is Listed or Designated Locally.

The City of San Diego Historical Resources Board designated the Village of Ystagua, Area #1 as historical landmark (#924) in July 2009. The designation was made under Criteria A, as the site "exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development".

P-37-012556/CA-SDI-12556 was originally recorded as a seasonal processing camp representing both Late Prehistoric Period and the La Jolla complex. The original recordation was performed by Brian F. Smith in 1992, who also performed subsurface testing on the resource. Smith's testing protocol consisted of the excavation of test units and STPs although exact numbers of each type of excavation are not detailed on the site form. Smith lists the artifacts recovered from the testing effort included flakes, debitage, hammerstones, scraper planes, choppers, manos, a shell bead, lithic cores, utilized flakes, Tizon Brown Ware sherds, a perforator, retouched flakes, and a knife fragment. Other non-artifactual elements that were collected included bone, shell, and charcoal. The resource was updated by R.M. Bissell in 1996, who described the site as a dispersed artifact scatter with a possible midden deposit, located on the north side of Rose Creek between the creek and railroad tracks. The site update was performed as a result of cultural resource monitoring for the installation of the Rose Canyon Trunk Sewer, which encompassed a portion of the site's periphery but resulted in only minor impacts to the resource. Bissell noted that the site contained numerous manos, cores, choppers, hammerstones, scrapers, utilized flakes, debitage, ceramic sherds, and marine shell remains, many of which were collected. The resource has not been revisited or updated since 1996. The site was evaluated and categorized under NR Status Code 2: Properties determined eligible for listing in the National Register (NR) or the California Register (CR).

P-37-012557/CA-SDI-12557 was originally recorded in 1992 by B. F. Smith as a seasonal extraction camp situated in the southwestern portion of Rose Canyon near Interstate 5. At the time of original recordation, Smith noted that the site contained lithic flakes and debitage, hammerstones, scrapers, scraper planes, choppers, manos, cores, utilized flakes, Tizon Brown Ware sherds, metates, and a projectile point. Bissell updated the site record in 1996, when performing a testing program of 176 1 x 1-meter units, recovering a larger assemblage but with similar characteristics as previously recovered from this site. The site was evaluated and categorized under NR Status Code 2: Properties determined eligible for listing in the National Register (NR) or the California Register (CR).

In 2010, Williams and Mengers revisited the site, but were unable to relocate any artifacts or features. In 2011 Greenlee et al. identified a rock alignment and a Tizon Brown Ware sherd, leading to the extension of the site boundary. Castells visits the site in 2013, unable to relocate any archaeological material, but discusses that the site was previously combined with P-37-012560/CA-SDI-12560, also known as Fischer Ranch. Portions of this site have been tested and recommended ineligible for listing by Elder and Yates (2013) and Castells (2015). SHPO clarified that the portion of the site recommended ineligible in 2013 did not contribute to the eligibility of the historic property (Roland-Nawi 2014).

P-37-017177 is a residential garage associated with the Guy L. and Margaret E. Fleming house within Torrey Pines State Reserve. The structure was recorded and evaluated by A. Bevil in 1999. The structure is a 2-car garage that was originally constructed in 1927 as an associated structure with the Fleming residence. The garage has a Vernacular style with minimal Pueblo Revival. As of the 1999 recordation, the garage had been restored, with repairs including front door hanging tract repairs, a new roof, refinished and repainted exterior stucco, as well as the replacement of individual ceiling beams and wall planking. The structure is associated with the Fleming residence, which was also the first official park administration building for what would eventually become Torrey Pines State Reserve. The residence and associated structures were constructed by Fleming, who also built all of the dining tables as well as numerous outdoor picnic tables and benches at the nearby Torrey Pines Lodge. The garage is currently listed as 1S: Individual Property that is Listed in the NRHP by the Keeper and is Listed in the CRHR. The National Register of Historic Places reference number is 98000700.

P-37-024739/CA-SDI-16385 is the Atchison Topeka and Santa Fe Railroad, and portions of the railroad were originally recorded by D. Ballester and T. Woodard in 2002. The resource consists of single- and double-track railroad alignments and associated elements that traverses south along the Pacific Coast from

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Orange County, ending at the Santa Fe Depot in downtown San Diego. The resource is also associated as a portion of the California Southern Railroad line to San Diego, completed in 1882, which played a crucial role in the economic development of the city and county of San Diego between 1882 and 1920. Since original recordation in 2002, multiple segments of the railway line and its associated elements, including bridges and ancillary structures, have been recorded and evaluated for significance by B. Stiefel and S. Gunderman (2012), R. McLean (2010), E. Schultz and K. Harper (2011), S. Castells (2013, 2015), S. Castells and J. Krintz (2013), S. Castells and T. Quach (2014), P. Daly (2015), L. Tift and J. Lennen (2016), M. Courtney (2017), and S. Foglia (2017). The resource is currently listed as 2: Properties Determined Eligible for Listing in the NRHP or the CRHR.

P-37-033597 consists of the Torrey Pines Municipal Golf Course North Course District and was originally recorded by S. Stringer-Bowsher and S. Davis in 2014. The North Course is an 18-hole golf course encompassing nearly 92 acres of the Torrey Pines Golf Course designed in 1957 by architects William P. Bell and William F. Bell. The North Course includes a clubhouse, lodge, and ancillary supporting buildings including restroom buildings, a pump/lift station, a driving range, and several maintenance sheds. The resource was recommended eligible for the NRHP under Criterion A and the CRHR under Criterion 1 in 2014. The resource was also recommended eligible for the City of San Diego Local Register under Criterion A. The course reflects how California and San Diego became a recognized leader for golf as a recreational pastime prior to and following the Golden Age of Golf. During the post-World War II economic boom, golf courses grew significantly in popularity, and Torrey Pines Golf Course North Course was one of a select group of courses constructed in San Diego. The North Course's construction on the Pacific Coast made it an unusual by natural design. The North Course was also recommended eligible for the NRHP and the CRHR under Criterion C/3 and within the City of San Diego Register Criterion C and D as the course was the work of a master architect who designed a multitude of courses throughout the West.

The resource was updated in 2016 following the results of cultural resource monitoring of construction and ground-disturbing activities for the implementation of course upgrades. B. Linton, F. Dittmer, and J. Meling updated the resource in 2016, noting that the monitoring effort discovered previously unrecorded prehistoric and historic artifacts, including lithic materials, ground stone artifacts, and midden soils. Due to the close proximity of the newly discovered prehistoric elements to resource P-37-017079/CA-SDI-15112, the site boundary for P-33-033597 was expanded to include P-37-017079/CA-SDI-15112. The resource is currently listed as 3D: Appears Eligible for NR as a Contributor to a NR Eligible District through Survey Evaluation.

Additional archaeological lithic material, including groundstones and debitage, was identified by Davidson et al in 2021, these items were mapped in association with existing Locus F.

P-37-035685 is the Torrey Pines Lodge, which is located along the eastern alignment of the historic Torrey Pines Grade Road. The structure was originally recorded by E. Minnaugh in 2016, and the resource designation includes the structure, two associated retaining walls, associated outdoor patios and walkways, and the surrounding vegetation including several Torrey pines. The Lodge was constructed between 1922 and 1923 and consists of a single one-story structure with a U-shaped floorplan. The structure was initially constructed from adobe blocks joined with concrete mortar and finished in smooth plaster. Overall, the form is symmetrical and features two chimneys, an elevated central mass (lounge), and three tiered wings on the east and west wings. These wings originally contained two bedrooms, a living room, public bathroom on the west side and a public bathroom, kitchen, laundry, and garage on the east side. The main entrance is centrally located on the south façade. The structure's design represents the Pueblo Revival style of American architecture, focusing upon a variant sub-style known as Territorial Revival which combines Southwestern Native American, Spanish Colonial, and Anglo-American construction techniques and architectural details. The structure and its associated features and vegetation are listed in both the NRHP and the CRHR as an individual property. Excavations in 2013/2014 in nearby site CA-SDI-9602 identified butchered bone, likely associated with the Torrey Pines Lodge due to its historic context. Due to the previous interpretation of the find, this site was subsumed by P-37-00962/CA-SDI-9602. Revised

information on the butchered bone was provided in 2021. The resource was categorized in the NR under Status Code 1S: Individual Property Listed in the NR by the Keeper and listed in the CR as Status Code 1CS: Listed in the CR as Individual Property by the SHRC. The National Register of Historic Places reference number is 98000699.

P-37-036624 consists of Torrey Pines Park Road and was initially recorded by A. Bevil, M. Mealey, and E. Minnaugh in 2016/2017 and has not been updated since original recordation. Torrey Pines Park Road encompasses a nearly 2-mile-long portion of the historic Coast Highway/US 101 within Torrey Pines Natural Reserve between the base of Torrey Pines Grade to a point at the southern boundary of the Reserve. The road is currently divided by use into two sections: a northern, asphalt macadam-covered public access route, and a concrete-paved southern limited-access/service road. Historical maps studied by Bevil et al. indicate that the parking strip and the north entrance to Torrey Pines Park Road were once connected as part of the original two-lane Coast Highway between 1915 and 1933. The resource is currently listed as 1S: Individual Property Listed in the NRHP by the Keeper and Listed in the CRHR, and as 1CS: Listed in the CRHR as an Individual Property by the SRHC. The National Register of Historic Places reference number is 98001248.

Table 2. Previously Recorded Cultural Resources within 0.25-Mile of the UCPU Project Area

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-000196	CA-SDI-000196 CA-SDI-00196B	W-3810, Locus B	Prehistoric	AP11 Hearth/ Pits, AP16: Shell Scatter	M. Mealey, S. Farmer (2002) M. Mealey, K. Shabel, S. Jenkins (1996) M. Mealey, T. Muranaka, R. Heimgaertner (1996) E. Barter, P. Hines, R. Schwaderer (1986) Treganza, Bull, Gross (n.d.) Treganza (n.d.)	Not evaluated	Within
P-37-000198	CA-SDI-000198	W-3811	Prehistoric	AP15: Habitation Debris, AP16: Shell Scatter	M. Mealey, S. Farmer (2005) M. Mealey, T. Muranaka, R. Heimgaertner (1996) E. Barter, P. Hines, R. Schwaderer (1986) Treganza (n.d.)	Not evaluated	Within
P-37-000199	CA-SDI-000199 CA-SDI-199C	W-3812	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, S. Farmer, K. Tsunoda (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) P. Hines (1985) Treganza (n.d.)	Not evaluated	Within
P-37-000200	CA-SDI-000200	W-3813 W-14, Locus B	Prehistoric	AP2: Lithic Scatter; AP16: Shell Scatter	M. Mealey, T. Muranaka, R. Heimgaertner (1996) P. Hines, E. Barter, R. Schwaderer (1985) Treganza (n.d.)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-000525	CA-SDI-000525	W-9N	Prehistoric	AP15: Habitation Debris	J.R.K. Stropes (2016) I. Cordova, N. Cox (2014) A. Pignolo (2014) D.C. Hanna, Jr. (1980) N. Hatley, A. Loomis (1977) C.N. Warren, C.R. Falk (1964) C.N. Warren, C.R. Falk (1959)	5S1: Individual Property that is Listed or Designated Locally (Local Site #396)	Outside
P-37-001010	CA-SDI-001010	-	Prehistoric	AP2: Lithic Scatter	D. Palette (2005) F. Kidder (1979) B.C. McCown (1952) Rogers (n.d.)	Not evaluated	Within
P-37-002723	CA-SDI-002723	-	Prehistoric	AP2: Lithic Scatter, AP3: Ceramic Scatter, AP11: Hearths/ Pits AP15: Habitation Debris	L. Akyuz, D. Laylander (2008) A. Pignolo (2002) S. Ashkar, S. Hilton (2002) Rogers (n.d.)	Not evaluated	Outside
P-37-004513	CA-SDI-004513	-	Prehistoric	AP15: Habitation Debris	D. Palette (2002) R.V. May (1975)	5S1: Individual Property that is Listed or Designated Locally (Local Site #924)	Outside
P-37-004609	CA-SDI-004609	W-654	Prehistoric	AP15: Habitation Debris - (Village Site of Ytsagua)	S.Gunderman Castells (2014) D. Iversen (2010) D. Cheever (1985) J. Krase (1972)	5S1: Individual Property that is Listed or Designated Locally (Local Site #924)	Within
P-37-004623	CA-SDI-004623	-	-	Site Record Missing	-	-	Outside
P-37-004624	CA-SDI-004624	-	Prehistoric	AP2: Lithic Scatter	J. Daniels (2012) J. Tansey (2009) M. Stein (1981) G. Harris, E. Dittmar (1980)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-004625	CA-SDI-004625	W-6853, Locus A	Prehistoric	AP16: Shell Midden	G. Lucidi, A. Del Rosario (2016) Mealey, Lucero, Del Rosario, Lucidi, Anderson, Collier, Allen (2016) E. Minnaugh, M. Mealey, J. Callahan, B. Rolland (2015) MM, NT, REP, KD (2014) M. Mealey, J. Roland (2014) M. Mealey, K. Shabel, R. Ruston, C. Lucas (2010) M. Mealey, P. McFarland, S. Farmer (2005) M. Mealey, K. Shabel (2002) M. Mealey, R. Heimgaertner, T. Muranaka (1996) C. Bull, T. Gross (n.d.)	Not evaluated	Within
P-37-004626	CA-SDI-004626	W-3815, W-3814, W-4626A, W-10	Prehistoric	AP16: Shell Scatter	M. Mealey, S. Farmer (2005) M. Mealey, R. Heimgaertner, T. Muranaka (1996) W. Wallace, E. Wallace (1986) C. Bull, T. Gross (n.d.)	Not evaluated	Within
P-37-004669	CA-SDI-004669	W-12	Prehistoric	AP2: Lithic scatter, AP4: Bedrock Milling Feature, AP9: Burials	D. Ike, D. Flower, L. Roth, R. Karvash (1976) R. Karvash (1976)	Not evaluated	Outside
P-37-004670	CA-SDI-004670	W-5	Prehistoric	AP2: Lithic Scatter; AP9: Burials, AP15: Habitation Debris	R. Korvash (1976)	Not evaluated	Outside
P-37-004956	CA-SDI-004956	-	Prehistoric	AP12: Quarry	R. Carrico (1977) C. Bull (1977)	Not evaluated	Within
P-37-004957	CA-SDI-004957	-	Prehistoric	AP2: Lithic Scatter	R. Carrico (1977)	Not evaluated	Within
P-37-005203	CA-SDI-005203	W-1445A	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) L. McCoy (1977)	Not evaluated	Outside

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-005204	CA-SDI-005204	W-1446	Multicomponent	AH2: Foundations/Structure Pads, AP2: Lithic Scatter; HP44: Adobe Building/Structure	S. Wolf, A. Pham, S. Bigney, G. Kitchen (2012) M.J. Hatley (1978) L. McCoy (1977)	3S- Appears eligible for NR as an individual property through survey evaluation, 3CS- Appears eligible for CR as an individual property through survey evaluation, 5S3 -Appears to be individually eligible for local listing or designation through survey evaluation.	Outside
P-37-005218	CA-SDI-005218	W-1462	Prehistoric	AP2: Lithic Scatter, AP15: Habitation Debris	R.H. Norwood (1977)	Not evaluated	Within
P-37-005443	CA-SDI-005443	-	Prehistoric	AP2: Lithic Scatter, AP15: Habitation Debris	C. Taylor (1977)	Not evaluated	Outside
P-37-005456	CA-SDI-005456	-	Prehistoric	AP2: Lithic Scatter; AP4: Bedrock Milling Feature	R. Kardash, R. Norwood (1978)	Not evaluated	Within
P-37-005605	CA-SDI-005605	-	Prehistoric	AP2: Lithic Scatter	C.S. Bull (1978)	Not evaluated	Outside
P-37-005606	CA-SDI-005606	W-1666	Prehistoric	AP2: Lithic Scatter	C.S> Bull (1978)	Not evaluated	Outside
P-37-005608	CA-SDI-005608	-	Prehistoric	AP2: Lithic Scatter	P. Howard (2017) D. Gallegos, R. Phillips, C. Kyle (1995) C.S. Bull (1978)	Not evaluated	Outside
P-37-005609	CA-SDI-005609	-	Prehistoric	AP2 Lithic Scatter	P. Howard (2017) D. Gallegos, R. Phillips, C. Kyle (1995) C.S. Bull (1978)	Not evaluated	Outside
P-37-005610	CA-SDI-005610	W-1666	Prehistoric	AP2: Lithic Scatter	C.S. Bull (1978)	Not evaluated	Outside
P-37-005613	CA-SDI-005613	W-1668, Locus A	Prehistoric	AP2: Lithic Scatter, AP15: Habitation Debris	C. Bull, D. Hanna (1978)	Not evaluated	Within
P-37-007223	CA-SDI-007223	W-1760, W-8	Prehistoric	AP15: Habitation Debris	M. Mealey, T. Muranaka, R. Heimgaertner (1996) P. Ainsworth (n.d.)	Not evaluated	Within
P-37-007224	CA-SDI-007224	W-1761	Prehistoric	AP15: Habitation Debris	P. Ainsworth (n.d.)	Not evaluated	Within
P-37-007225	CA-SDI-007225	W-1762	Prehistoric	AP2: Lithic Scatter, AP15: Habitation Debris	P. Ainsworth (n.d.)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-007952	CA-SDI-007952	W-2611	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Huett, S. Berryman (1980) J. Krase (1981)	Not evaluated	Outside
P-37-008087	CA-SDI-008087	W-2233	Prehistoric	AP2: Lithic Scatter	K. Easland (1979)	Not evaluated	Within
P-37-008207	CA-SDI-008207	W-2365A, W-2565B, W-2365C	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) B. Hunter (1979)	Not evaluated	Within
P-37-008211	CA-SDI-008211	W-2560	Prehistoric	AP2: Lithic Scatter, AP15: Habitation Debris	D. Gallegos, R. Phillips, C. Kyle (1995) D.Hanna, P. Talley (1979) D. Hanna (1979)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-008212	CA-SDI-008212	W-2561	Prehistoric	AP16: Groundstone Isolate	D. Hanna (1979)	Not evaluated	Within
P-37-008213	CA-SDI-008213	W-2562	Prehistoric	AP16: Groundstone Isolate	D. Hanna (1979)	Not evaluated	Within
P-37-008214	CA-SDI-008214	W-2563	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) D. Hanna (1979)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-008215	CA-SDI-008215	W-2564	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) D. Hanna (1979)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-008229	CA-SDI-008229	-	Prehistoric	AP11: Hearths/ Pits	E. Dittmar, G. Harris (1980)	Not evaluated	Within
P-37-008466	CA-SDI-008466	W-2345	Prehistoric	AP2: Lithic Scatter	Mitchell, Russell, Hanna, Seneca, Kupel (1979)	Not evaluated	Within
P-37-008467	CA-SDI-008467	W-2346	Historic	AH5: Wells/ Cisterns	J.J. Mitchel (1979)	Not evaluated	Within
P-37-008468	CA-SDI-008468	W-2347	Prehistoric	AP2: Lithic Scatter	D. Chavez, J. Miller (1988) T. Seneca (1979)	Not evaluated	Outside
P-37-008469	CA-SDI-008469	W-2348	Prehistoric	AP15: Habitation Debris	C. Kyle (1977) D. Hanna (1979)	Not evaluated	Outside
P-37-008470	CA-SDI-008470	W-2349	Multicomponent	AP2: Lithic Scatter, AP15: Habitation Debris, HP34: Military Property	D. Gallegos, R. Phillips, C. Kyle (1995) D. Hanna, J. Mitchell (1979)	Not evaluated	Within
P-37-008471	CA-SDI-008471	W-2338	Prehistoric	AP2: Lithic Scatter	D. Chavez (1988) D. Hanna (1979)	Not evaluated	Outside

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-008472	CA-SDI-008472	W-2337	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) D. Hanna (1979) D. Kupel, T. Seneca (1979) J.J. Mitchell (1979) C. Russell (1979) T. Seneca, C. Russell (1979)	Not evaluated	Within
P-37-008721	CA-SDI-008721	W-2956	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) S. Cardenas (1981)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-008801	CA-SDI-008801	W-2465	Prehistoric	AP2: Lithic Scatter	S. Day, T. Jacques (1981) Rogers (n.d.)	Not evaluated	Within
P-37-008802	CA-SDI-008802	W-2971	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) S. Day, T. Jacques (1981) Rogers (n.d.)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-008803	CA-SDI-008803	-	Prehistoric	AP2: Lithic Scatter	S. Day, T. Jacques (1981)	Not evaluated	Within
P-37-008804	CA-SDI-008804	W-2463	Prehistoric	AP2: Lithic Scatter	S. Day, T. Jacques (1981) Rogers (n.d.)	Not evaluated	Within
P-37-008805	CA-SDI-008805	-	Prehistoric	AP16: Lithic Isolate	S. Day, T. Jacques (1981)	Not evaluated	Within
P-37-008806	CA-SDI-008806	-	Prehistoric	AP16: Lithic Isolate	S. Day, T. Jacques (1981)	Not evaluated	Within
P-37-008807	CA-SDI-008807	W-2975	Prehistoric	AP16: Lithic Isolate	D. Gallegos, R. Phillips, C. Kyle (1995) S. Day, T. Jacques (1981)	Not evaluated	Within
P-37-008808	CA-SDI-008808	-	Prehistoric	AP16: Lithic Isolate	S. Day, T. Jacques (1981)	Not evaluated	Within
P-37-009287	CA-SDI-009287	W-2336	Prehistoric	AP2: Lithic Scatter	T. Muranaka (1980)	Not evaluated	Within
P-37-009288	CA-SDI-009288	-	Prehistoric	AP2: Lithic Scatter	R. Greenlee, C. Letter (2011) M. Robbins-Wade, A. Giletti, S. Everhart, E. Figueroa, G. Kitchen, D. Linton (2011) D. Hanna (1980)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-009586	CA-SDI-009586	-	Historic	AP14: Rock Shelter/ Cave	J. Woodward (1982)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-009587	CA-SDI-009587	W-3828	Historic	AH4: Trash Scatter, AH16: Charcoal Deposit	M. Mealey (2014) M. Mealey, T. Muranaka, R. Heimgaertner (1996) J. Woodward (1982)	Not evaluated	Within
P-37-009588	CA-SDI-009588	W-10, Locus B	Multicomponent	AP2: Lithic Scatter, AP16: Shell Isolate, AH4: Privies/ Dumps/ Trash Scatter	M. Mealey (2014) T. Gross (2005) M. Mealey, S. Farmer (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) E. Barter, J. Foster, P. Hines (1986) E. Parkman, R. Cerutti (1982) J. Woodward (n.d.) Rogers (n.d.)	Not evaluated	Within
P-37-009594	CA-SDI-009594	-	Prehistoric	AP2: Lithic Scatter	I. Scharlotta, T. Quach (2014) M. Newman, R. Cerutti, B. Parkman (1982)	Not evaluated	Within
P-37-009598	CA-SDI-009598	-	Prehistoric	AP2: Lithic Scatter; AP15 Habitation Debris; AP16: Shell Scatter	M. Mealey (2014) M. Mealey, T. Muranaka, R. Heimgaertner (1996) B. Parkman, R. Cerutti, S. Coles, MacIntosh (1982)	Not evaluated	Within
P-37-009599	CA-SDI-009599	W-17	Prehistoric	AP2: Lithic Scatter, AP9: Burials; AP11: Hearths/ Pits, AP15: Habitation Debris	M. Mealey (2014) M. Mealey, S. Farmer (2005) M. Mealey, T. Muranaka, R. Heimgaertner (1996) P. Hines, E. Barter, R. Schwaderer (1985) Parkman, Vivian (1982)	Not evaluated	Within
P-37-009600	CA-SDI-009600	W-3820	Prehistoric	AP2: Lithic Scatter, AP11: Hearth/ Pits	M. Mealey, S. Grosso, A. DelRosario, C. Phelps (2016) M. Mealey, S. Farmer (2005) M. Mealey, T. Muranaka, R. Heimgaertner (1996) Parkman, Coles, MacIntosh, Vivian (1982)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-009602	CA-SDI-009602	W-3822	Multicomponent	AP2: Lithic Scatter, AP16: Shell Midden, AH4: Privies/ Dumps/ Trash Scatter	M. Garrett, E. Pawloski, M. Mealey (2015) M. Mealey, R. Ruston (2010) M. Mealey, S. Farmer (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) E. Parker (1982)	Not evaluated	Within
P-37-009603	CA-SDI-009603	W-3823	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/Pits, AP16: Shell Scatter, AH4: Privies/ Dumps/ Trash Scatter	M. Mealey, S. Farmer (2005) M. Mealey, K. Shabel (2002) B. Parkman, S. Coles, B. Davis (1982)	Not evaluated	Within
P-37-009604	CA-SDI-009604	W-3824	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP12: Quarry, AP16: Shell Scatter, AH4: Privies/ Dumps/ Trash Scatter	M. Mealey, N. Turner (2017) M. Mealey, P. McFarland, J. Collier, B. Lucero, A. Del Rosario, G. Lucidi, C. Anderson, S. Grosso, B. Rolland, C. Phelps (2016) J. Meling, M. Mealey, B. Weisberg (2016) M. Mealey, K. Knabb, S. Mustain, N. Minovi (2006) M. Mealey, S. Farmer, K. Tsunoda (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, R. Heimgaertner, T. Muranaka (1996) B. Parkman, B. Davis, S. Coles (1982)	Not evaluated	Within
P-37-009605	CA-SDI-009605	W-15	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/Pits, AP16: Shell Midden	California Department of Parks and Recreation (2005) M. Mealey, S. Farmer, K. Tsunoda (2005) M. Mealey, T. Muranaka, R. Heimgaertner (1996) E. Barter, P. Hines, R. Schwaderer (1986) B. Davis, B. Parkman (1982)	Not evaluated	Within
P-37-009606	CA-SDI-009606	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP15: Habitation Debris	M. Mealey (2015) M. Newman, R. Cerutti, B. Parkman (1982)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-009863	CA-SDI-009863	-	Prehistoric	AP15: Habitation Debris	S. Hector (1983)	Not evaluated	Within
P-37-009920	CA-SDI-009920	-	Prehistoric	AP15: Habitation Debris	D. Gallegos, R. Phillips, C. Kyle (1995) J. Thesken (1984)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-010249	CA-SDI-010249	-	Prehistoric	AP15: Habitation Debris	K. Ross Way (2003) M. Robbins-Wade (1985)	Not evaluated	Within
P-37-010250	CA-SDI-010250	-	Prehistoric	AP2: Lithic Scatter	L. Downs, T. Cooley (2019) K. Ports, A. Griffin (2017) H. Murphy (2019) J. Roy (2015)B. Williams, D. Mengers (2010) D. Palette (2002) J. Perry, L. Tift (1996) M. Robbins-Wade (1985)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-010251	CA-SDI-010251	-	Prehistoric	AP2: Lithic Scatter	M. Robbins-Wade (1985)	Not evaluated	Within
P-37-010437	CA-SDI-010437	-	Prehistoric	AP2: Lithic Scatter	S. Castells (2013, 2015) D. Gallegos, R. Phillips, C. Kyle (1995) R.M. Bissell (1996) J. Hildebrand (1986)	3: Appears Eligible for NR or CR through Survey Evaluation	Outside
P-37-010438	CA-SDI-010438	-	Prehistoric	AP15: Habitation Debris - (Village Site of Ytsagua)	S.Gunderman Castells (2014) D. Iversen (2010) D. Cheever (1985) J. Krase (1972)	5S1: Individual Property that is Listed or Designated Locally (Local Site #924)	Within
P-37-010636	CA-SDI-010636	W-28	Prehistoric	AP2: Lithic Scatter	M. Mealey, B. Weisberg, J. Meling (2016) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) P. Hines, E. Barter, R. Schwaderer (1986)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-010637	CA-SDI-010637	W-28	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/Pits, AP15: Habitation Debris, AP16: Shell Scatter	M. Mealey, B. Weisberg, J. Meling (2016) M. Mealey, S. Farmer (2006) M. Mealey, P. McFarland, S. Farmer (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) P. Hines, E. Barter, R. Schwaderer (1986)	Not evaluated	Within
P-37-010781	CA-SDI-010781	-	Prehistoric	AP2: Lithic Scatter	M. Robbins-Wade, M. Murray, M. Sivba, C. Lucas (2003) M. Robbins-Wade, A. Giletti, M. Murray (2002) B.F. Smith (1991) S.Wade, S.R. Van Wormer (1987)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-010815	CA-SDI-010815	-	Prehistoric	AP16: Shell Scatter, AP16: Lithic Isolate	C.H. Benn (1987)	Not evaluated	Outside
P-37-011223	CA-SDI-011223	-	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-011224	CA-SDI-011224	-	Prehistoric	AP2: Lithic Scatter	J.R. Cook (1988)	Not evaluated	Within
P-37-011225	CA-SDI-011225	-	Prehistoric	AP2: Lithic Scatter	J.R. Cook (1988)	Not evaluated	Within
P-37-011226	CA-SDI-011226	-	Prehistoric	AP2: Lithic Scatter	D. Gallegos, R. Phillips, C. Kyle (1995) J.R. Cook (1988)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-011227	CA-SDI-011227	-	Prehistoric	AP2: Lithic Scatter	J.R. Cook (1988)	Not evaluated	Within
P-37-011762	CA-SDI-011762	-	Prehistoric	AP2: Lithic Scatter	L. Akyuz, D. Laylander (2008) J. Clevenger, E. Baker (1990)	Not evaluated	Outside
P-37-011763	CA-SDI-011763	-	Prehistoric	AP2: Lithic Scatter	J. Clevenger, E. Baker (1990)	Not evaluated	Outside
P-37-011764	CA-SDI-011764	-	Prehistoric	AP2: Lithic Scatter	J. Clevenger, E. Baker (1990)	Not evaluated	Outside
P-37-011765	CA-SDI-011765	-	Historic	AH4: Privies/ Dumps/ Trash Scatter	M. Bischoff, W. Manley (1995) J. Clevenger, E. Baker (1990)	Not evaluated	Outside

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-011783	CA-SDI-011783	-	Multicomponent	AH3: Landscaping/ Structure Pads, AP15: Habitation Debris	B. Williams, D. Mengers (2010) D. Iversen (2005) R.Collett (1990)	Not evaluated	Within
P-37-011788	CA-SDI-011788	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/Pits	B.F. Smith (1995) B.F. Smith (1991) M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-011789	CA-SDI-011789	-	Prehistoric	AP2: Lithic Scatter	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-011908	CA-SDI-011908	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1990)	Not evaluated	Within
P-37-012408	CA-SDI-012408	-	Prehistoric	AP2: Lithic Scatter	M. Bischoff, W. Manley (1995) B.F. Smith (1995)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012409	CA-SDI-012409	-	Prehistoric	AP2: Lithic Scatter	C. Bowden-Renna, A. Philburn (2006) M. Bischoff, W. Manley (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Outside
P-37-012410	CA-SDI-012410	-	Prehistoric	AP2: Lithic Scatter	M. Bischoff, W. Manley (1995) B.F. Smith (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Outside
P-37-012411	CA-SDI-012411	-	Prehistoric	AP2: Lithic Scatter; AP16: Other	ASM Affiliates (2007) B.F. Smith (1991)	Not evaluated	Within
P-37-012412	CA-SDI-012412	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012413	CA-SDI-012413	-	Prehistoric	AP2: Lithic Scatter	Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012414	CA-SDI-012414	-	Prehistoric	AP2: Lithic Scatter	M. Bischoff, W. Manley (1995) B.F. Smith (1991)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-012416	CA-SDI-012416	-	Prehistoric	AP2: Lithic Scatter	T. Quach (2014) Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012417	CA-SDI-012417	-	Prehistoric	AP2: Lithic Scatter	T. Quach (2014) B.F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012418	CA-SDI-012418	-	Prehistoric	AP2: Lithic Scatter	L. Akyuz, D. Laylander (2008) B.F. Smith (1991)	Not evaluated	Within
P-37-012419	CA-SDI-012419	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1991)	Not evaluated	Within
P-37-012420	CA-SDI-012420	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1991)	Not evaluated	Within
P-37-012421	CA-SDI-012421	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1991)	Not evaluated	Within
P-37-012422	CA-SDI-012422	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012423	CA-SDI-012423	-	Prehistoric	AP2: Lithic Scatter	C. Bowden-Renna (2000) B.F. Smith (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012424	CA-SDI-012424	-	Prehistoric	AP2: Lithic Scatter	L. Akyuz, D. Laylander (2008) B.F. Smith (1991)	Not evaluated	Within
P-37-012425	CA-SDI-012425	-	Prehistoric	AP2: Lithic Scatter	L. Akyuz, D. Laylander (2008) B.F. Smith (1991)	Not evaluated	Within
P-37-012426	CA-SDI-012426	-	Prehistoric	AP2: Lithic Scatter	Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012427	CA-SDI-012427	-	Prehistoric	AP2: Lithic Scatter	C. Bowden-Renna (2000) Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-012428	CA-SDI-012428	-	Prehistoric	AP2: Lithic Scatter	B. F. Smith (1991)	Not evaluated	Within
P-37-012429	CA-SDI-012429	-	Prehistoric	AP2: Lithic Scatter	Brian F. Smith & Associates (1995) B. F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012430	CA-SDI-012430	-	Prehistoric	AP2: Lithic Scatter	Brian F. Smith & Associates (1995) B. F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012431	CA-SDI-012431	-	Prehistoric	AP2: Lithic Scatter	Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012432	CA-SDI-012432	-	Prehistoric	AP2: Lithic Scatter	Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012433	CA-SDI-012433	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1991)	Not evaluated	Within
P-37-012434	CA-SDI-012434	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1991)	Not evaluated	Within
P-37-012435	CA-SDI-012435	-	Multicomponent	AP2: Lithic Scatter, AH4: Privies/ Dumps/ Trash Scatter	N. Harris (2000) Brian F. Smith & Associates (1995) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-012436	CA-SDI-012436	-	Prehistoric	AP2: Lithic Scatter	B.F. Smith (1991)	Not evaluated	Within
P-37-012437	CA-SDI-012437	-	Prehistoric	AP2: Lithic Scatter	M. Robbins-Wade, M. Murray, M. Sivba (2002) B.F. Smith (1991)	Not evaluated	Within
P-37-012438	CA-SDI-012438	-	Prehistoric	AP2: Lithic Scatter	C. Bowden-Renna, A. Philburn, R. Arellano, I. Perez (2006) B.F. Smith (1991)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Outside
P-37-012440	CA-SDI-012440	-	Prehistoric	AP2: Lithic Scatter	M. Bischoff, W. Manley (1995) B.F. Smith (1991)	Not evaluated	Outside

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-012441	CA-SDI-012441	-	Prehistoric	AP2: Lithic Scatter	M. Bischoff, W. Manley (1995) B.F. Smith (1991)	Not evaluated	Outside
P-37-012556	CA-SDI-012556	-	Prehistoric	AP15: Habitation Debris	R. Bissell (1996) B.F. Smith (1992)	Not evaluated	Within
P-37-012557	CA-SDI-012557	-	Prehistoric	AP15: Habitation Debris	S. Castells (2015) S. Castells (2013) R. Greenlee, C. Letter, M. Steinkamp (2011) B. Williams, D. Mengers (2010) R. Bissell (1996) B.F. Smith (1992)	2: Determined Eligible for Listing in the NR or the CR	Within
P-37-012559	CA-SDI-012559	-	Prehistoric	AP2: Lithic Scatter	B. Williams, D. Mengers (2010) B.F. Smith (1992)	Not evaluated	Within
P-37-012560	CA-SDI-012560	-	Historic	HP33: Farm/ Ranch	B.F. Smith (1992)	Not evaluated	Within
P-37-012581	CA-SDI-012581/H	W-6	Multicomponent	AP2 Lithic Scatter, AP9: Burials, AP11: Hearths/ Pits; AP15: Habitation Debris, AP16: Shell Midden, HP13: Farm/ ranch	J. Eighmey, D. Cheever (1991) G. Carter (1982) Rogers (n.d.)	Not evaluated	Within
P-37-012927	CA-SDI-012927	W-5237A; W-5237B	Multicomponent	AH4: Privies/ Dumps/Trash Scatter, AP2; Lithic Scatter	ASM Affiliates (2007) I. Strudwick (1992)	Not evaluated	Within
P-37-013241	CA-SDI-013241	W-1076; W-1075	Prehistoric	AP2: Lithic Scatter AP16: Shell Scatter	P. Aisnworth, R. Carrico (1976)	Not evaluated	Within
P-37-013710	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013711	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013712	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013713	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013714	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013715	-	-	Prehistoric	AP16 Ceramic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013716	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013717	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013718	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013719	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013720	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within
P-37-013721	-	-	Prehistoric	AP16 Lithic Isolate	R. Bissell (1994)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-014500	CA-SDI-014168	W-15	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) A. Willis, L. Therrien (1995)	Not evaluated	Within
P-37-014501	CA-SDI-014169	W-6849	Prehistoric	AP2: Lithic Scatter	M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, T. Muranaka, R. Heimgaertner (1996) A. Willis (1995)	Not evaluated	Within
P-37-014804	-	-	Prehistoric	AP16 Lithic Isolate	Robbins-Wade, Sinkovec (1985)	Not evaluated	Within
P-37-014805	-	-	Prehistoric	AP16 Lithic Isolate	Robbins-Wade, Sinkovec (1985)	Not evaluated	Within
P-37-014806	-	-	Prehistoric	AP16 Lithic Isolate	Robbins-Wade, Sinkovec (1985)	Not evaluated	Within
P-37-014807	-	-	Prehistoric	AP16 Lithic Isolate	Robbins-Wade, Sinkovec (1985)	Not evaluated	Within
P-37-014808	-	-	Prehistoric	AP16 Lithic Isolate	Robbins-Wade, Sinkovec (1985)	Not evaluated	Within
P-37-014809	-	-	Prehistoric	AP16 Lithic Isolate	Robbins-Wade, Haynal (1985)	Not evaluated	Within
P-37-014863	-	-	Prehistoric	AP2: Lithic Scatter	Cardenas, Robbins-Wade (1987)	Not evaluated	Outside
P-37-014971	-	-	Prehistoric	AP16 Lithic Isolate	L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014972	-	-	Prehistoric	AP16 Lithic Isolate	L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014973	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014974	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014975	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014976	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014977	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014978	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014979	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-014980	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-014981	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, L. Jacobson, V. Gentile, E. Smith (1990)	Not evaluated	Within
P-37-015215	-	-	Prehistoric	AP16 Lithic Isolate	I. Strudwick (1992)	Not evaluated	Within
P-37-015814	CA-SDI-014431	-	Prehistoric	AP15: Habitation Debris	A. Willis (1997)	Not evaluated	Within
P-37-015815	CA-SDI-014432	-	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP16: Shell Scatter, AH4: Privies/Dumps, Trash Scatters	M. Mealey, M. Graham (2015) K. Brown, M. Mandich, P. MacFarland, M. Mealey, R. Ruston (2008) A. Willis (1997)	Not evaluated	Within
P-37-015849	CA-SDI-014445 and CA-SDI-200	-	Prehistoric	AP12: Quarry	M. Mealey, R. Heimgaertner, T. Muranaka (1996)	7-Not evaluated for National Register (NR), or California Register (CR) or Needs Reevaluation	Within
P-37-015850	CA-SDI-014446	-	Prehistoric	AP11: Hearths/ Pits	M. Mealey, R. Heimgaertner, T. Muranaka (1996)	7-Not evaluated for National Register (NR), or California Register (CR) or Needs Reevaluation	Within
P-37-015851	CA-SDI-014447	W-6846 W-6847	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AH4: Privies/ Dumps/ Trash Scatter	M. Mealey, B. Lucero, A. Del Rosario, G. Lucidi, C. Anderson, S. Grosso (2016) M. Mealey, E. Minnaugh, B. Rolland, J. Callahan, M. Graham (2015) T. Gross (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, R. Heimgaertner, T. Muranaka (1996)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-015852	CA-SDI-014448	W-3824	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP12: Quarry, AP16: Shell Scatter, AH4: Privies/ Dumps/ Trash Scatter	M. Mealey, N. Turner (2017) M. Mealey, P. McFarland, J. Collier, B. Lucero, A. Del Rosario, G. Lucidi, C. Anderson, S. Grosso, B. Rolland, C. Phelps (2016) J. Meling, M. Mealey, B. Weisberg (2016) M. Mealey, K. Knabb, S. Mustain, N. Minovi (2006) M. Mealey, S. Farmer, K. Tsunoda (2005) M. Mealey, K. Shabel, S. Jenkins (2002) M. Mealey, R. Heimgaertner, T. Muranaka (1996) B. Parkman, B. Davis, S. Coles (1982)	Not evaluated	Within
P-37-015853	CA-SDI-014449	W-66938	Prehistoric	AP2: Lithic Scatter	M. Mealey, M. Sampson (1997)	Not evaluated	Within
P-37-015854	CA-SDI-014450	-	Prehistoric	AP2: Lithic Scatter	K. Shabel, M. Mealey, S. Jenkins (2002)	Not evaluated	Within
P-37-015858	CA-SDI-014453	W-6855	Prehistoric	AP2: Lithic Scatter	M. Mealey, J. Parker (2001) M. Mealey, T. Muranaka, R. Heimgaertner (1996)	Not evaluated	Within
P-37-015860	CA-SDI-014455	W-6852	Multicomponent	AP2: Lithic Scatter, AH4: Privies/ Dumps/ Trash Scatter, AH7: Roads/ Trails/ Railroad Grades	J. Meling (2016) M. Mealey, B. Rolland, E. Minnaugh, J. Callahan (2015) M. Mealey, J. Roland (2014) M. Mealey, K. Shabel, R. Ruston (2010) M. Mealey, M. Sampson, R. Heimgaertner, P. McFarland, S. Farmer, K. Shabel, S. Jenkins (2009)	Not evaluated	Within
P-37-015864	CA-SDI-014459	-	Prehistoric	AP2: Lithic Scatter, AP16: Shell Scatter	M. Mealey, S. Farmer, K. Tsunoda (2005) M. Mealey, R. Heimgaertner, T. Muranaka (1996)	Not evaluated	Within
P-37-015866	-	-	Prehistoric	AP16: Shell Scatter	M. Mealey, R. Heimgaertner, T. Muranaka (1996)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-016179	-	-	Historic	HP11: Engineering Structure, HP19: Bridge	D. Iversen (2005) R. Bissell (1996)	7-Not evaluated for National Register (NR), or California Register (CR) or Needs Reevaluation	Within
P-37-017079	CA-SDI-015112	-	Prehistoric	AP16: Shell Midden	L. Pierson (1999)	7-Not evaluated for National Register (NR), or California Register (CR) or Needs Reevaluation	Within
P-37-017177	-	-	Historic	HP4: Ancillary Building	A. Bevil (1999)	1S: Individual Property Listed in NR by the Keeper and Listed in the CR. Ref. # 98000700.	Within
P-37-017178	-	-	Historic	HP2: Single Family Property	A. Bevil (1999)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Outside
P-37-017179	-	-	Historic	HP4: Ancillary Building	A. Bevil (1999)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-017276	-	-	Historic	HP2: Single Family Property	S. Moomjian (1998)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Outside
P-37-019219	CA-SDI-015890	-	Prehistoric	AP2: Lithic Scatter; AP11: Hearth/ Pits	M. Mealey, P. MacFarland (2000)	Not evaluated	Within
P-37-024542	-	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey (2014) M. Mealey, T. Muranaka (2002)	Not evaluated	Within
P-37-024543	CA-SDI-016260	-	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP16: Shell Scatter, AH4: Privies/ Dumps/ Trash Scatter	M. Mealey (2014) M. Mealey, T. Muranaka (2002)	Not evaluated	Within
P-37-024544	CA-SDI-016261	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, E. Arrowsmith (2015) K. Shabel, M. Mealey, S. Jenkins (2002) M. Mealey (2002)	Not evaluated	Within
P-37-024545	CA-SDI-016262	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, T. Muranaka (2002)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-024619	CA-SDI-016302	-	Prehistoric	AP16: Shell Scatter	J. Parker (2002)	Not evaluated	Outside
P-37-024692	-	-	Prehistoric	AP16: Lithic Isolate	M. Robbins-Wade, A. Giletti, M. Murray (2002)	Not evaluated	Within
P-37-024739	CA-SDI-016385H	-	Historic	AH7: Roads/ Trails/ Railroad Grades, HP19: Bridge, HP37: Highway/ Trail	S. Foglia (2017) M. Courtney (2017) L. Tift, J. Lennen (2016) P. Daly (2015) S. Castells (2015) S. Castells, T. Quach (2014) S. Castells, J. Krintz (2013) S. Castells (2013) E. Schultz, K. Harper (2011) R. McLean (2010) B. Stiefel, S. Gunderman (2009) D. Ballester, T. Woodard (2002)	2: Determined Eligible for Listing in the NR or the CR	Within
P-37-024761	-	-	Prehistoric	AP16: Shell Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024762	-	-	Prehistoric	AP16: Shell Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Outside
P-37-024763	-	-	Prehistoric	AP16: Shell Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024764	-	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024765	-	-	Prehistoric	AP16: Shell Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024766	-	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, E. Arrowsmith (2015) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024767	-	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024768	CA-SDI-14455	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024769	CA-SDI-016403	-	Prehistoric	AP2: Lithic Scatter, AP16: Shell Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024770	CA-SDI-016404	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	P. MacFarland (2013) M. Mealey, K. Knabb, S. Mustain (2006) M. Mealey, S. Farmer (2005) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024771	CA-SDI-016405	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, K. Shabel (2002)	Not evaluated	Within
P-37-024772	CA-SDI-016406	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, S. Farmer, K. Tsunoda (2005) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-024773	CA-SDI-016407	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits: AP16: Shell Scatter	M. Caprio, J. Meling (2015) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024774	CA-SDI-016408	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, E. Arrowsmith (2015) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024775	CA-SDI-016409	-	Prehistoric	AP11: Hearths/ Pits	J. Meling, M. Caprio (2015) M. Mealey, S. Farmer, K. Knabb, S. Mustain (2006) M. Mealey, S. Farmer (2005) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024776	CA-SDI-016410	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, J. Meling (2015) M. Mealey, R. Ruston (2010) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024777	CA-SDI-016411	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP16: Shell Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024778	CA-SDI-016412	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP16: Shell Scatter	M. Mealey, J. Meling (2015) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024779	CA-SDI-016413	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024780	CA-SDI-016414	-	Multicomponent	AP2: Lithic Scatter, AP16: Groundstone Isolate, AP11: Hearths/ Pits, AH4: Privies/ Dumps/ Trash Scatter, AH11: Walls/ Fences	P. MacFarland (2013) M. Mealey, K. Shabel, R. Ruston (2010) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024781	CA-SDI-016415	-	Historic	AH4: Privies/ Dumps/ Trash Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024782	CA-SDI-016416	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-024783	CA-SDI-016417	-	Prehistoric	AP16: Lithic Isolate	J. Rolad (2014) M. Mealey, R. Ruston, K. Shabel, C. Lucas (2010) M. Mealey, A. Dahlstedt (2009) M. Mealey, K. Shabel, S. Jenkins (2002)	Not evaluated	Within
P-37-025845	CA-SDI-017199	-	Prehistoric	AP2: Lithic Scatter	M. Hale (2004)	Not evaluated	Outside
P-37-025846	-	-	Prehistoric	AP2: Lithic Scatter	M. Hale (2004)	Not evaluated	Outside
P-37-025847	-	-	Prehistoric	AP16: Lithic Isolate	M. Hale (2004)	Not evaluated	Outside

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-026489	CA-SDI-017385	-	Prehistoric	AP2 Lithic Scatter, AP11: Hearths/Pits, AP15: Habitation Debris	M. Mealey, S. Farmer (2005) M. Mealey, T. Muranaka, R. Heimgaertner (1996) Rogers (n.d.)	Not evaluated	Within
P-37-026490	CA-SDI-017386	-	Prehistoric	AP2: Lithic Scatter	Rogers (n.d.)	Not evaluated	Within
P-37-026495	CA-SDI-017391	W-340	Prehistoric	Unknown	E. Davis (1968)	Not evaluated	Within
P-37-026583	CA-SDI-017424	W-17	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/Pits	Rogers (n.d.)	Not evaluated	Outside
P-37-030526	CA-SDI-019399	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	Par Environmental Services (2013) K. Moslak, J. Tansey, T. Taylor, A. Lown (2008)	Not evaluated	Within
P-37-030720	CA-SDI-019503	-	Prehistoric	AP11: Hearths/ Pits, AP16 Shell Scatter	K. Brown, M. Mandich, R. Ruston (2008)	Not evaluated	Outside
P-37-030890	CA-SDI-019605	-	Prehistoric	AP15: Habitation Debris	T. Stropes (2009)	Not evaluated	Outside
P-37-031479	-	-	Prehistoric	AP16: Lithic Isolate	M. Mealey, R. Ruston (2010)	Not evaluated	Within
P-37-032261	CA-SDI-020446	-	Historic	HP46: Walls/ Gates/ Fences	J. Underwood, H. Price, C. Zepeda-Herman (2010)	Not evaluated	Outside
P-37-032491	-	-	Historic	AH2: Foundations/ Structure Pads	R. Greenlee, C. Letter (2011)	Not evaluated	Within
P-37-032492	CA-SDI-020616	-	Historic	AH6: Water Conveyance System	R. Greenlee, C. Letter (2011)	Not evaluated	Within
P-37-032493	-	-	Prehistoric	AP16: Lithic Isolate	R. Greenlee, C. Letter (2011)	Not evaluated	Within
P-37-032541	CA-SDI-020664	-	Prehistoric	AP15: Habitation Debris	J. Daniels (2012) J. Tansey (2009)	Not evaluated	Within
P-37-033594	-	-	Prehistoric	AP2: Lithic Scatter	A. Pignolo (2014)	Not evaluated	Outside
P-37-033597	CA-SDI-022051	-	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP15: Habitation Debris, AP16: Shell Midden, AH2: Foundations/ structure pads, AH4: Privies/ Dumps/ Trash Scatter	B. Linton, F. Dittmer, J. Meling (2016) S. Stringer-Bowsher, S. Davis (2014)	3D: Appears Eligible for NR as a Contributor to a NR Eligible District through Survey Evaluation	Within
P-37-033783	CA-SDI-021221	-	Historic	AH2: Foundations/ Structure Pads, AH3: Landscaping, AH4: Privies/ Dumps/ Trash Scatters, AH5: Wells/ Cisterns, AH6: Water Conveyance System, AH7: Roads/ Trails/ Railroad Grades	M. Mealey, J. Callahan, N. Turner, C. Allen (2016) M. DeCarlo (2014) B. Williams (2015)	Not evaluated	Outside
P-37-033784	-	-	Prehistoric	AP16: Lithic Isolate	M. DeCarlo (2014)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-034429	-	-	Historic	HP19: Bridge	E. Schultz, K. Harper, R. Greenlee (2011)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-034430	-	-	Historic	HP19: Bridge	E. Schultz, K. Harper, R. Greenlee (2011)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-034431	-	-	Historic	HP19: Bridge	E. Schultz, K. Harper, R. Greenlee (2011)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-034432	-	-	Historic	HP19: Bridge	E. Schultz, K. Harper, R. Greenlee (2011)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-034433	-	-	Historic	HP34: Military Property, HP4: Ancillary building	E. Schultzt, K. Harper, R. Greenlee (2011)	3S: Appears Eligible for NR as an Individual Property through Survey Evaluation	Within
P-37-034434	-	-	Historic	HP11: Engineering Structure	E. Schultz, K. Harper (2011)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-034435	-	-	Historic	HP15: Educational Building	E. Schultz, K. Harper (2011)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-034706	CA-SDI-021592	-	Prehistoric	AP2: Lithic Scatter	J. Roland (2014)	Not evaluated	Within
P-37-034754	-	-	Prehistoric	AP16: Groundstone Isolate	L. Tift (2014)	Not evaluated	Outside
P-37-034755	CA-SDI-021619	-	Multicomponent	AP2: Lithic Scatter, AH4: Privies/ Dumps/ Trash Scatters	L. Tift, C. Dickerson (2014)	Not evaluated	Outside
P-37-034757	-	-	Prehistoric	AP16: Groundstone Isolate	L. Tift (2014)	Not evaluated	Outside

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-034758	-	-	Prehistoric	AP16: Lithic Isolate	L. Tift (2014)	Not evaluated	Outside
P-37-034759	CA-SDI-021621	-	Prehistoric	AP2: Lithic Scatter, AP8: Cairns/ Rock Feature	L. Tift (2014)	Not evaluated	Outside
P-37-034760	CA-SDI-021622	-	Prehistoric	AP2: Lithic Scatter	L. Tift (2014)	Not evaluated	Outside
P-37-035124	-	-	Historic	AH2: Foundations/ Structure Pads	H. Price, C. Zepeda-Herman (2014)	Not evaluated	Within
P-37-035159	-	-	Historic	HP9: Public Utility Building	Crawford, K. A. November 20, 2013	Not evaluated	Within
P-37-035212	-	-	Historic	HP2: Single Family Property	May, Vonn Marie January 2013	Not evaluated	Outside
P-37-035477	-	-	Prehistoric	AP16 – Other	Davison, Mary February 11, 2016	Not evaluated	Within
P-37-035478	-	-	Prehistoric	AP16: Lithic Isolate	Cox, Nara February 11, 2016	Not evaluated	Within
P-37-035499	-	-	Historic	HP2: Single Family Property	Moomijian, Scott A. August 2013	Not evaluated	Outside
P-37-035638	CA-SDI-021812	-	Historic	AH2: Foundations/ structure pads, AH3: Landscaping, AH4: Privies/ Dumps/ Trash Scatters, AH5: Wells/ cisterns, AH6: Water conveyance system, AH7: Roads/ trails/ railroad grades	M. Mealey, J. Callahan, N. Turner, C. Allen (2016) M. DeCarlo (2014) B. Williams (2015)	Not evaluated	Outside
P-37-035661	-	-	Prehistoric	AP2: Lithic Scatter	M. Mealey (2014)	Not evaluated	Within
P-37-035662	-	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, B. Rolland, J. Callahan (2015)	Not evaluated	Within
P-37-035663	-	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, B. Weisberg, J. Meling (2016)	Not evaluated	Within
P-37-035664	-	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey (2014)	Not evaluated	Within
P-37-035665	CA-SDI-021813	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, J. Meling, M. Graham (2015)	Not evaluated	Within
P-37-035666	CA-SDI-021814	-	Prehistoric	AP2: Lithic Scatter, AP11: Hearths/ Pits	M. Mealey, J. Meling, M. Graham (2015)	Not evaluated	Within
P-37-035668	-	-	Prehistoric	AP2: Lithic Scatter	M. Mealey (2015)	Not evaluated	Within
P-37-035669	CA-SDI-021815	-	Multicomponent	AH4: Privies/ Dumps/ Trash Scatters, AP11: Hearths/ Pits	M. Mealey (2015)	Not evaluated	Within
P-37-035671	CA-SDI-021817	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey (2014)	Not evaluated	Within
P-37-035677	-	-	Prehistoric	AP2: Lithic Scatter	M. Mealey, B. Weisberg, J. Meling (2016)	Not evaluated	Within
P-37-035678	-	-	Prehistoric	AP11: Hearths/ Pits	M. Mealey, M. Graham (2015)	Not evaluated	Within
P-37-035679	CA-SDI-021818	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, B. Weisberg, J. Meling (2016)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-035680	CA-SDI-021819	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, E. Arrowsmith (2015)	Not evaluated	Within
P-37-035682	CA-SDI-021821	-	Multicomponent	AH16: Other, AP15: Habitation Debris	M. Mealey (2014)	Not evaluated	Within
P-37-035683	-	-	Prehistoric	AP16: Shell Scatter	M. Mealey (2014)	Not evaluated	Within
P-37-035684	CA-SDI-4626	-	Prehistoric	AP16: Shell Scatter	M. Mealey (2014)	Not evaluated	Within
P-37-035685	-	-	Historic	HP6: 1-3 story Commercial Building, HP45: Unreinforced Masonry Building, HP44: Adobe Building/ Structure, HP46: Walls/Gates/ Fences, HP30: Trees/ Vegetation	E. Minnaugh (2016)	1S -Individual property listed in NR by the Keeper. Listed in the Cr, 1CS – Listed in the CR as individual property by the SHRC. Ref. # 98000699	Within
P-37-035686	CA-SDI-021822	-	Prehistoric	AP2: Lithic Scatter	M. Mealey (2015)	Not evaluated	Within
P-37-035687	-	-	Historic	AH4: Privies/Dumps/ Trash Scatter	M. Mealey (2014)	Not evaluated	Within
P-37-035837	CA-SDI-021865	-	Prehistoric	AP2: Lithic Scatter AP16: Shell Scatter	K. Kandybowicz (2019) N. Turner, N. Minovi (2016)	Not evaluated	Within
P-37-036068	CA-SDI-021943	-	Historic	AH6: Water Conveyance System, AH11: Walls/ Fences	C. Allen, N. Minovi (2016)	Not evaluated	Within
P-37-036274	CA-SDI-021993	-	Historic	AH4: Privies/Dumps/ Trash Scatters	M. Mealey, B. Weisberg, J. Meling, C. Allen (2016)	Not evaluated	Within
P-37-036275	CA-SDI-021994	-	Prehistoric	AP16: Other	J. Meling (2015)	Not evaluated	Within
P-37-036276	-	-	Historic	AH2: Foundations/ Structure Pads	M. Mealey, B. Lucero, A. Del Rosario, G. Lucidi, C. Anderson, C. Allen, J. Collier (2016)	Not evaluated	Within
P-37-036277	CA-SDI-021995	-	Historic	H28: Street Furniture – (Concrete Marker)	M. Mealey, B. Lucero, A. Del Rosario, G. Lucidi, C. Anderson, C. Allen, J. Collier (2016)	Not evaluated	Within
P-37-036278	-	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, M. Callahan, J. Turner, N. Allen (2016)	Not evaluated	Outside
P-37-036280	-	-	Historic	AH16: Refuse Isolate	M. Mealey, B. Lucero, A. Del Rosario, G. Lucidi, C. Anderson, C. Allen, J. Collier (2016)	Not evaluated	Within
P-37-036393	-	-	Historic	AH16: Refuse Isolate	M. Mealey, A. Del Rosario, S. Grosso (2016)	Not evaluated	Within
P-37-036394	-	-	Prehistoric	AP16 Tool Isolate	M. Mealey (2016)	Not evaluated	Within

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-036395	-	-	Historic	AH11: Walls/ Fences	M. Mealey, A. Del Rosario, S. Grosso (2017)	Not evaluated	Within
P-37-036396	CA-SDI-022037	-	Prehistoric	AP11: Hearths/ Pits	M. Mealey, A. Del Rosario, S. Grosso, C. Phelps (2016)	Not evaluated	Within
P-37-036397	CA-SDI-022038	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, S. Grosso, A. Del Rosario, C. Phelps (2016)	Not evaluated	Within
P-37-036624	-	-	Historic	HP37: Highway/ Trail	A. Bevil, M. Mealey, E. Minnaugh (2017)	1S -Individual property listed in NR by the Keeper. Listed in the Cr, 1CS – Listed in the CR as individual property by the SHRC. Ref. # 98001248.	Outside
P-37-036625	-	-	Prehistoric	AP16: Lithic Isolate	P. MacFarland, G. Tietzer (2017)	Not evaluated	Outside
P-37-037740	CA-SDI-022483	-	Historic	AH4: Privies/ Dumps/ Trash Scatters	M. Mealey, A. Del Rosario, S. Grosso, C. Phelps (2016)	Not evaluated	Outside
P-37-037745	-	-	Prehistoric	AP2: Lithic Scatter	L. Downs, T. Cooley (2019) K. Ports, A. Griffin (2017) H. Murphy (2019) J. Roy (2015)B. Williams, D. Mengers (2010) D. Palette (2002) J. Perry, L. Tift (1996) M. Robbins-Wade (1985)	6Z: Determined Ineligible for NR, CR, or Local Designation Through Survey Evaluation	Within
P-37-037746	-	-	Historic	AH16: Refuse Isolate	J. Shelmire (2017)	Not evaluated	Outside
P-37-038784	-	-	Prehistoric	AP16: Groundstone Isolate	K. Kandybowicz (2018)	Not evaluated	Outside
P-37-038990	-	-	Historic	AH4: Trash Scatter	K. Brown (2009)	Not evaluated	Within
P-37-038991	-	-	Multicomponent	AP2: Lithic Scatter, AP16: Midden	G. Lucidi and C. Anderson (2018)	Not evaluated	Within
P-37-038992	-	-	Prehistoric	AP2: Lithic Scatter	C. Anderson and N. Burnett (2018)	Not evaluated	Within
P-37-038993	-	-	Prehistoric	AP2: Lithic Scatter	J. Meling and G. Tietzer (2018)	Not evaluated	Within
P-37-038994	-	-	Historic	AH4: Trash Scatter	G. Lucidi and C. Anderson (2018)	Not evaluated	Within
P-37-039321	CA-SDI-23033	-	Multicomponent	AH4: Trash Scatter, AP2: Lithic Scatter, AP15: Habitation Debris	E. Pawloski, J. Roland, B. Weisberg and K. Kandybowics (2014)	Not evaluated	Within
P-37-039322	CA-SDI-23034	-	Multicomponent	AP2: Lithic Scatter, AH4: Trash Scatter	J. Meling, R. Shultz, E. Harvey and S. Atwood (2015)	Not evaluated	Within

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Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-039323	CA-SDI-23035	-	Prehistoric	AP2: Lithic Scatter, AP12: Quarry	J. Melin, R. Shultz, E. Harvey and S. Atwood (2015)	Not evaluated	Within
P-37-039324	-	-	Prehistoric	AP2: Lithic Scatter	J. Meling, R. Shultz, E. Harvey and S. Atwood (2015)	Not evaluated	Within
P-37-039585	CA-SDI-23141	-	Historic	AH4: Historic Refuse Scatters/Privies/Dumps	T. Stanley (2021)	Not evaluated	Outside
P-37-039586	CA-SDI-23142	-	Historic	AH4: Historic Refuse Scatters/Privies/Dumps	T. Stanley (2021)	Not evaluated	Outside
P-37-039587	CA-SDI-23143	-	Historic	AH4: Historic Refuse Scatters/Privies/Dumps	T. Stanley (2021)	Not evaluated	Outside
P-37-039810	-	-	Historic	AH6: Water Conveyance	B. Rolland (2020)	Not evaluated	Outside
P-37-040188	CA-SDI-23327	W-1075	Prehistoric	AP2: Lithic Scatter	J. Turner and C. Taylor (2022)	Not evaluated	Within
P-37-040306	-	-	Prehistoric	AP16: Isolate	K. Montifolca (2022)	Not evaluated	Outside
P-37-040307	-	-	Prehistoric	AP16: Isolate	K. Montifolca (2022)	Not evaluated	Outside
P-37-040361	-	-	Historic	HP39: Other	J. Collins, B. Comeau and M. Hale (2022)	Not evaluated	Outside
P-37-040362	-	-	Historic	HP39: Other	R. Silberberger (2019)	Not evaluated	Outside
P-37-040364	-	-	Historic	HP39: Other	Y. Garcia (2017)	Not evaluated	Outside
P-37-040368	-	-	Historic	HP39: Other	R. Silberberger (2019)	Not evaluated	Within
P-37-040393	-	-	Historic	AH4: Historic Refuse Scatters/Privies/Dumps	C. Boyd (2021)	Not evaluated	Within

The record search also indicated that 16 historic addresses have been previously recorded within the one-quarter mile record search radius and within the UCPU (Table 3). Of the 16, 7 are located within the UCPU, and 9 are outside of the UCPU.

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

Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the UCPU
-	2800 Torrey Pines Scenic Drive	Torrey Pines Gliderport: Historic District	HP39: Other – (Gliderport)	-	NRHP Status Code: 1 - Properties listed in the National Register (NR) or the California Register (CR). Ref. # 93000578. NRHP Status Code: 5S1 – Individually listed or designated locally. HRB # 315	Within

Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the UCPU
P-37-017276	9302 La Jolla Farms Rd	Oxley House	HP2: Single family property	Moomjian, Scott A. September 1998	NRHP Status Code: 6Z - found ineligible for NR, CR, or Local designation through survey evaluation. NRHP Status Code: 5S1 - Individually listed or designated locally. HRB # 368	Outside
-	10010 N Torrey Pines Road	Salk Institute for Biological Studies, 1965	HP15: Educational building (1965)	-	NRHP Status Code: 5S1 - Individually listed or designated locally. HRB # 304	Within
-	12201 Torrey Pines Park Road	Torrey Pines Lodge	HP13: Community center/ social hall - (Architecture; Conservation 1923 Late 19th and 20th Century Revivals / Pueblo Revival)	-	NRHP Status Code:1: -Properties listed in the National Register (NR) or the California Register (CR).	Within
P-37-017177	12279 Torrey Pines Park Road	Guy Fleming House Garage	HP4: Ancillary building - (Detached garage, 1927)	Bevil, Alexander D. January 20, 1999	NRHP Status Code: 1 - Properties listed in the National Register (NR) or the California Register (CR). Ref. # 98000700.	Within
-	0 Torrey Pines Park Road 7	Roosevelt Memorial Drive Historic District: Park Kiosk, Torrey Pines Park Road, Roosevelt Memorial Drive	H3: Multiple family property	-	NRHP Status Code:1 - Properties listed in the National Register (NR) or the California Register (CR).	Within
-	0 Torrey Pines Scenic Drive 6	Torrey Pines Area	-	-	-	Within
-	0 Street 52 Soledad		-	-	-	Outside
P-37-004513	0 Sorrento Valley Rd	Sorrento Valley Site	-	-	NRHP Status Code:1D - Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR. Ref. # 75000466. NRHP Status Code: 5S1 - Individually listed or designated locally. HRB # 924.	Outside

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Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the UCPU
P-37-004669	9630 La Jolla Farms Road	William Harmon Black-William Lunmpkins House	HP2: Single family property – (Mr. Blacks House, UCSD Chancellor's House, University House, Black's Site. 1952 Late 19 th); HP44: Adobe building/structure – (Early 20 th Century Pueblo Revival/Midcentury Adobe)	Kardash, Richard November 8, 1976	Ethnic Heritage/Native American Archaeology/Prehistoric, Late Prehistoric, Architecture and Landscape. NRHP Status Code: 1 - Properties listed in the National Register (NR) or the California Register (CR). Ref. # 8000343.	Outside
-	10801 Sorrento Valley Road	Sorrento Valley Pet Cemetery	HP40: Cemetery – (1956)	-	-	Outside
-	9410 La Jolla Shores Drive	Frederick Tudor Scripps Rental Property	HP2: Single Family Property - (Craftsman Architecture, 1914)	-	NRHP Status Code: 6Z - found ineligible for NR, CR, or Local designation through survey evaluation.	Outside
-	8551 Sugarman Drive	-	HP2: Single Family Property, (1927)	-	-	Outside
-	9438 La Jolla Farms Road	Jacob and Rita Bronowski Residence	HP2: Single Family Property- (Jacob Bronowski/ 20th Century Modern International Architecture, 1963)	-	NRHP Status Code: 5S1 – Individually listed or designated locally. HRB # 1054.	Outside
P-37-035212	9805 Blackgold Road		HP2: Single Family Property - (Atoll House Architecture and Master Architect, 1978)	Pourteymour, Ramin January 2013	NRHP Status Code: 3S - Appears eligible for NR as an Individual property through survey evaluation.	Outside
P-37-035499	2680 Greentree Lane	Dr. Hans and Ruth Suess/ Dale Naegle House	HP2: Single Family Residential - (Historic Person/ Architecture/ Master Builder, 1965)	Moomjian, Scott A. August 2013	NRHP Status Code: 5S2 – Individual property that is eligible for local listing or designation.	Outside

Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the UCPU
P-37-033597	11480 North Torrey Pines Road	Torrey Pines Municipal Golf Course - North Course	HP29: Landscape; HP31: Urban open space - (Golf Course); HP4: Ancillary building - (Recreation, 1957)	Stringer-Bowsher and Davis March 2014, Loveless, Rebekah, Brandon Linton, Frank Dittmer, and Juliette Meling February 19, 2016	NRHP Status Code: 3D - Appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.	Within

State Parks Record Search Results

A record search of archaeological records held by State Parks for Torrey Pines State Natural Reserve was conducted by the San Diego Coast District Archaeologist and Tribal Liaison. State Parks reported that 73 cultural resources had been previously recorded in Torrey Pines State Natural Reserve. The record search results were compared to the SCIC record search results and almost all resources were previously addressed in the SCIC record search results. The State Parks record search results contained five additional sites that were not included in the SCIC record search results. These sites consisted of: the "S" Site (glass scatter); Site 032815-RDS-02 (lithic scatter); Site 032815-RDS-03 (lithic scatter); the "Recent/historic Trash Dump" site (contains refuse from 1960s and later and includes amethyst glass); the "Trash Dump Site" (glass, ceramics, metal, and shell scatter). At this time no additional information regarding these five sites is available.

San Diego Museum of Man Record Search Results

A record search of the archaeological records held at the SDMOM was requested on March 25, 2020. The SDMOM is currently closed and unable to access the archaeological records. If additional information is available it will be added to a subsequent draft of the report.

NAHC Record Search Results

A record search of the SLF held by the NAHC was requested on March 11, 2020. On March 19, 2020 the NAHC responded that the record search of the SLF was positive. The NAHC provided a list of 16 Native American tribal organizations and individuals that might have additional knowledge of cultural resources in the Project area. On April 1, 2020 Red Tail Environmental sent letters to the 16 Native American tribal organizations and individuals requesting any information they may have on cultural resources in the UCPU Project area. To date no response have been received. All correspondence pertaining to the NAHC, is included in Appendix C.

Archival Research Results

The GLO maps and records provided by the BLM show historic use of the UCPU project area starting in the late 19th century. The UCPU project area encompasses portions of three plat maps: Township 15 South Range 3 West, Township 14 South Range 4 West, and Township 14 South Range 3 West (Figures 10 and 11).

Township 15 South Range 3 West was mapped in 1883, and the corresponding plat figure depicts a single unnamed house present in the northwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 9. No additional residences or other

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structures were depicted. Several unnamed roads are also depicted; however, most are unconnected and fragmentary. Several areas are plotted upon the 1883 map, including F. Borettes Vineyard, (in the southeast $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 4), Soledad Valley (in the north $\frac{1}{2}$ of Section 9), Soledad Creek (in the north $\frac{1}{2}$ of Section 9, southeast $\frac{1}{4}$ of Section 4, the south $\frac{1}{4}$ of Section 3, the northeast $\frac{1}{4}$ of Section 10, the northwest $\frac{1}{4}$ of Section 11, the south $\frac{1}{2}$ of Section 2, and within Section 1).

Township 14 South Range 3 West was mapped in 1876 and depicts four houses: Eaton's house (in the southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 11), Brady's house (in the east $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of Section 25), W.M. Foster's house (in the southwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 12), and J.T. Fosters house (in the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 12). Only one other structure, the ruins of a house, is depicted, present east of Section 25 and southeast of Brady's house. Two roads are depicted on the 1876 map, consisting of a beach access road (present in Sections 23, 24, and 25), and a road that proceeds north-south through Sections 24 and 25 and passing to the east of Brady's House. Other designated places depicted on the map include a hedge fence (in the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 25), a ditch fence (depicted within Sections 1 and 12), Post P.S.D. No.2 (present within a mound in the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 23), San Digo (San Dieguito) River (present within Sections 1, 2, 11, and 12), Swamp Land (depicted within Sections 11 and 12, with a slough being present in Sections 12, 13, and 14), a "Stratum having the Appearance of a Coal Deposit" present in the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 3, and Lot No. 37 being labeled as "Part of Pueblo Lands of San Diego" (present within Sections 25 and 26).

Township 14 South Range 3 West was also mapped in 1876. The survey map depicts ten houses, consisting of Captain Johnson's house (in the northeast $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 24), Diego Alvarado's house (in the northwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 32), John McGonagal's house (in the southwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 21), Brownson's house (in the northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 9), McGonagal's house (in the southeast $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 16), Felix McGonagal's cabin (in the northwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 21), Ewing's house (in the northeast $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 6), Cranwell's house (in the northwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 6), Jose Delores' house (in the southwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 7), and Rodriguez's house (in the northeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 7). Other structures and places depicted in the 1876 map include Pietro Lugardi's Sheep Camp (in the northwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 2), Brownson's sheep fold (in the northwest $\frac{1}{4}$ of Section 9), McGonagal's field (in the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 21), McGonagal's fence (in the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 21 and the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 16), Johnson's racetrack (in the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 32), Ewing's fence (in the southeast $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 6), and an unnamed schoolhouse (in the southwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 7). Several roads are also depicted, including Soledad Road (starting in the northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 1, proceeding southwest through Sections 2 and 3, and then proceeding west through the northwest $\frac{1}{4}$ of Section 10 and the north $\frac{1}{2}$ of Section 9, ending at Brownson's House and Brownson's Sheep Fold), San Diego Road (starting in the northwest $\frac{1}{4}$ of Section 19, heading north through Sections 7 and 18, and continuing off from intersections with other roads heading north and then northeast through Section 6 into an unsectioned portion of Section 5), County Road (starting in the northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 30 and the south $\frac{1}{2}$ of Section 19, proceeding northeast through Sections 20, 16, 9, and 10, connecting with Soledad Road in Section 2), Julian Road (heading east-southwest within Sections 23 and 24), Peñasquitos Road, (heading southwest-northeast through portions of Sections 32, 32, and 33), and several unnamed roads connecting Cranwell's House, Sales House, Rodriguez's House, and Ewing's house in Sections 5, 6, and 7. Other designated places on the 1884 map include running water/creek (located in southwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 1 and the east $\frac{1}{2}$ of Section 2), the San Dieguito River (starting in unsectioned portions of Section 5, heading southwest through Section 5, crossing into the northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 8, then heading west-southwest through the north $\frac{1}{2}$ of Section 7), Cordero Canyon (depicted within Sections 20, 21, 16, 15, 14, and 22), a spring (located within the northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 16), wild cherry trees (located in the north $\frac{1}{2}$ of northeast $\frac{1}{4}$ of Section 28). Other noted places include Lot No. 37 being labeled as "Part of Pueblo Lands of San Diego", present within Sections 30, 31, and 32; Lot No. 39 being depicted as "Part of Rancho

de Los Dieguito”, present within Sections 3, 4, 5, and 6; and Canada del Cuerdo listed in Sections 33, 34, 35, and 26.

Within the 1884 survey map for Township 14 South Range 3 West, fourteen houses are plotted. These consist of Ewing’s house (in east ½ of southwest ¼ of Section 6), Cranwell’s house (in north ½ of southeast ¼ of Section 6), Sales house (in southwest ¼ of southwest ¼ of Section 5), Rodriguez house (in northeast ¼ of northeast ¼ of Section 7), Dolores’s house (in southwest ¼ of southwest ¼ of Section 7), Blue’s house (in southwest ¼ of southwest ¼ of Section 18), Serrano’s house (in southeast ¼ of southwest ¼ of Section 19), McGonagal’s house (in southeast ¼ of northwest ¼ of Section 16), McGonagal’s cabin (in northwest ¼ of northeast ¼ of Section 21), J.M. McGonagal’s house (in southeast ¼ of northwest ¼ of Section 20), S.J.M. McGonagal’s house (in north ½ of southwest ¼ of Section 20), McGonagal’s field (in south ½ of northwest ¼ of Section 21), John McGonagal’s house (in the south ½ of southwest ¼ of Section 21), and Alvarado’s house (in the northwest ¼ of southeast ¼ of Section 32). Other structures plotted on the 1884 map include an old wooden cross and stake (in the southeast ¼ of southeast ¼ of Section 5), a “mound” (in the southwest ¼ of northeast ¼ of Section 4), a school house (in southwest ¼ of southwest ¼ of Section 7), and a set of former house ruins (located in the west ½ of northwest ¼ of Section 30). Several roads are also depicted, including Soledad Road (starting in the northwest ¼ of northwest ¼ of Section 1, proceeding southwest through Sections 2 and 3, and then proceeding west through the northwest ¼ of Section 10 and the north ½ of Section 9, ending at Brownson’s House and Brownson’s Sheep Fold), San Diego Road (starting in the northwest ¼ of Section 19, heading north through Sections 7 and 18, and continuing off from intersections with other roads heading north and then northeast through Section 6 into an unsectioned portion of Section 5), County Road (starting in the northwest ¼ of northwest ¼ of Section 30 and the south ½ of Section 19, proceeding northeast through Sections 20, 16, 9, and 10, connecting with Soledad Road in Section 2), Julian Road (heading east-southwest within Sections 23 and 24), Peñasquitos Road, (heading southwest-northeast through portions of Sections 327, 32, and 33), and several unnamed roads connecting Cranwell’s House, Sales House, Rodriguez’s House, and Ewing’s house in Sections 5, 6, and 7. Other designated places on the 1884 map include running water/creek (located in southwest ¼ of northwest ¼ of Section 1 and the east ½ of Section 2), the San Dieguito River (starting in unsectioned portions of Section 5, heading southwest through Section 5, crossing into the northwest ¼ of northwest ¼ of Section 8, then heading west-southwest through the north ½ of Section 7), Cordero Canyon (depicted within Sections 20, 21, 16, 15, 14, and 22), a spring (located within the northwest ¼ of northwest ¼ of Section 16), wild cherry trees (located in the north ½ of northeast ¼ of Section 28). Other noted places include Lot No. 37 being labeled as “Part of Pueblo Lands of San Diego”, present within Sections 30, 31, and 32; Lot No. 39 being depicted as “Part of Rancho de Los Dieguito”, present within Sections 3, 4, 5, and 6; and Canada del Cuerdo listed in Sections 33, 34, 35, and 26.

USGS Topographic maps from 1903, 1909, 1913, 1920, 1929 show little development within project area. The Atchison Topeka & Santa Fe Railroad is visible passing through Rose Canyon and Soledad Canyon, labeled as “Surf Line”. Several roads are present throughout the area, including Torrey Pines Road proceeding north to south along west side of study area. No structures or developments are visible within the study area.

The 1934, 1940, and 1942 also little development within project. The railroad is still visible passing through Rose Canyon and Soledad Canyon. Several new roads passing east-west through the project area are visible. Several structures are plotted, located mainly adjacent to the intersections of the depicted roads, suggesting that the developments may be a mix of residential and/or commercial use.

The 1943 topographic map shows several areas of new development. New roads through the UCPU project area are prevalent, including Highway 101 proceeding north through Rose Canyon, Torrey Pines Road, Voight Drive, and portions of Genesee Avenue. Several structures are depicted as a cluster within what is presently the UC San Diego Campus, with several roads present within modern-day alignments including

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Lyman Road and Artists Road. Majority of study area is still undeveloped, although neighboring areas west of the study area within La Jolla show substantial residential developments present.

The 1954, 1955, 1959, 1960, and 1966 maps show additional development visible within the central and northern portions of the project area. Numerous new roads are present, primarily along the western portion of Torrey Pines Road. Several new structures are also present near the cluster of structures identified in 1943 topo and are labeled Camp Matthews Naval Reservation. Much of the area north of Voight Drive and east of Highway 101 is still largely undeveloped. Torrey Pines School is visible on 1955 topo. Torrey Pines State Beach is labeled along west end of study area.

The 1970 topographic map shows substantial amounts of development visible, especially within southern portion of Project area. Canyon terrace between San Clemente Canyon and Rose Canyon to the north has been developed for residential use and labeled University City. Camp Matthews Naval Reservation is not labeled, however structures within same location are now labeled as UC San Diego. The west edge of the study area is labeled Torrey Pines State Reserve, with Torrey Pines Golf Course also being labeled. Nearly all major roads and streets are within modern day alignments. Interstate 5 is now visible and replaces the former Highway 101 alignment. Portions of State Route 52 within San Clemente Canyon are now paved although are not labeled as a highway. Scripps Memorial Hospital is visible as well as several structures in the present-day location of the General Atomics group.

The 1976 and 1978 topographic maps show additional residential and commercial developments are visible, most notably east of UC San Diego. Interstate 805 is now visible, and SR 52 now connects from I-805 west to I-5. The entire canyon terrace between Rose Canyon and San Clemente Canyon between I-5 and I-805 has been developed into a mix of residential and commercial uses. Additional development north of Rose Canyon to the I-5/I-805 merge is limited but additional commercial developments are visible along canyon rims. Majority of streets and roads lie within modern-era alignments.

The 2000, 2012, 2015, and 2018 topographic maps show all developments correspond with modern-day alignments. Canyon terraces north of Rose Canyon and the I-5/I-805 merge have been fully developed upon the plateaus for mixed commercial and residential use. SR52 now extends east beyond I-805.

The historic aerial photographs show a similar pattern of development within the UCPU project area. The 1953 aerial photograph shows the majority of the study area is undeveloped. Structures within the location of Camp Matthews Naval Reservation are visible, and numerous streets and structures are visible along the west side of Torrey Pines Road, including an oval sports track. Highway 101 is visible, although most roads east of the highway are largely unpaved. The ranger station and front parking area for Torrey Pines Park is also visible.

The 1964 aerial photograph shows the project area as largely unchanged from 1953. Additional development most likely associated with Camp Matthews is visible, extending the Naval Reservation's footprint to the east. Voight Drive is also visible and appears to have been developed as Camp Matthews expanded east. The circular structure and associated buildings present within the modern-era location of General Atomics are visible, and additional paved parking areas have been added for the Torrey Pines State Park Ranger Station.

The 1966 aerial photograph shows few additional residential or commercial developments compared to the 1953 and 1964 imagery. Interstate 5 is visible, and several main roads in the study area appear to have been more fully developed to their modern-era alignments.

The 1972 aerial photograph only displays the southeastern portion of project area. Interstate 805 is visible, and State Route 52 connects from I-805 to I-5. SR 52 alignment east of I-805 has not been developed as

well as several turnabouts/freeway onramps from SR52 to I-805. The canyon plateaus west of I-805 have been mostly developed into a mix of commercial and residential use. Plateau areas north of Rose Canyon and east of I-805 have not yet been developed.

The 1980 and 1981 aerial photographs show most of the project area outside of the Torrey Pines State Reserve has been developed for residential and commercial use, and developments match modern-day alignments. State Route 52 east of Interstate 805 still has not been developed. Scripps Hospital is visible, and most undeveloped areas lie along canyon plateaus and rims on either side of the I-5 corridor. Grading activities for future developments along the east side of the I-5 corridor are visible, however no structures are present.

The 1989, 1990, and 1994 aerial photographs show development of canyon plateaus north of Rose Canyon east of Interstate 805 occurs. State Route 52 alignment east of Interstate 805 is now complete with all associated onramps and offramps. The 1996, 1997, 2002, 2003, 2005, 2009, 2010, 2012, 2014, and 2016 aerial photographs show all of the UCPU project area has been developed to existing modern-day alignments. Additional parking areas and college structures are present within limits of UC San Diego.

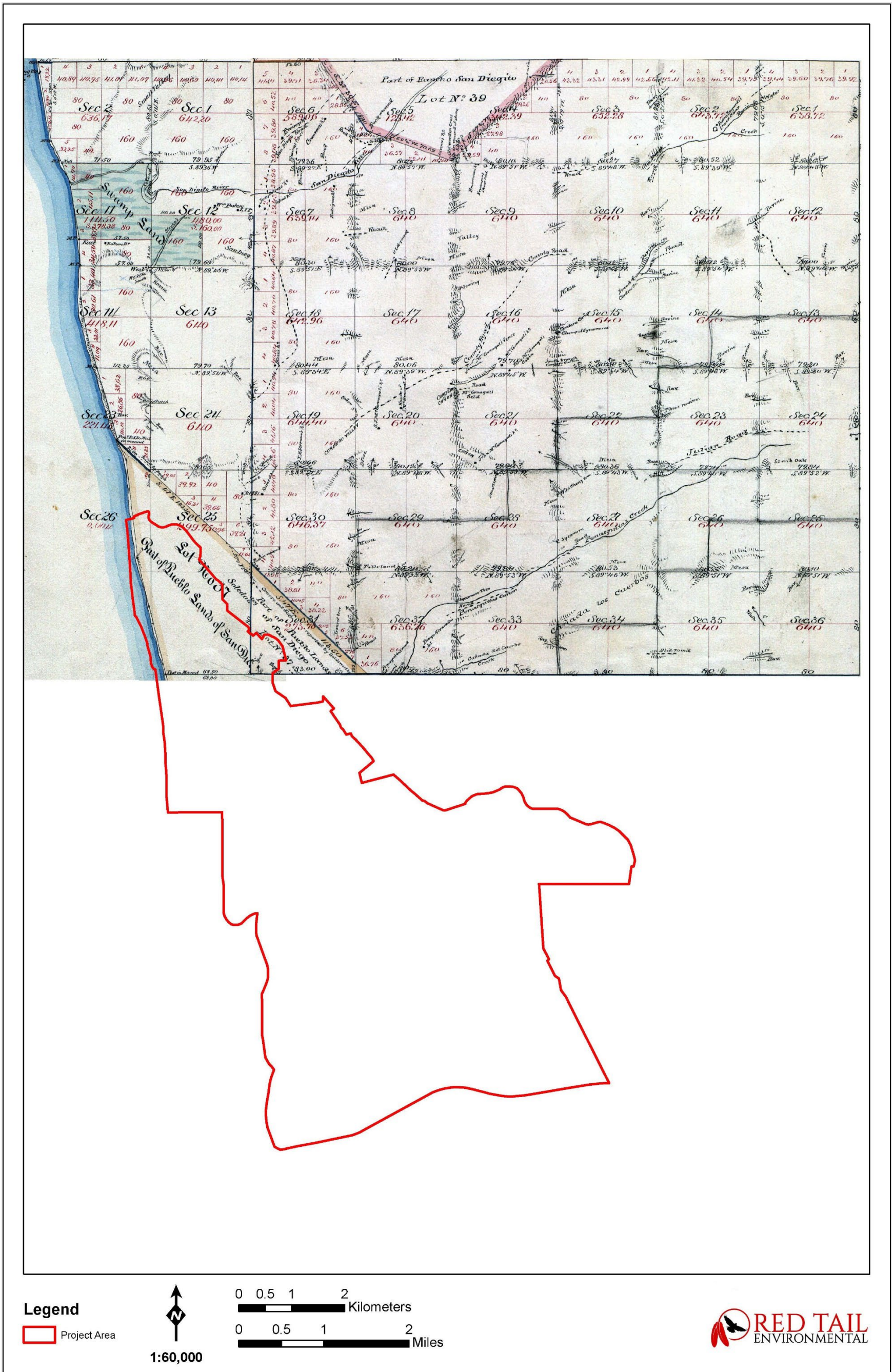


Figure 10. GLO Plat Maps 1876.

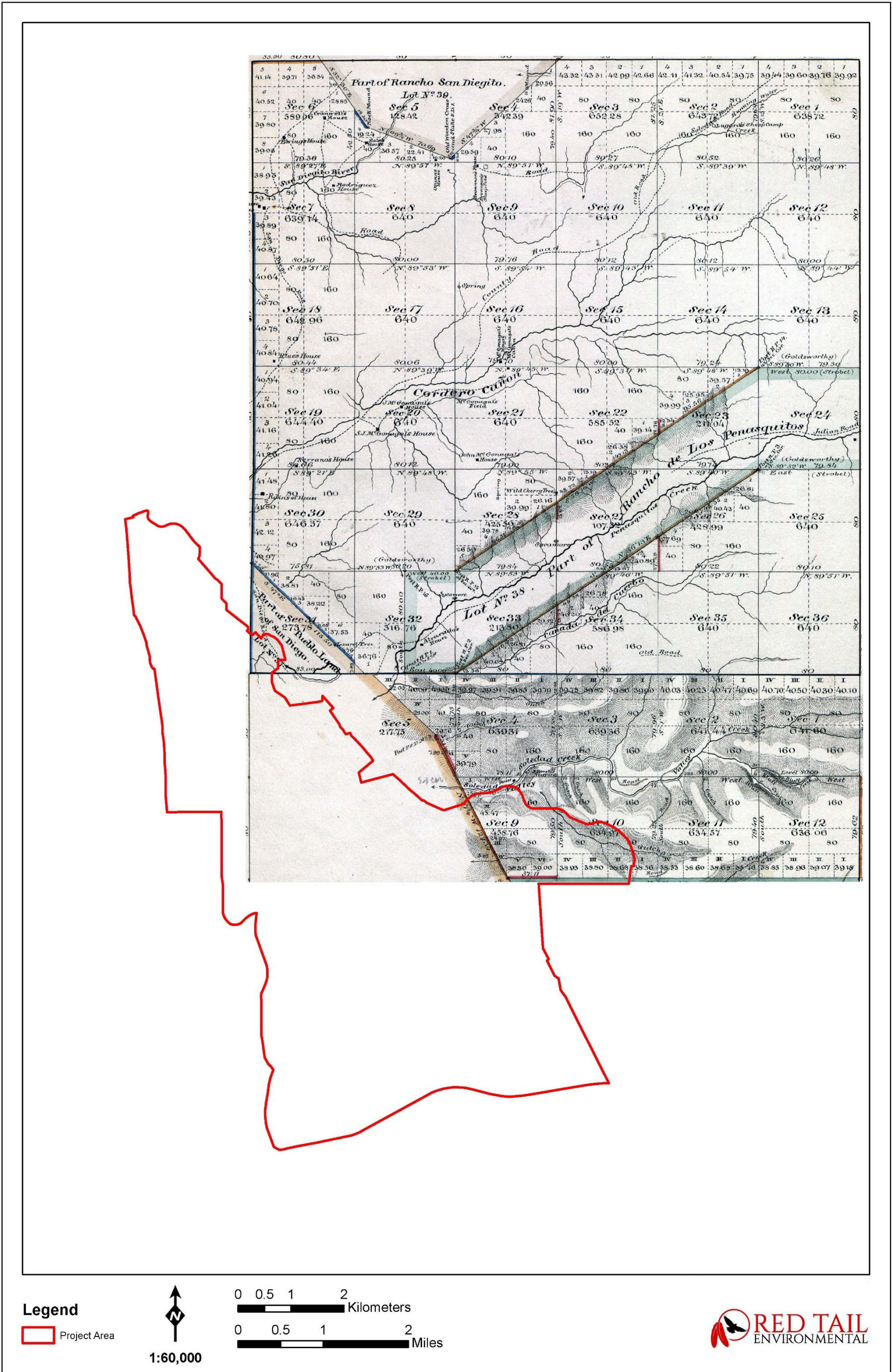


Figure 11. GLO Plat Maps 1880.

5. CULTURAL SENSITIVITY ANALYSIS

The UCPU project area has been categorized into three cultural resource sensitivity levels rated low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File record search, regional environmental factors, and historic and modern development (Figure 12). A low sensitivity rating indicates areas where there is a high level of disturbance or development and few or no previously recorded resources have been documented. Within these areas, the potential for additional cultural resources to be identified is low. A moderate sensitivity rating indicates that some previously recorded resources have been identified, and/or the potential for cultural resources to be present would be moderate. A high sensitivity rating indicates areas where significant resources have been documented, and/or have the potential to be identified. The resources in high sensitivity areas are generally complex in nature with unique and/or abundant artifact assemblages. In some cases, the resources in high sensitivity areas may have been determined to be significant under local, State or Federal guidelines.

A large portion of the northern portion, eastern portion, and within Rose Canyon within the UCPU project area has been identified as having a high sensitivity. The record search results have identified a high concentration of archaeological sites in these areas, including ethnohistoric and prehistoric village sites located adjacent to the UCPU and sites along the coast dating to the Early and Middle Holocene Periods. Areas nearby existing significant sites were classified as high potential for sites.

A portion of the middle of the western side of the UCPU, south and west of Genesee Avenue, east of Gilman Drive, and north of Rose Canyon has been identified as moderate sensitivity for cultural resources. This area contains a moderate number of previously recorded cultural resources. In addition, it is largely located on the mesa top and prehistorically had less access to water sources. Little historic use of the area took place until post World War II development, and previously during the historic period the area was primarily used for grazing cattle. The area designated as moderate sensitivity has been highly impacted by modern development and much of the area has been subjected to mass grading.

The remaining portion of the UCPU project area, south of Rose Canyon and north of SR-52, is identified as low sensitivity. Although numerous cultural resources studies have taken place in this area no significant cultural resources have been previously identified. Much of the low sensitivity area is located on the mesa top and prehistorically did not have reliable water sources and did not contain a high concentration of subsistence resources. Canyons and drainages in this area leading to Rose Canyon to the north and SR-52 to the south are too steep to have been utilized for habitation areas. Historically this area was not highly utilized until the post war housing boom and has been subjected to mass grading and is completely developed, likely previously destroying any cultural resources which may have been present.

Much of the UCPU project area has been developed, however archaeological research has identified Native American use of the UCPU Project area for thousands of years, and it is possible that intact subsurface cultural deposits are present in areas that have been previously developed or in alluvial areas, as well as in areas that have had little ground disturbance.

While the potential to encounter prehistoric cultural resources across the UCPU Project area is high, the potential for historic archaeological deposits is lower in most areas. Besides early historic uses within Rose Canyon, little development took place prior to the construction of the railroad in the 1880s, and early use within Camp Mathews and Torrey Pines Natural Reserve. Otherwise, little evidence of intact historic archaeological deposits which may be significant under CEQA has been identified within the UCPU Project area.

5. Cultural Sensitivity Analysis

The areas identified as moderate and high sensitivity represents a prehistorically and historically active environment.

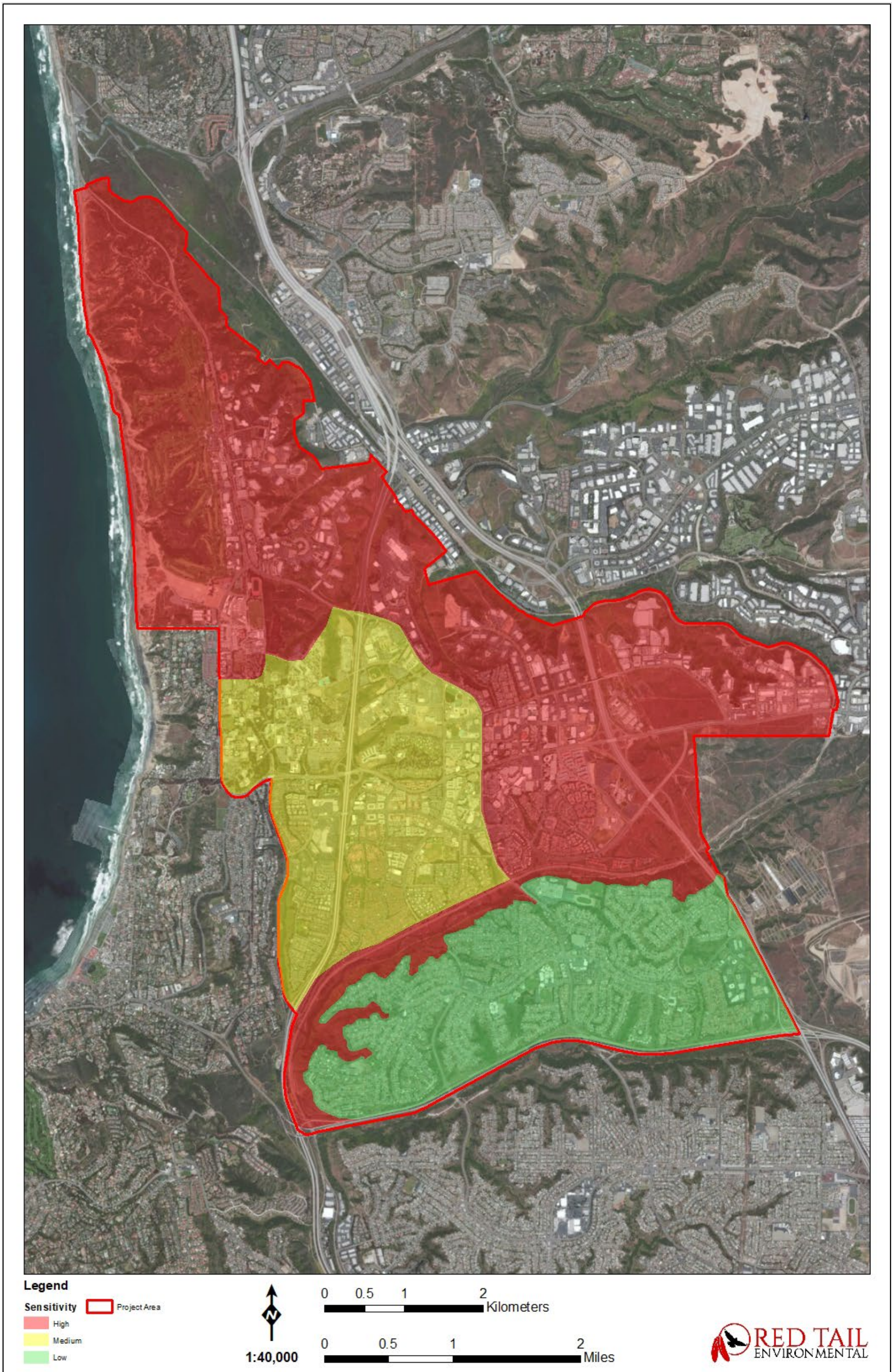


Figure 12. UCPU Cultural Resources Sensitivity Map.

6. RECOMMENDATIONS

RESOURCE MANAGEMENT

The UCPU project area has been extensively developed during the modern era, largely beginning with the development of the railroad, and Camp Matthews and Camp Callan, followed by Torrey Pines Golf Course and University of California, San Diego.

Within the UCPU project area 248 cultural resources have been previously recorded and 12 of them have been previously evaluated to the NRHP, CRHR, or City Register and were recommended eligible and significant under CEQA. These resources are: P-37-000525/CA-SDI-525, P-37-004609/CA-SDI-4609, P-37-005204/CA-SDI-5204, P-37-010437/CA-SDI-10437, P-37-010438/CA-SDI-10438, P-37-012556/CA-SDI-12556, P-37-012557/CA-SDI-12557, P-37-017177, P-37-024739/CA-SDI-16385, P-37-033597, P-37-035685, and P-37-036624.

Due to continued use and development, it is assumed that many of the cultural resources within the UCPU project area have been disturbed. However, it is possible that intact cultural resources are present in areas of the UCPU that have not been previously developed or are buried in alluvial deposits. This study reveals that cultural sensitivity varies across the UCPU project area, which has been categorized into three cultural resource sensitivity levels rated low, moderate, or high. There is a potential that cultural resources will be impacted during the implementation UCPU, especially within areas that have been categorized as moderate or high sensitivity.

Future discretionary projects located in the areas identified with a moderate or high sensitivity should be evaluated by a qualified archaeologist following the Mitigation Framework detailed below to determine the potential for the presence or absence of buried archaeological resources. For projects within previously developed land, with no ground surface visibility, within the UCPU in areas that have been identified as having a moderate to high sensitivity for cultural resources the following project-level construction monitoring program could be implemented to reduce potential subsequent adverse effects to cultural resources.

If it is determined that a resource is a historical resource, it should be referred to the City's Historical Resources Board for possible designation. Mitigation measures should be initiated for all significant sites, either through avoidance or data recovery.

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

MITIGATION FRAMEWORK

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance (Office of Historic Preservation 1995). Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of the region in history, architecture, archaeology, engineering, and culture. Archaeological resources include prehistoric and historic locations or sites where

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human actions have resulted in detectable changes to the area. This can include changes in the soil, as well as the presence of physical cultural remains. Archaeological resources can have a surface component, a subsurface component, or both. Historic archaeological resources are those originating after European contact. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains include artifact concentrations, building foundations, or remnants of structures.

Historical resources are defined as archaeological sites and built environment resources determined significant under CEQA. Several criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA provide the guidance for making such a determination. Historical resources are physical features, both natural and constructed, that reflect past human existence and are of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance.

Historical resources in the San Diego region span a timeframe of at least the last 12,000 years and include both the prehistoric and historic periods.

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

The City's Historical Resources Regulations (HRR) are contained in the Land Development Code (Chapter 14, Division 3, Article 2) and provide the regulatory framework for the protection, preservation, and restoration of cultural resources, and apply to all development within the City of San Diego when cultural resources are present regardless of the need for a development permit. The Historical Resources Guidelines (HRG) (City of San Diego 2001) are incorporated into the Land Development Manual by reference and provide property owners, the development community, consultants and the general public with explicit guidelines for the management of historical resources located within the jurisdiction of the City. These guidelines are designed to implement the City's Historical Resources Regulations in compliance with applicable local, state, and federal policies and mandates, including, but not limited to, the City's General Plan, CEQA, and Section 106 of the National Historic Preservation Act of 1966, as amended. The intent of the guidelines is to ensure consistency in the management of the City's historical resources, including identification, evaluation, preservation/mitigation and development.

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

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

Initial Determination

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The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depicts three levels of sensitivity (Figure 7). Review of this map shall be done at the initial planning stage of a specific project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the Historical Resources Guidelines. These levels, which are described below, are not part of any federal or state law.

- **High Sensitivity:** These areas contain known significant cultural resources and have a potential to yield information to address a number of research questions. These areas may have buried deposits, good stratigraphic integrity, and preserved surface and subsurface features. If a project were to impact these areas, a survey and testing program is required to further define resource boundaries subsurface presence or absence, and determine level of significance. Mitigation measures such as a Research Design and Archaeological Data Recovery Program (ADRP) and construction monitoring shall also be required.
- **Moderate Sensitivity:** These areas contain recorded cultural resources or have a potential for resources consisting of more site structure, diversity of feature types, and diversity of artifact types, or have a potential for resources to be encountered. The significance of cultural resources within these areas may be unknown. If a project impacts these areas, a site-specific records search, survey and significance evaluation is required if cultural resources were identified during the survey. Mitigation measures may also be required.
- **Low Sensitivity:** These are described as areas where there is a high level of disturbance due to existing development, with few or no previously recorded resources documented within the area or considered during tribal consultation. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. If a project impacts these areas, a records search may be required. Areas with steep hillsides generally do not leave an archaeological signature and would not require further evaluation.

If there is any evidence that the project area contains archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City's Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.

Step 1

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

Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet City standards. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a

6. Recommendations

case-by-case basis by the tribal representative during the project-specific AB 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance, based on the City's Guidelines shall be performed by a qualified archaeologist.

Step 2

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

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

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

Step 3

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

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

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

Step 4

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

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

Step 5

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

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

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APPENDICES

APPENDIX A
RESUMES



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

Employment History:

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

Education:

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

Registrations:

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

Professional Profile:

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

Selected Project Experience:

Machado Smith Excavation, Old Town San Diego State of California Historic Park, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: Architect Milford Wayne Donaldson

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

Otay 250 - Sunroad East Otay Mesa Business Park Specific Plan Amendment, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: KLR Planning

Conducted a cultural resources survey of the approximately 200-acre project area. Prepared a technical report with avoidance recommendations and mitigation measures. Prepared DPR 523 forms for the cultural resources. County of San Diego was the lead agency.

Heritage Road Bridge Replacement Project, City of Chula Vista, CA

Principal Investigator / Project Manager

CLIENT: BRG Consulting, Inc. / City of Chula Vista

Conducted a cultural resource study for the Project including: delineating and mapping the area of potential effect (APE), conducting a record search and an archaeological survey of the APE, preparing the Historic Property Survey Report and the Archaeology Survey Report, and creating mitigation measures. City of Chula Vista and Caltrans were the lead agencies.

Bayshore Bikeway – Segment 8B Project, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: Quality Infrastructure Corporation / SANDAG

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

Caltrans I-5 Widening, North Coast Corridor Project, Segment 1 San Elijo Lagoon, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: Helix Environmental Planning, Inc.

Managed the archaeological monitoring of Caltrans' construction activities. Identified, recorded, tested, and evaluated archaeological discoveries identified during construction for significance to the NRHP and the CRHR. Caltrans was the lead agency.

Verde School Road Bridge Replacement Project, Imperial County, CA

Principal Investigator / Project Manager

CLIENT: Panorama Environmental, Inc.

Conducted a cultural resources survey of the area of potential effect for the Project. Prepared Caltrans' compliance documents including a Historic Properties Survey Report, Archaeological Survey Report, Historic Resources Evaluation Report, and a Findings of Effect document. Prepared DPR 523 forms for cultural resources within the Project area. Assisted in consultation with the SHPO. Caltrans was the lead agency.

North County Transit District Red Beach Advanced Train Control Antenna at Mile Post 218.2 Project, Camp Pendleton, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: BRG, Inc.

Conducted a cultural resources survey of the area of potential effect for the antenna Project and prepared an Archaeological Resources Management Report. Prepared the Federal Communications Commission's Form 620, public outreach and Tower Construction Notification System. Consulted with the California State Historic Preservation Officer. Federal Communication Commission was the lead agency.

North County Transit District Advanced Train Control and Positive Train Control Antennas at Five Locations for the Elvira to Morena Double Track Project, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: HDR, Inc.

Conducted a cultural resources survey of the five areas of potential effect and prepared the associated Archaeological Resources Management Reports. Prepared the Federal Communications Commission's Form 620, public outreach and Tower Construction Notification System for each antenna. Consulted with the California State Historic Preservation. Federal Communication Commission was the lead agency.

North County Transit District Advanced Train Control Antenna at Mile Post 239.5 for the San Elijo Lagoon Double Track Project, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: BRG, Inc.

Conducted a cultural resources survey of the area of potential effect for the antenna Project and prepared an Archaeological Resources Management Report. Prepared the Federal Communications Commission's Form 620, public outreach and Tower Construction Notification System. Consulted with the California State Historic Preservation Officer. Federal Communication Commission was the lead agency.

Cultural Resources Survey for APN 125-101-02, Community of Coto de Caza Project, Orange County, CA

Principal Investigator / Project Manager

CLIENT: Gonzales Environmental Consulting, LLC

Conducted a cultural resources survey of the approximately 150-acre project area. Recorded and documented cultural resources on DPR 523 forms. Prepared a technical report, performed an alternatives analysis, and provided mitigation measures. United States Army Corp of Engineers was the lead agency.

Cultural Resources Survey and Construction Monitoring for the Don Juan Villas Project, San Juan Capistrano, Orange County, CA

Principal Investigator / Project Manager

CLIENT: GHB Development, LLC

Conducted a cultural resources survey of the project area and prepared a technical report for submission to the City of San Juan Capistrano with recommended mitigation measures. Managed archaeological and Native American monitoring during construction of the Project. City of San Juan Capistrano was the lead agency.

Cultural Resource Inventory for the Vega SES LLC Solar Project, Imperial County, CA

Principal Investigator / Project Manager

CLIENT: Vega SES LLC and Environmental Management Associates

Conducted a cultural resources survey of the approximately 500-acre project area. Documented and evaluated historic canals and irrigation features for eligibility to the CRHR. Prepared a technical report, documented cultural resources on DPR 523 forms, provided alternatives analysis, and provided mitigation measures. Assisted the County with their AB 52 Native American consultation. Imperial County was the lead agency.

Cultural Resource Inventory for the Seville 4 Solar Project, Imperial County, CA

Principal Investigator / Project Manager

CLIENT: Titan Solar II, LLC and Environmental Management Associates

Conducted a cultural resources survey of the approximately 400-acre project area. Documented numerous prehistoric cultural resources. Prepared a technical report, documented cultural resources on DPR 523 forms, provided alternatives analysis and avoidance strategies, and provided mitigation measures. Assisted the County with their AB 52 Native American consultation. Imperial County was the lead agency.

Off-Highway Vehicle Restoration Cultural Resources Inventory Project, Yuha Basin, Imperial County, CA

Principal Investigator / Project Manager

CLIENT: American Conservation Experience

Conducted a cultural resources survey of the approximately 1300-acre project area. Documented numerous prehistoric and historic cultural resources. Prepared a technical report, documented cultural resources on DPR 523 forms, provided avoidance and mitigation measures. The results of the inventory were used to fulfill Bureau of Land Management's requirements under Section 110 of the National Historic Preservation Act. Bureau of Land Management was the lead agency.

San Diego County Administration Center Parking Garage, Cedar and Ketter Project, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: RBF Consulting

Prepared an archaeological assessment of the Project area and a construction monitoring plan in compliance with the City of San Diego's Mitigation Monitoring requirements. Managed the archaeological monitoring of the Project's construction during the initial ground disturbance and grading of the Project area. Identified, documented, and evaluated for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register a historic well. Performed a data recovery on the well

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

Harbor View Hotel Project, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: Construction Testing and Engineer, Inc.

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

Alexan San Diego Project at Block 130, 13th and J Streets, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: Department of PaleoServices, San Diego Natural History Museum

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

Park and Market Project, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: Holland Construction

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

India and Date Project at 1703 India Street, San Diego County, CA

Principal Investigator / Project Manager

CLIENT: H.G. Fenton

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



Spencer Bietz, B.A.
Archaeological Field Director

Employment History:

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

Education:

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

Professional Profile:

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

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

Selected Project Experience:

Railroad Fire Burn Survey, United States Forest Service, Sierra National Forest, California

Crew Chief

CLIENT: Sierra National Forest

Contributed as a crew chief assisting in the surveying of approximately 3,000 acres for a future timber sale. Assisted in the recordation of cultural sites, photo documentation, GIS map and data management, and California Department of Parks and Recreation (DPR) site form creation.

Lund Hill Wind Farm Survey, Bickleton, Washington

Crew Chief

CLIENT: Avangrid Renewables

Contributed as a crew chief assisting in the survey of approximately 4,000 acres for the construction of up to 30 wind turbines. Assisted in the recordation of cultural sites, photo documentation, GIS map and data management, and creation of Department of Archaeology and Historic Preservation (DAHP) site forms.

Mission Bay Geo-Archaeological Testing, San Diego California

Cultural Resource Monitor

CLIENT: City of San Diego Public Works Department

Contributed as the primary cultural resource monitor, assisting in the collection of subsurface core samples for geo-archaeological analysis. Performed subsurface geotechnical bore sampling, photo documentation, sample documentation, GIS map creation and data management, and technical writing.

Genesis Solar Monitoring, Blythe, California

Crew Chief, Cultural Resource Monitor

CLIENT: Nextera Energy

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

Sunrise Powerlink Monitoring, San Diego County, California

Cultural Resource Monitor

CLIENT: Sempra Energy

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

Administration of Courts (AOC) California, San Diego County Courthouse Monitoring, San Diego, California

Lead Cultural Resource Monitor

CLIENT: Administration of Courts, California

Contributed as the primary cultural resources monitor, assisting in the recording of cultural deposits and features during footing excavation. Oversaw the recording of cultural discoveries, photo documentation, artifact collection, testing of historic features, and site recordation using Trimble GeoXH devices. Assisted in GIS map creation and data management, and artifact preparation.

Solar 1 Survey, Barstow, California

Crew Chief

CLIENT: United States Department of Energy

Lead Agency: Bureau of Land Management, Barstow California

Contributed as a field crew chief, overseeing the surveying and recording of prehistoric and historic sites within a project area of approximately 28,000 acres east of Newberry Springs, California. Oversaw resource recordation, photo documentation, and recording of sites using Trimble GeoXH devices.

CALNEV Pipeline Survey, Mojave Desert, Nevada and California.

Field Archaeologist

CLIENT: Kinder Morgan

Contributed as a field archaeologist in the surveying and recording of sites along the CALNEV pipeline alignment spanning from Primm, Nevada, to Cajon Pass, California. Lead Agency: Bureau of Land Management, Barstow, California.

San Diego Gas and Electric Cultural Resources On-Call, San Diego County, California

Field Archaeologist

CLIENT: Sempra Energy/San Diego Gas and Electric

Contributed as a field archaeologist assisting in a variety of projects including cultural resource monitoring, deteriorated pole survey, FIRM infrastructure survey, resource testing and evaluation, technical report and summary letter writing, GIS data creation and management, and figure creation.

Southern California Edison Cultural Resources On-Call, Multiple Counties, California

Field Archaeologist/Cultural Resource Monitor

CLIENT: Southern California Edison

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

Pio Pico North Development Project, Carlsbad, California

Field Director

CLIENT: The True Life Group

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

Pio Pico Energy Center, Otay Mesa, California.

Field Archaeologist/Paleontological Monitor

CLIENT: Pio Pico Energy LLC

Mr. Bietz assisted as a qualified archaeological and paleontological monitor during the excavation and grading for the construction of a 3-turbine natural gas power plant. Mr. Bietz worked extensively within the Otay Formation, and conducted wet screening of soil samples during footing excavation. Additional activities included cultural resource monitoring, field survey and site recordation, resource evaluation, technical report and monitoring recommendations preparation, and artifact cataloging and preparation for curation.

North Sky River Cultural Testing, Kern County, California.

Field Archaeologist

CLIENT: Nextera Energy, LLC

Mr. Bietz contributed as a field archaeologist in the excavation of 34 test units for a renewable wind turbine project in the Tehachapi Mountains, California. Mr. Bietz assisted in the set-up and recovery of site test units, recording and mapping of associated features and artifacts, and assisted in the collection of column samples and unit cataloging.

APPENDIX B
SCIC RECORD SEARCH CONFIRMATION



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

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM CLIENT IN-HOUSE RECORDS SEARCH

Company: Dudek
Company Representative: Angela Pham - JL
Date: 3/18/2020
Project Identification: University CPU Project (10871)
Search Radius: 1/4 mile

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

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

Historic Addresses: SELF
A map and database of historic properties (formerly Geofinder) has been included.

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

Copies: 2406

Hours: 3 - JL

+754 excel lines

APPENDIX C
NAHC CORRESPONDENCE



CITY OF SAN DIEGO

PLANNING DEPARTMENT

Date of Notice: July 22, 2021

**NOTICE OF POTENTIAL ACTION SUBJECT TO THE REQUIREMENTS OF SB
18 LOCAL AND TRIBAL INTERGOVERNMENTAL CONSULTATION**

This is a Notice of the opportunity to consult with the City of San Diego for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City's jurisdiction that is affected by a proposed policy framework, community plan updates for the Mira Mesa and the University communities, and an amendment to the Uptown Community Plan for the Hillcrest Focused Plan area. The proposed activities will require an amendment to the City's General Plan. Blueprint San Diego will apply Citywide. The Mira Mesa Community Plan Update is located within the Mira Mesa Community Planning Area, the University Community Plan Update is located within the University Community Planning Area, and the Uptown Community Plan Focused Plan Amendment is located within the Uptown Community Planning Area.

The General Plan provides a policy framework for land use decisions in the City that balance the needs of a growing City. It expresses a Citywide vision and provides a comprehensive policy framework for how the City should develop, provide public services, and maintain and enhance the qualities that define the City of San Diego. Community plans work together with the General Plan to provide location-based policies and recommendations in the City's 50 community plan areas.

The General Plan and Community Plans play a critical role in meeting the City's Climate Action Plan goals and contributing to the region's mobility vision and needs, by identifying land uses and public improvements that work toward achieving the Citywide mobility mode share targets that reflect quantified greenhouse gas emissions. As the City and State have shifted away from accommodating additional vehicular travel, to instead focus on reducing vehicular travel through strategic land use planning – primarily by locating new development near transit - and investments in walking, bicycling, and transit improvements, proactive and comprehensive land use planning is more critical than ever.

Community Plans serve as a framework for the future development of the City communities over a 20 to 30 year timeframe. Community plans are written to refine the General Plan's Citywide policies and implement the Climate Action Plan, to designate land uses, plan for complete mobility networks, and provide additional site-specific recommendations as needed. They provide more detailed land use designations and site-specific policies on a wide array of topics including housing, mobility, open space and parks, public facilities, sustainable development, environmental justice, urban design, and historic preservation.

Together, the General Plan and the community plans guide future development to achieve Citywide policy objectives in line with the CAP for more sustainable housing and mobility to prioritize reduction in greenhouse gas emissions.

The City updates community plans to provide policy direction that reflects the current vision and needs of the City and community. An updated community plan can catalyze both public and private investment and opportunity in a community through new housing, job growth, infrastructure, and public spaces to ensure that our neighborhoods thrive in a way that furthers the City's attainment of the Climate Action Plan goals. Appendices

Community plan updates provide land use maps and designations to address housing and employment needs and to target the connection between our residents and jobs to reduce vehicle miles traveled through safe and efficient mobility options. They establish new and updated policies that address community or neighborhood-specific issues consistent with the General Plan and identify new and improved public facilities and infrastructure needed to serve local and citywide residents and visitors. Community plan updates may also contain community-specific supplemental development regulations, zoning amendments, urban design policies, and other measures to implement the updated Community Plan.

Blueprint San Diego is a new approach to comprehensive Citywide planning that will proactively identify the City's housing, climate, and mobility goals and implement them throughout the City at the community plan level in a way that reflects the unique characteristics of each community. This approach will provide a Citywide framework to guide and focus future land use changes in each community, in a manner that is fundamentally consistent with the City's climate, infrastructure, and environmental goals, as well as the Citywide housing allocation determined by the state-mandated Regional Housing Needs Assessment Plan. This approach will provide an equitable framework for future development throughout the City that advances the City's environmental justice goals.

Blueprint San Diego will establish land use and mobility thresholds to identify appropriate land uses in areas near and within future and existing Transit Priority Areas. A fundamental objective of Blueprint San Diego will be to further the Climate Action Plan by establishing a framework for strategic land use planning that will achieve the City's greenhouse gas emissions reductions targets through reduced Citywide vehicle miles traveled. Blueprint San Diego will also identify objective design standards to ensure future development is compatible with the City's identity and vision expressed in the General Plan and community plans.

These data-driven thresholds will be used to guide future Community plan updates and other implementation actions. It is anticipated that Blueprint San Diego will involve General Plan and community plan amendments, San Diego Municipal Code amendments, zoning changes, and other implementation actions to achieve its desired outcomes.

The project has received funding from the State of California's Local Early Action Planning grant and is intended to accelerate housing production in the City to address the City's housing goals and to create plans to more quickly implement the mobility infrastructure to meet the housing and employment needs and reduce the citywide greenhouse gas emissions in line with the City's CAP. These changes will allow for greater and more tailored public engagement to best inform the needs of our communities and ensure public engagement is representative of the demographics of the community.

While the Blueprint San Diego program will be used to guide future community plan updates, the program also immediately includes the current ongoing comprehensive updates to the Mira Mesa and University Community Plans, and amendment to the Uptown Community Plan for the Hillcrest Focused Plan area.

Land Use and Mobility Thresholds for Future Community Plan Updates

Blueprint San Diego will identify minimum housing and employment intensities for areas near and within future and existing Transit Priority Areas throughout the City. These thresholds will identify the levels of development necessary to further the citywide transportation mode share goals of the Climate Action Plan for walking, bicycling, and transit. Transit Priority Areas are defined in State law as an area within one-half mile of a major transit stop that is existing or planned for in a regional transportation plan. It is anticipated that these thresholds would be used to guide future community plan updates to identify the land uses and intensities to implement Blueprint San Diego.

Objective Design Standards to Plan for Our Neighborhoods

To address the State's housing shortage, recent State legislation requires using objective and quantifiable standards to review and approve multiple-unit housing development. Objective Standards are regulations that do not require a subjective judgment or hearing to determine that a project satisfies the applicable regulatory requirements. Blueprint San Diego includes the establishment of additional objective standards to ensure that future development is compatibly designed and developed in a manner that results in positive investments within our communities.

Mira Mesa Community Plan Update

The Mira Mesa Community Plan was adopted in 1992. The General Plan identifies Mira Mesa as a regional employment center. The Mira Mesa Community Plan Update will address housing and employment growth by identifying mixed-use villages within commercial centers along Mira Mesa Boulevard within the central and eastern portion of the community, Sorrento Mesa employment center within the western portion of the community, and the business park area within the eastern portion of the Miramar employment center. The villages areas will provide for additional housing, public spaces, multi-modal circulation improvements, and parks. The mixed-use villages are primarily located within Transit Priority Areas. The Mira Mesa Community Plan Update will also identify trails within open space areas. It will also contain recommendations for improving bicycle and pedestrian facilities and transit access consistent with SANDAG's Regional Plan.

University Community Plan Update

The University Community Plan was adopted in 1987. The General Plan identifies the community as a regional employment center. The University Community Plan Update will address housing and employment growth by identifying areas for higher residential density and employment intensity within areas near light rail transit stations that are under construction. The University Community Plan Update will also provide urban design policies and supplemental development regulations to improve the pedestrian environment within mixed use and employment areas. The University Community Plan Update identifies village areas for additional housing and public space/parks within existing commercial centers within the southern and northern portions of the community. The mixed-use villages and areas near the light rail transit stations are primarily within Transit Priority Areas. The University Community Plan Update will also identify trails within open space areas and designate additional City owned property as open space. It will also contain recommendations for improving bicycle and pedestrian facilities and transit access consistent with SANDAG's Regional Plan.

Uptown Community Plan Focused Plan Amendment

The Uptown Community Plan was adopted in 2016. The Focused Plan Amendment to the Uptown Community Plan for the Hillcrest area is within multiple Transit Priority Areas. The Focused Plan Amendment will address housing and employment growth by identifying areas for higher residential density and employment intensity within areas primarily along

University Avenue, Washington Street, Fourth, Fifth and Sixth avenues. The Focused Plan Amendment will also provide urban design policies, multi-modal circulation improvements, and supplemental development regulations to improve the pedestrian and bicycle networks. The Focused Plan Amendment will identify areas for additional housing and public space/parks. It will also contain recommendations for improving bicycle and pedestrian facilities and transit access consistent with SANDAG's Regional Plan.

You have 90 days from the date you receive this notification to request consultation by contacting Myra Herrmann, Senior Planner - Planning Department via email at: mherrmann@sandiego.gov or by regular mail addressed to Myra Herrmann, Senior Planner, Planning Department, 9485 Aero Drive, MS 413, San Diego, CA, 92123.

The City of San Diego would very much like to hear from you regarding this notice and your desire for consultation. Regardless of whether you request consultation at this stage of the process or not, you will be sent future project plans for your review, a notice of availability of the associated environmental document, and a notice of any future public hearings. If you have any questions after reviewing this information, please contact Myra Herrmann via email, by phone (619) 446-5372, or at the address listed above.

UNDER CONSIDERATION:

Future City Council approval of Blueprint San Diego, a comprehensive, Citywide planning framework that will guide and focus future land use changes throughout the City in a manner that is consistent with the City's climate, infrastructure, environmental, and housing goals. This action also includes approval of the Mira Mesa and University Community Plan Updates, and the Uptown Community Plan Focused Plan Amendment.

Please click on the following links for additional information about the project:

1. Blueprint San Diego: <https://www.sandiego.gov/blueprint-sd>
2. Mira Mesa Community Plan Update:
<https://www.sandiego.gov/planning/community/cpu/miramesa>
3. University Community Plan Update:
<https://www.sandiego.gov/planning/community/cpu/university>
4. Uptown Community Plan Focused Plan Amendment:
<https://www.sandiego.gov/planning/community/cpu/hillcrest>

CITY STAFF:	Elena Pascual, Associate Planner
PHONE NUMBER:	(619) 533-5928
EMAIL ADDRESS:	EPascual@sandiego.gov

If you have any questions after reviewing this information, contact the City Staff member listed above.

NATIVE AMERICAN HERITAGE COMMISSION

March 19, 2020

Shelby Castells
Red Tail Environmental

Via Email to: shelby@redtailenvironmental.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, University Community Plan Update Project, San Diego County

Dear Ms. Castells:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
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Chumash

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Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
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Karuk

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Apache

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Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Lipay Nation of Santa Ysabel and the Viejas Band of Kumeyaay Indians on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
San Diego County
3/19/2020**

Barona Group of the Capitan Grande

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

Jamul Indian Village

Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov

Campo Band of Diegueno Mission Indians

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

Jamul Indian Village

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

Ewiiapaayp Band of Kumeyaay Indians

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4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
wmicklin@leaningrock.net

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775 Diegueno
Pine Valley, CA, 91962 Kwaaymii
Phone: (619) 709 - 4207

Ewiiapaayp Band of Kumeyaay Indians

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4054 Willows Road Diegueno
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Fax: (619) 445-9126
michaelg@leaningrock.net

La Posta Band of Diegueno Mission Indians

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8 Crestwood Road Diegueno
Boulevard, CA, 91905
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Fax: (619) 478-2125
jmiller@LPtribe.net

Iipay Nation of Santa Ysabel

Virgil Perez, Chairperson
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Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

La Posta Band of Diegueno Mission Indians

Gwendolyn Parada, Chairperson
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Fax: (619) 478-2125
LP13boots@aol.com

Inaja-Cosmit Band of Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. Diegueno
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Manzanita Band of Kumeyaay Nation

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

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

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed University Community Plan Update Project, San Diego County.

**Native American Heritage Commission
Tribal Consultation List
San Diego County
3/19/2020**

***Mesa Grande Band of Diegueno
Mission Indians***

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

***San Pasqual Band of Diegueno
Mission Indians***

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

***Sycuan Band of the Kumeyaay
Nation***

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

***Viejas Band of Kumeyaay
Indians***

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

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

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed University Community Plan Update Project, San Diego County.

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



August 13, 2021

Sent via email: Mherrmann@sandiego.gov

Re: SB18 for General Plan and Community Plans

Dear Ms. Herrmann,

This letter is written on behalf of Rincon Band of Luiseño Indians, ("Rincon Band" or "Band"), a federally recognized Indian Tribe and sovereign government.

The Band has received the notification for the above referenced project. The location identified within project documents is not within the Band's specific Area of Historic Interest (AHI).

At this time, we have no additional information to provide. We recommend that you directly contact a Tribe that is closer to the project and may have pertinent information.

Thank you for submitting this project for Tribal review. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at crd@rincon-nsn.gov.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Deneen Pelton

Cultural Resources Coordinator
Rincon Culture Resources Department

Bo Mazzetti
Chairman

Tishmall Turner
Vice Chair

Laurie E. Gonzalez
Council Member

John Constantino
Council Member

Joseph Linton
Council Member

From: [Ray Teran](#)
To: [Pascual, Elena](#)
Cc: [Ernest Pingleton](#)
Subject: [EXTERNAL] Blueprint San Diego
Date: Friday, July 23, 2021 8:00:02 AM
Attachments: [Final SR-18 90-day Notice_Blueprint San Diego.pdf](#)

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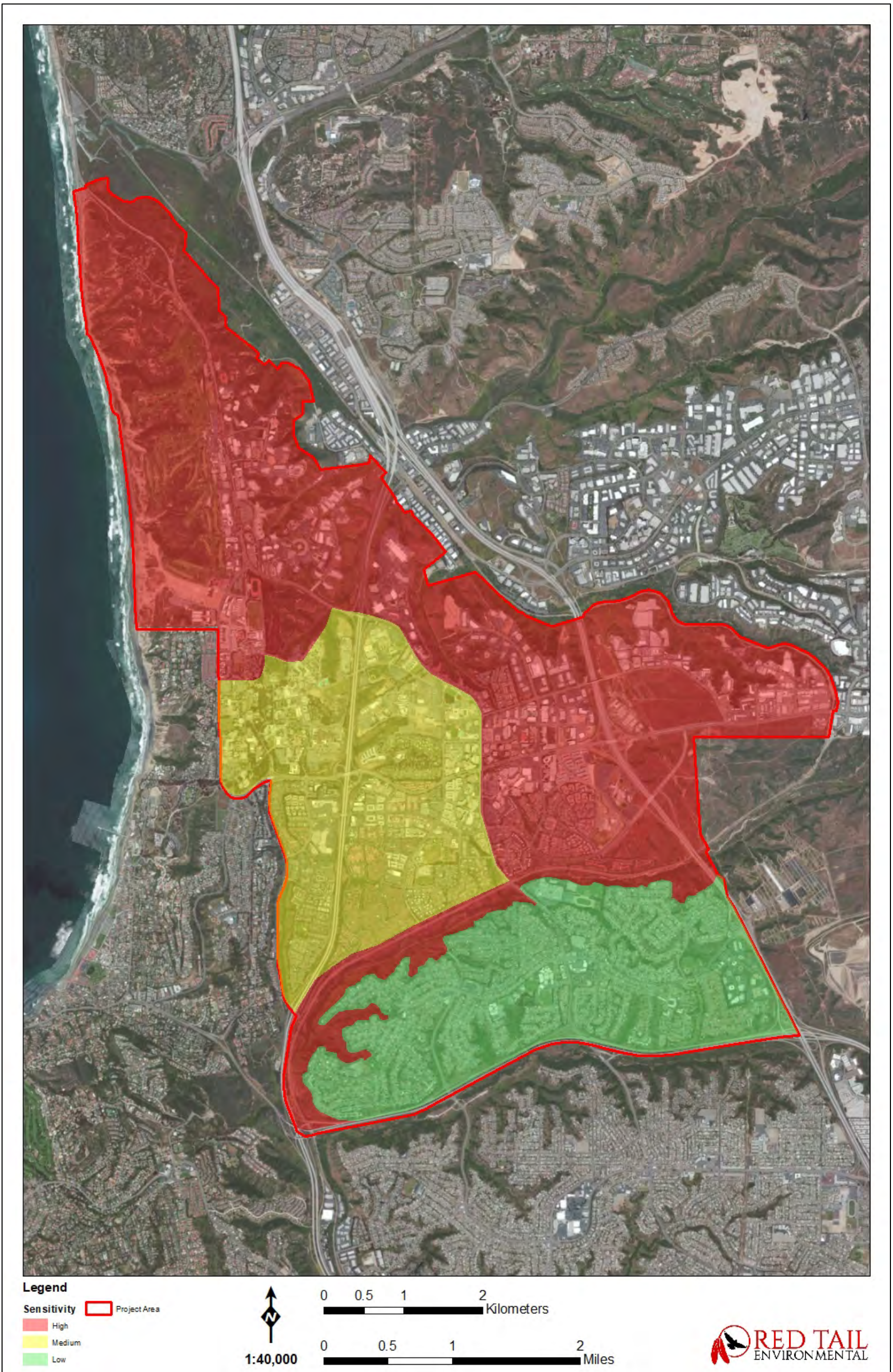
In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

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

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

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

Please call Ernest Pingleton at 619-655-0410 or email, epingleton@viejas-nsn.gov, for additional information. Thank you.



University CPU Cultural Sensitivity Map (Figure 12)

University Community Plan Area Historic Context Statement

Prepared for:

City of San Diego Planning Department

9485 Aero Drive, M.S. 413

San Diego, California 92123

Contact: Bernard Turgeon, Senior Planner

Prepared by:

Sarah Corder, MFA and Nicole Frank, MSHP

DUDEK

605 Third Street

Encinitas, California 92024

DECEMBER 2022

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Acronyms and Abbreviations

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

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1 Introduction

1.1 Purpose of a Historic Context Statement

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

1.2 Project Team

The Dudek project team responsible for this project included Historic Built Environment Lead Sarah Corder, MFA; and Architectural Historian Nicole Frank, MSHP. The Historic Context Statement and all associated archival research efforts were co-authored/completed by Ms. Corder and Ms. Frank with contributions from Fallin Steffen, MPS, and Kate Kaiser, MSHP. The entire Dudek team meets the Secretary of the Interior's Professional Qualification Standards in Architectural History, History, and/or Historic Preservation.

1.3 Project Description and Location

This Historic Context Statement was undertaken by the City of San Diego (City) as part of the comprehensive update to the University CPA and PEIR. The City is updating the University Community Plan, which was adopted in 1987. The updated Community Plan will take into account current conditions, Citywide goals in the Climate Action Plan and the General Plan, and community-specific goals to provide direction for the long-term development of the community. The University CPA is approximately 8,500 acres located in the northeastern portion of the City of San Diego. Specifically, the University CPA is roughly bound by Los Peñasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchison, Topeka, and Santa Fe Railroad, MCAS Miramar, and Interstate 805 (I-805) on the east; State Route 52 (SR-52) on the south; and Interstate 5 (I-5), Gilman Drive, North Torrey Pines Road, La Jolla Farms and the Pacific Ocean on the west. The University Historic Context Statement study area includes the entire CPA. The University CPA is made up of a variety of areas with Torrey Pines State Nature Preserve and Torrey Pines City Park located to the northwest, the University of California, San Diego located in the central western portion of the plan area, La Jolla Village located in the southwestern portion of the

plan area, and University City occupying the southern and eastern section of the plan area. University City is generally bounded by Interstate 5 to the west, Interstate 805 to the east, San Clemente Canyon to the south, and the Interstate 5 and Interstate 805 interchange to the north to create a triangular-shaped boundary.

1.4 Research Methodology

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

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

Primary sources consulted for the purposes of this project also included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and historic context statements. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website.

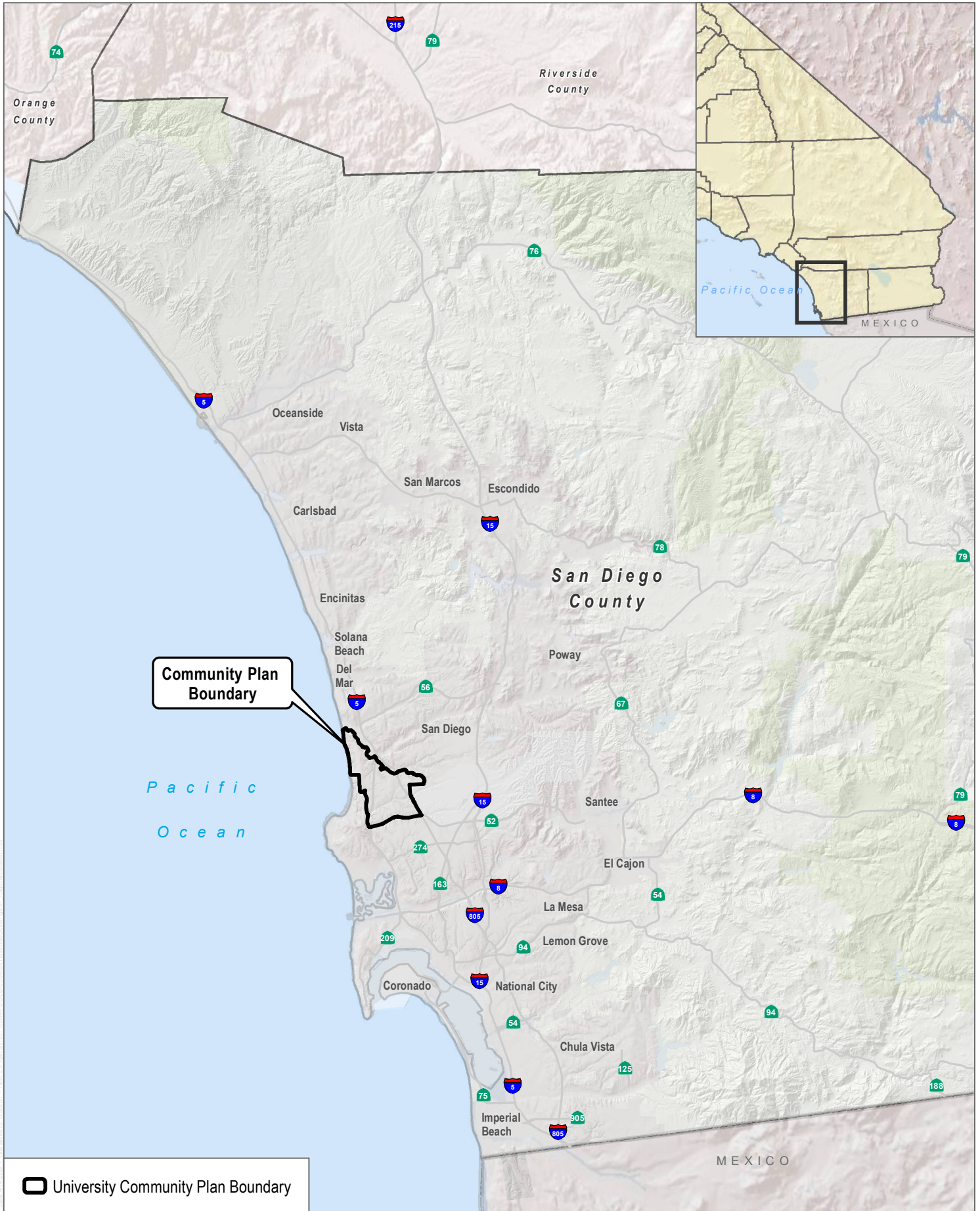
1.5 Document Organization

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

- **1: Introduction** provides an introduction to the document including the purpose of a historic context statement, the project description and location, and research methodology.
- **2: How to Use this Document** provides the scope of the historic context statements, applicable registration programs, and document organization.
- **3: Historic Context** includes a narrative of the area's developmental history broken down into periods that are defined by events, themes, and development trends. Significant themes and Associated Property Types are included in the narrative of the area's developmental history.

- **4: Preservation Goals and Priorities** outlines and prioritizes recommended preservation activities and methods for identifying, evaluating, and treating property types identified as significant with each theme or context.
- **5: Bibliography** provides a complete list of references for all footnotes listed throughout the document.
- **Appendices**
 - **Appendix A** includes a section on architectural styles and a study list of properties of architecture or thematic interest within University CPA.
 - **Appendix B** includes a study list of non-residential properties within University CPA. These properties are identified or discussed in the historic context statement.
 - **Appendix C** outlines periods, themes, associated property types, and registration requirements to guide the evaluation of properties for historical significance.

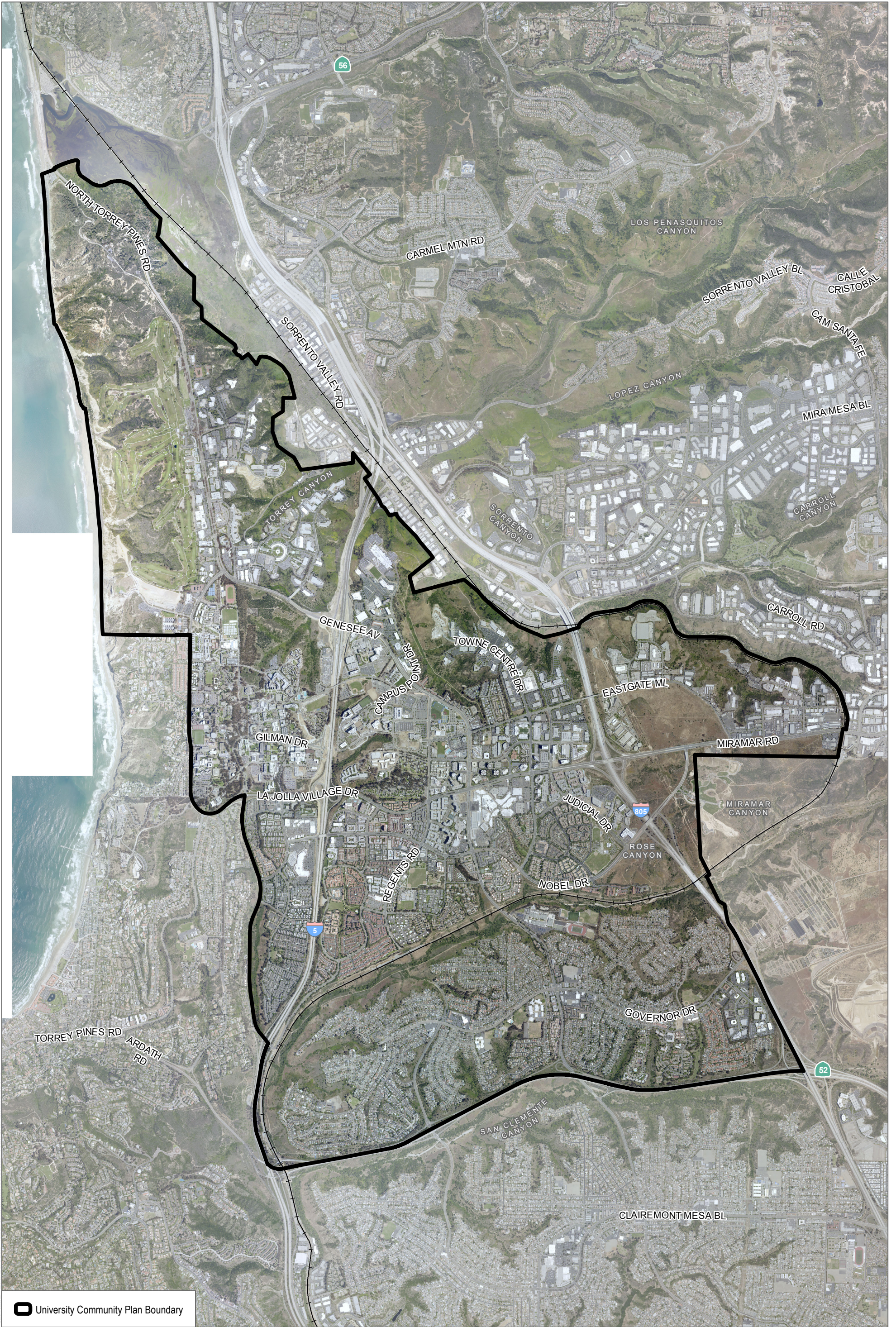
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SOURCE: Esri 2014; SanGIS 2017

FIGURE 1
Regional Location
 University Community Plan Update

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SOURCE: SANGIS 2017, 2019



FIGURE 2
 Project Location
 University Community Plan Update

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2 How to Use This Document

2.1 Scope of the Historic Context Statement

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

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

2.2 Overview of Applicable Regulations and Designation Programs

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

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

2.2.1 Federal

National Register of Historic Places

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

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

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing).

2.2.2 State

California Register of Historical Resources

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

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.

- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

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

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

California Environmental Quality Act

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

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

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

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

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

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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

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

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

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

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

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

2.2.3 Local

City of San Diego Progress Guide and General Plan

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

- A. Identification and Preservation of Historical Resources
 - Identification of the historical resources of the City.
 - Preservation of the City's important historical resources.
 - Integration of historic preservation planning in the larger planning process.
- B. Historic Preservation, Education, Benefits, and Incentives
 - Public education about the importance of historical resources.
 - Provision of incentives supporting historic preservation.
 - Cultural heritage tourism promoted to the tourist industry.

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

City of San Diego Land Development Code

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

project area contains historical resources, as defined in the Land Development Code Chapter 11, Article 3, Division 1, the regulations apply to the project area.

City of San Diego Historical Resources Board Designation Criteria

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

- a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- b. Is identified with persons or events significant in local, state or national history;
- c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;
- e. Is listed or has been determined eligible by National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- f. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

2.2.4 Integrity

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

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.

- Setting is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.
- Materials are the physical elements that were combined or deposited during a particular period of time, and in particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- Association is the direct link between the important historic event or person and a historic property.

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

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3 Historic Context

3.1 Summary Overview

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

3.1.1 Significant Periods and Themes

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

- Early Development Period (1822-1940)
- Military Development Period (1941-1962)
- Development Boom Period (1956-1971)
 - Theme: Residential Development (1960-1971)
 - Theme: Educational Development (1960-1971)
 - Theme: Commercial Development (1960-1971)
 - Theme: Civic and Institutional Development (1963-1971)
- Community Expansion and Continued Development Period (1972-1990)
 - Theme: Residential Development (1972-1990)
 - Theme: Educational Development (1974-1990)
 - Theme: Commercial and Corporate Development (1972-1989)
 - Theme: Civic and Institutional Development (1972-1990)

National Register Bulletin 15 defines a theme as a “means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments of an area during one or more periods of prehistory or history. A theme is considered to be significant if it can be demonstrated through scholarly research, to be important to American history.”¹ Important themes have been distilled into residential development, commercial development, civic and institutional development, transportation infrastructure, and agriculture industry and manufacturing. Themes related to architectural significance are addressed in Architectural Styles (Section 5).

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

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

3.1.2 Associated Property Types

The historic built environment serves as an illustration of significant themes in University within each period of development. Therefore, a discussion of associated property types is included following each development period discussion. This consists of relevant architectural styles and building types that are prevalent throughout University during the identified period of development. The following property types were identified in University as part of the development of this historic context:

Residential Properties

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

Commercial Properties

Commercial properties also vary throughout the University planning area, but prior to 1971 typically were one- to two-stories in height and developed as neighborhood shopping centers, regional shopping centers, or business parks. Commercial properties were dispersed throughout the community along main thoroughfares including Governor Drive, Genesee Avenue, and La Jolla Village Drive. Prior to 1971, community shopping centers were developed in the southern portion of University City to service the recently constructed residences. As residential development spread farther north so did commercial properties, leading to the construction of the University Towne Centre, a large regional master planned shopping center. Buildings of this type typically are low, boxy in massing, and surrounded by surface street parking. As was typical in commercial development from this period, mass-produced building forms and strip malls began to dominate the commercial landscape. Architectural styles employed to design commercial properties include Corporate Modern, Contemporary, New Formalism, and Brutalism.

Civic and Institutional Properties

Institutional properties include any building where a public or civic function is performed. While usually city- or publicly owned, they may also be privately owned (such as fraternal organization halls), but usually have a public use, and provide large, accessible spaces for people to congregate. In the University CPA, these may include schools (elementary, middle, and high schools), libraries, churches, post offices, hospitals, and utilities. Public parks and recreational facilities also fall under this category. Buildings of this type became instrumental in facilitating the population rise of the area and present in a variety of sizes and plans. Popular architectural styles employed to design civic and institutional properties include Modern architectural styles.

Post-Secondary Educational Properties and Research Institutions

In the University CPA, both postsecondary education was distinct from primary and secondary schools that served the residential population played a large role in the community's residential development. The development of properties for post-secondary educational (university) and research institutions was not only the source of the CPA's name, but a driving force behind its early development and continues to shape its demographics and built

environment. Buildings from this category present in a variety of sizes, plans, and styles. These buildings range in style from architect-designed Brutalist buildings to simple Mid-Century Modern box forms. The larger educational campuses such as UCSD and the large research institution Salk Institute of Biological Studies were master planned and represent important elements of the community's architectural development patterns (although the City's historic regulations do not apply to State educational properties).

Recreational Properties

Recreational properties are used for the purpose of recreation, for example, sports fields, playgrounds, gymnasiums, playgrounds, public parks, beaches, and green spaces. In the University CPA recreational properties include neighborhood parks, community parks and recreation centers, golf courses, and resource-based parks. The majority of the community's parks and recreation land use presents as open space parks such as Torrey Pines State Natural Reserve and Rose Canyon Open Space Park, which display small auxiliary structures that act as support structures such as restrooms, lifeguard towers, and surface parking lots. The recreational properties such as Torrey Pines Golf Course, Marcy Park, Standley Recreation Center, and Doyle Community Park were built in conjunction to other property types such as schools or open space parks. Buildings and structures associated with this type of recreational property include recreation centers, playgrounds, benches, tennis courts, swimming pools, and baseball fields. Buildings of this type include Modern architectural styles.

3.2 Historical Background

3.2.1 Early Development Period (1822-1940)

Theme: Division of the Ranchos and Early Institutional Development (1822-1977)

In 1822, Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. Land speculators purchased pueblo lands to be divided into smaller lots and sold to new settlers of San Diego for a profit. By the 1840s, the titles of these lands were questioned either as fraudulent or doubtful in validity. In 1843, retired sea captain Henry D. Fitch was given the task of making a map of the countryside, staking the pueblo's claims, and then drawing a map of those claims. This map started at the southern tip of Point Loma, ran east into Chollas Valley, then north to its point of intersection with the ocean at Carmel Valley. Included in this map were the later sites of University City, Torrey Pines, and La Jolla. By 1890, 83 percent of San Diego's pueblo lands were privately held, leaving approximately 8,000 acres to the City. Over the next nine decades, the City-owned pueblo lands would continue to be sold, and by 1977, the remaining pueblo lands held by the City were approximately 300 acres. These sales of pueblo lands included the land to create Torrey Pines State Natural Reserve, the General Atomic laboratory on Torrey Pines Mesa, and University City.²

² Bob Dorn, "How San Diego Lost its Pueblo Land," *San Diego Reader* (San Diego, CA), July 22, 1982.

Associated Properties

Torrey Pines State Natural Reserve (1890-1930)

The Torrey Pine is a rare pine species in the United States, recognized as such by 1890 in San Diego after the continued degradation of the tree's habitat. In 1890, the City leased its undeveloped holdings for sheep and cattle, leading to cattlemen burning and cutting down multiple Torrey Pines to improve forage for their livestock. Local botanist Belle Angier surveyed the area in 1895 and warned that the continued removal of these trees would lead to their eventual extinction in San Diego. This warning made its way to local politician George Marston, naturalist Daniel Cleveland, and members of the San Diego Society of Natural History who urged the City Council to create a natural Torrey Pine reserve. On August 8, 1899, the City set aside 369 acres as a "free and public park" named Torrey Pines Park in order to preserve the rare and valuable Torrey Pine.³ Despite the win for land conservation, the ordinance did not specify any protections for the trees, leaving the lands surrounding the park in danger of redevelopment and subdivision. By 1912, a well-known San Diego philanthropist, Ellen Browning Scripps, purchased the private lots and held them in trust for the people of San Diego, adding to the park the areas known as North Grove and the San Dieguito River Estuary.⁴

Woodcutting remained a persistent threat to the trees with campers and picnickers using Torrey Pines for firewood. In 1916, naturalist Guy L. Fleming estimated that there were only 200 trees left and suggested the area should become a national park. In 1921, Scripps appointed Fleming as the park's first custodian and hired master architects Richard S. Requa and Herbert L. Jackson to build a Pueblo Revival-style lodge. Scripps also retained prominent Los Angeles landscape architect Ralph D. Cornell to develop a management plan for the Park, which had developed from a City park to a State Park, changing names to the Torrey Pines State Reserve. In 1924, the City transferred more of its property to the Park, including sea cliffs, canyons, mesas, a salt marsh, and several miles of beachfront land increasing the property's size to nearly 1,000 acres.⁵ A major threat to the Park came with the popularity of the automobile in 1929 when commercial interests sought to build a highway through Torrey Pines. In 1930, the City and its opposition, the League to Save Torrey Pines Park, reached an agreement to construct old Highway 101 now North Torrey Pines Road through the eastern part of the Park along the cliffs, minimizing the impact to the land (Figure 3).⁶

³ Bill Evarts, *Torrey Pines Landscape and Legacy*, La Jolla: Torrey Pines Association, 1994, 4-5.

⁴ Vonn Marie May, "University House Cultural Landscape Management Plan," *University of California San Diego* (San Diego, CA), 2013, 12-14.

⁵ Evarts, 7.

⁶ *Ibid.*

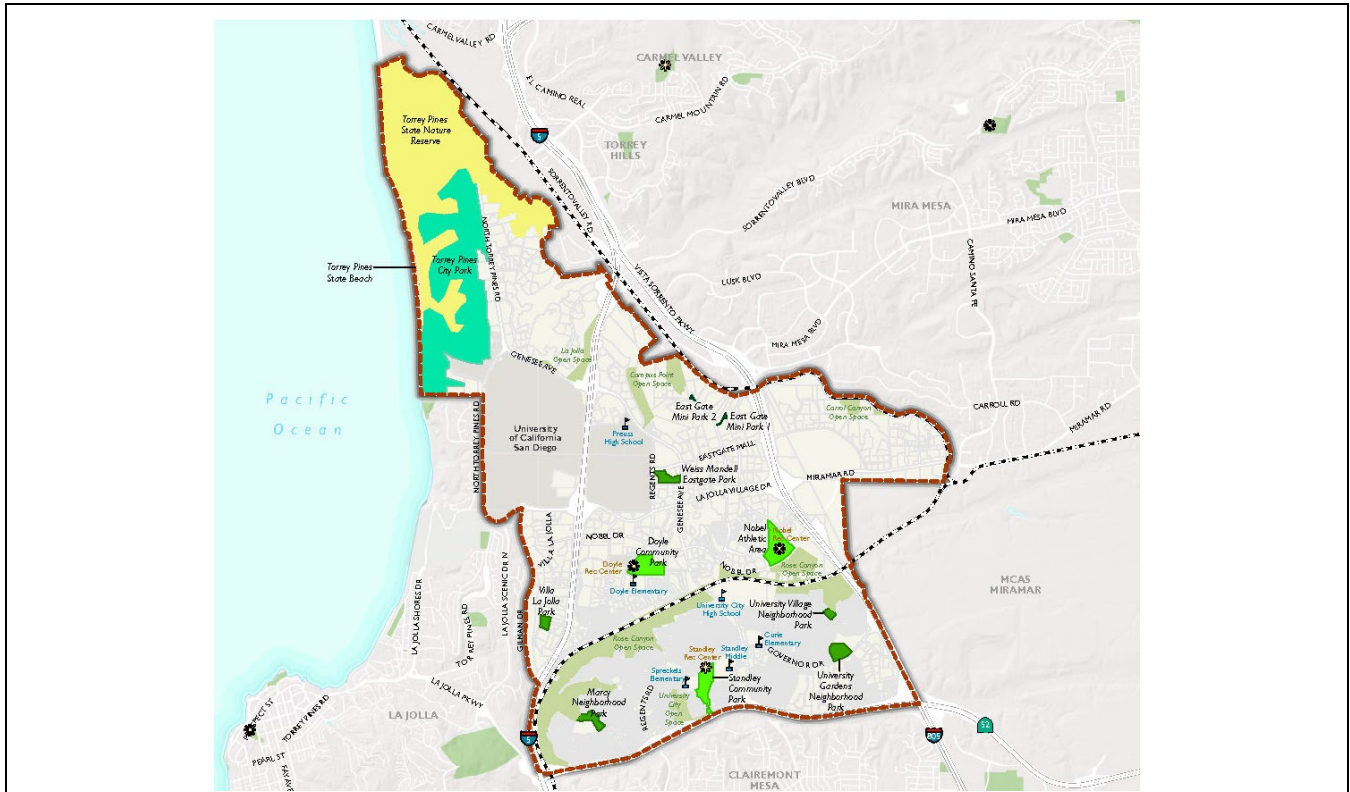


Figure 3. Map of the Torrey Pines State Nature Reserve in yellow and Torrey Pines City Park in teal with the University CPA outlined in red (City of San Diego, 2018)

Scripps Institution for Biological Research (1903-1925)

Development of the Scripps Institution for Biological Research was instrumental in the early development of the University CPA and would later be incorporated into the University of California, San Diego. In 1903, members of the Scripps family and other community leaders founded the Marine Biological Association of San Diego. In 1905, the Association built its first biological research laboratory in La Jolla and acquired the present campus in 1907. Supported by Ellen Browning Scripps, who played a major role in the conservation of Torrey Pines, and her brother E.W. Scripps, the Association had a staff of 12 including a scientific director and six nonresident researchers. In 1912, the Regents of the University of California acquired the Marine Biological Association and renamed the school the Scripps Institution for Biological Research (Figure 4). On October 12, 1925, the Scripps Institution for Biological Research was renamed the Scripps Institution of Oceanography to better reflect the work performed at the school. Since its founding, the school has expanded its curriculum to include physics, chemistry, geology, biology, and climate of the earth. The school’s third director, Norwegian oceanographer Harold Ulrik Sverdrup pledged to make Scripps a seagoing institution, persuading Robert Paine Scripps to purchase a research vessel capable of deep-water oceanography. Prior to 1938, the University of California in Berkeley granted graduate degrees for work done at the Scripps Institution. After 1938, Scripps became part of the University of California, Los Angeles, in order to improve the quality of instruction at the school and ensure its longevity. Scripps remains one of the oldest and most robust centers for undergraduate and graduate ocean and Earth science research in the United States.⁷

⁷ Deborah Day, “A Short History of SIO,” *Scripps Institution of Oceanography*, La Jolla, CA: UCSD Libraries, 1999.



Figure 4. Campus of the Scripps Institution for Biological Research, which would become Scripps Institution of Oceanography, circa 1916 (UC San Diego Library)

3.2.2 Military Development (1941-1962)

Theme: Military Development (1864-1962)

Similar to the majority of San Diego's development between the 1940s and the 1960s, the military's presence had a profound impact on the University CPA as a driving force for development. This began with the development of Camp Callan. Construction began on Camp Callan located on the current site of La Jolla Farms south of Torrey Pines Golf Course along North Torrey Pines Road, in November of 1940 and remained operational during World War II as a Coast Artillery Corps replacement center for new inductees. Officially the base opened in January 1941, located north of San Diego in La Jolla just south of Torrey Pines. The base's name came from a veteran of the Spanish American War and World War I, Major General Robert Callan (1874-1936). Within a year of opening, the base covered 23 blocks and included over 297 buildings including five post exchanges, three theaters, and five chapels. Throughout the war approximately 15,000 men went through the 13-week training cycle, which educated trainees on how to fire long-range weapons in the event the Imperial Japanese Navy tried to attack the West Coast of the United States. Relocation of the Anti-Aircraft training program to Fort Bliss, Texas in 1944 resulted in the declaration of Camp Callan as surplus in November 1945. Most of the 297 buildings located on the site were sold to the City of San Diego, who then resold the materials to veterans and other citizens at reasonable prices in an effort to address building supply and housing shortages in the Post-War period.⁸

⁸ Mark Berhow, "History: Historic California Posts, Camps, Stations and Airfields Camp Callan," Coast Defense Study Group, July 3, 2017, <http://www.militarymuseum.org/CpCallan.html>.

A Marine Corps rifle range known as Camp Mathews, named after Brigadier General Calvin B. Matthews, a Marine marksman active during the 1930s, reached its peak of activity in 1944. Located inland of Camp Callen in La Jolla, Camp Mathews put 9,000 Marine Corps recruits through marksmanship training every three weeks (Figure 5).⁹ Marine recruits from San Diego’s Marine Corps Recruit Depot used the facility to complete their training before marching back to the Recruit Depot. After the attack on Pearl Harbor, the rifle range flourished with activity, having 700 permanent personnel stationed at the base, eventually lessening that number to 120 by the mid-1950s. Throughout WWII and the Korean War, the range continued its use as a training facility, with more administrative buildings, streets, and utility services built as time went on. Despite its continued use and development, the nearby community of La Jolla expressed their concerns over the close proximity of a military rifle range to their residences. In 1959, a bill was introduced to Congress to transfer Camp Mathews to the University of California as land used to create its San Diego campus. In 1962, the Marine Corps determined Camp Mathews to be surplus and closed it a year later, which in turn led to its eventual development as part of the University in the years to come.¹⁰

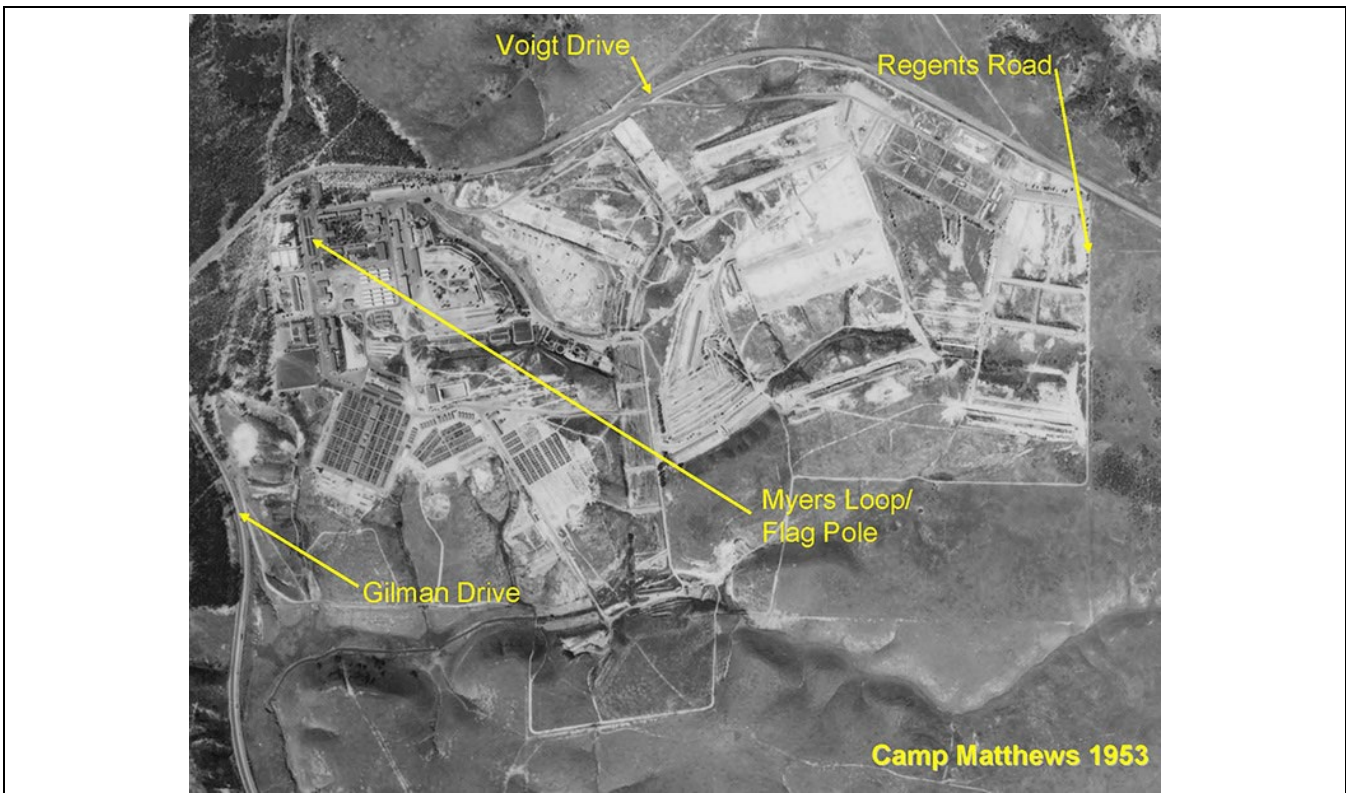


Figure 5. Aerial of Camp Mathews with current UCSD landmarks indicated for reference, 1953 (UC San Diego Library)

Another significant military development influencing growth patterns within the University CPA is Marine Corps Air Station (MCAS) Miramar, located east of the University CPA between the I-805 and I-15 freeways. The base began as 12,721 acres of land acquired during World War I by the Army National Guard as outdoor training grounds for infantrymen on their way to Europe. In 1941, Camp Holcomb grew in size to nearly 32,000 acres and renamed

⁹ Historic documents frequently refer to the land now included in the University CPA as “inland La Jolla.” The two area’s boundaries are frequently misidentified in maps and historic archives, refer to Figure 2 for the current boundaries of the University CPA.

¹⁰ CW2 Mark Denger, “A Brief History of the U.S. Marine Corps in San Diego,” The California State Military Museum, accessed April 9, 2020, <https://www.webcitation.org/60Hj0AFNh?url=http://www.militarymuseum.org/SDMarines.html>.

Camp Elliott. Starting with tents and temporary facilities in 1941, the Camp grew to include barracks, officer's quarters, storehouses, mess halls, warehouses, a chapel, recreation facilities, and multiple other building types. In 1943, construction of the Camp's training facilities was nearly all complete or well underway and a year later work ended on two new concrete runways and taxiways. During this period, both the Navy and the Marine Corps occupied Camp Elliott. The Navy utilized the western side to train pilots and the Marines utilized the eastern side to train artillery and armored personnel. The Navy maintained an additional emergency airfield one mile to the north of Camp Elliott known as Outlying Field Miramar, later known as Hourglass Field because of its shape. Outlying Field Miramar's primary functions included an emergency landing strip and served as a practice range for bombing a target. On September 12, 1943, the Navy and Marines redesignated the Base as Marine Corps Air Depot (MCAD) Miramar, to reflect its dominant function.¹¹

After the end of World War II, the Marine Corps decommissioned MCAD Miramar on May 1, 1946, merging it with NAAS Camp Kearny to become Marine Corps Air Station Miramar (MCAS Miramar). Although this name was short-lived and on August 15, 1947, the Navy received the Base and renamed it Naval Auxiliary Air Station Miramar. Operations slowed down and the Navy leased part of the airfield to the City of San Diego as a reserve airstrip for commercial airliners that could not land at Lindbergh Field. Discussions began with the City about turning the base into a municipal airport, but because of its location, most residents deemed it too far from the City. In 1949, Congress passed the Woods Plan, which breathed new life into the Base. By 1953, Miramar spent \$14 million for the continued development of a Master Jet Air Station with another \$15 million planned for the future.¹²

Associated Property Types

While Military Development influenced land use and development patterns throughout the University CPA, the property type most associated with this period of development would be a base and the buildings, structures, and landscapes that comprise a base. There are no military bases located within the current boundaries of the University CPA.

¹¹ Noah Stewart and Patrick McGinnis, "Historical Overview Marine Corps Air Station, Miramar, San Diego California," Anteon Corporation (San Diego, CA, January 2004), 31-44.

¹² Ibid., 44-49.

3.2.3 Development Boom (1956-1971)

California experienced a period of population growth immediately following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in huge demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding whole new subdivisions. Before the war in 1934, the Federal Housing Authority (FHA) was established to approve properties for mortgage insurance and publication of housing subdivision standards. Their publications such as *Planning Small Houses* established a standard of home building practices for decades to come, promoting the simple one-story “minimum house” that could be expanded as families grew. These homes developed in San Diego in the 1930s and 1940s in the Streamline Moderne and Minimal Traditional styles.¹³

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

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

The government programs intended to assist working-class families and veterans to purchase a house contributed to a Post-War development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions.¹⁶ Developers started to hire architects not to design a single home but rather a

¹³ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA), 2007, 27.

¹⁴ California Department of Transportation (Caltrans), “Tract Housing in California, 1945-1973: A Context for National Register Evaluation,” *Caltrans*, 2011, 5.

¹⁵ *Ibid.*

¹⁶ The California Department of Transportation, “Tract Housing in California, 1945-1975: A Context for National Register Evaluation,” (Sacramento, CA), 2011.

set of stock plans, resulting in new communities of 300-400 nearly identical homes.¹⁷ Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around usually curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity space such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy.¹⁸ Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features.¹⁹ Customizable features could include: light fixtures, rooflines, exterior cladding materials, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular, which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. This allowed developers to move less earth and remove fewer trees, which local governments often supported.²⁰

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

The University CPA's east and west borders generally followed along two of the City's largest north-south freeways, I-5 and I-805. Several sections of I-5 were constructed and opened prior to the passage of the Federal-Aid Highway Act of 1956, but the majority of the freeway was completed as a result of the 1956 Act. After several years of dispute, a new Federal-Aid Highway Act passed in June 1956 which allowed for the construction of a 41,000-mile network of interstate highways that would eventually span the entire continental United States. I-5, beginning at the Mexican border and ending at the Canadian border, began construction in 1956 with the section in San Diego between Balboa Avenue and south Carlsbad opening to traffic in 1968. In the early 1960s, there was a proposal for an Inland Freeway, which would skirt the University of California, San Diego campus and veer north through Sorrento Valley to Del Mar. Starting in 1967, the Inland Freeway, renamed I-805, began construction in phases,

¹⁷ City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 36-39.

¹⁸ City of Palo Alto, "Palo Alto Eichler Neighborhood Design Guidelines," Page & Turnbull (City of Palo Alto, CA), Mar. 2018, 33-36.

¹⁹ City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 39.

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

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

with the northern portion completed before the southern. By 1974, the junction connecting I-5 and I-805 had finished construction, forming the northern terminus for the future community of University City.

The 1959 City of San Diego University Community Study introduced the name University City for the first time, intended to be the location of residential and commercial development supporting the then-proposed University of California at La Jolla. This was after a 1958 resolution passed by the Board of Regents making way for a land-use study to ensure that essential housing development standards would be met in the community designed to surround the new campus. The community master plan area encompassed north La Jolla, Torrey Pines Park, Torrey Pines Golf Course, the General Atomics Laboratory, and Camp Matthews, which would become part of the school's campus. The University Community encompassed a triangular-shaped area of approximately 10,000 acres bounded on the northeast by Sorrento Valley, on the West by the coastline, and on the south by San Clemente Canyon.

The 1959 study recommended that dense residential developments should be concentrated in the areas immediately surrounding UCSD, with the rate of density decreasing as you traveled outward from the center (Figure 7).²² The planned distribution of residential density was intended to concentrate housing for students, faculty, and staff members, who were expected to spend the majority of their time on the campus, near the campus, and University center (future site of the Westfield UTC shopping mall). These more centralized high and medium-density developments at the heart of the community would also benefit from the practical advantages of proximate commercial, liturgical, and entertainment services, which were accessible without the need for a car. Single-family residential development on the other hand, was situated in the southern and easternmost areas of the community between the winding canyons.²³ This offered the opportunity for faculty, staff, and students with families to locate away from the centralized student population, but still be within the community.²⁴

In addition to the direct influence of the UCSD campus on the University Community's development, the campus also drove the community's initial development with off-campus facilities accommodating students, faculty, non-academic school staff, and those with no real connection to the University, but who desired the type of community atmosphere associated with a college-centered town.²⁵ The non-university group drew from nearby Sorrento Valley, General Atomics, Miramar Naval Air Station, and other employment centers.²⁶ The estimated university population included a student body size of 25,000, 2,100 faculty, 7,500 non-academic staff, and an estimated 6,445 others not associated with the school such as family members of those associated. Proposed in the plan to accommodate this population were an estimated 25,000 dwelling units, including 15,000 single-family houses and more than 11,500 apartments. After the formal dedication of the community in September 1960, development commenced with the residential, commercial, and business communities rising concurrently with the major university.²⁷

The University CPA in 1959 when UCSD began its initial development categorized its residents into five basic types: students and families, faculty members and families, non-academic staff and families, community support personnel and families, and other residents (those having no university connection). At this time, the CPA's population was projected to be approximately 90,000 persons of which only 14,500 were categorized as residents with no connection to UCSD.²⁸ These people were drawn from nearby towns, military bases, and companies such

²² City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

²³ City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1990.

²⁴ City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

²⁵ Despite early planning documents describing the University CPA as developing into a "college town" atmosphere, this type of feeling and development patterns that would contribute to that type of feeling were never achieved.

²⁶ City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

²⁷ SDU, "Public Can See University City this Weekend," *San Diego Union* (San Diego, CA), Sep. 4, 1960.

²⁸ The University CPA's population numbers never hit the planned 90,000 people as projected in 1959. As of 2020, the University CPA's population totaled 74,511, 15,483 less than the original predication by the UC Regents and City of San Diego.

as Sorrento Valley, General Atomics, and MCAS Miramar. In addition to the projected approximately 81,000 total “off campus” population, approximately 13,700 students and families were planned to live on campus. On campus housing included single-student residence halls and married-student apartments. Approximately one-third of all students, single and married, planned to live on campus. Of the faculty, nonacademic staff, and married students not living on campus fifty percent were planned to live in the CPA and about fifty percent would live elsewhere in the San Diego metropolitan area.²⁹ Income levels in San Diego remained high during the Post-War period in comparison to the rest of the United States including high-salaried engineering and research personnel in private industries in the University area. In 1959, the annual worker’s income in San Diego was the highest of all western cities except Casper, Wyoming. The average annual worker’s income in San Diego was \$5,333 compared to the national average of \$4,267. The 1959 *University Community Study* did not indicate the area’s race and ethnicity percentages or median age.³⁰

Theme: Post-Secondary Education and Research Institutions (1956-1971)

One of the greatest influences driving the development of University City during the second half of the twentieth century was the establishment of multiple campuses for post-secondary education and research institutions. The first from the Development Boom period was the San Diego laboratory of the General Atomic division of General Dynamics Corporation. In 1956, this laboratory received the name the John Jay Hopkins Laboratory for Pure and Applied Science after the General Dynamics company’s founder, John Jay Hopkins. The same year, General Atomic issued a \$1,248,000 contract to Haas-Haynine Frandsen Inc. of Los Angeles to construct the first of four major buildings for the atomic lab. The site, acquired from the City of San Diego in 1955, required the construction of an access road joining Sorrento Road near its junction with Miramar Road east of U.S. Highway 101. The design of the experimental building and site developments as well as three other laboratories, a science building, an office and engineering building, a library, and a technical service building, were handled by a different Los Angeles architecture firm, Pereira and Luckman. In June 1959, an estimated 2,500 guests attended the dedication ceremony for the \$10 million John Jay Hopkins Laboratory for Pure and Applied Science located at what is known as Torrey Pines

²⁹ City of San Diego Planning Department, “City of San Diego University Community Study,” (San Diego, CA), Mar. 1959.

³⁰ Ibid.

Mesa. The opening of the laboratory set the groundwork for Torrey Pines Mesa to be a center for industrial, medical, and scientific development (Figure 6).



Figure 6. Aerial View of General Atomics Headquarters, 1967 (City of San Diego)



Figure 7. Detail of the Land Use plan from the 1959 City of San Diego University Community Study showing the distribution of housing density surrounding the planned UCSD campus site (outlined in yellow). Areas devoted to single-family housing is depicted in off-white, while multi-family housing closer to the campus is represented in three shades of brown: light brown for low density, medium brown for medium density, and dark brown for high density (City of San Diego 1959: Plate 3)

Upon its inception in the late 1950s, one of the paramount goals of the UC Regents and City of San Diego for the area was the creation of a “great” university. The journey towards creating a great university was achieved with the establishment of what is now known as the UCSD campus in University City (then known as the La Jolla Campus). However, the path toward establishing a “great” university got its start much earlier in the twentieth century when the Regents of the University of California (the Regents) acquired what would eventually become the Scripps Institution of Oceanography in 1912. The school from 1912 continued to expand including the construction of the first public aquarium, library, and museum between 1913 and 1916, the construction of Ritter Hall in 1931, and the construction of the Scripps Aquarium in 1950.³¹ Despite these additions, the Scripps Institution of Oceanography does not cross into the CPA.

Interest in the creation of a UC campus in San Diego continued throughout the first half of the twentieth century and by the 1950s, significant steps were taken to achieve the goal of creating a “great” university. In 1955, the City Council voted to offer the University of California City-owned land at no cost. In 1957, the citizens of San Diego voted to transfer 450 acres of pueblo land to the University, and in 1959, the Regents approved a community development plan prepared by the City of San Diego Planning Department.³² The Regents approved the school’s La Jolla site in 1959, naming the new school the University of California, La Jolla, which later changed to the University of California, San Diego. UCSD’s official establishment on November 18, 1960, was thanks to a combination of state appropriations, a donation from General Dynamics, and a gift from the City of 63 acres.³³

After the school’s opening in 1960, campus development began with the student enrollment reaching 160 with 70 faculty members in 1961. In 1962, President John F. Kennedy signed a bill committing the federal government to transfer 436 acres of the surplus Camp Matthews to the University of California. Throughout the 1960s the University’s departments, enrollment, faculty, and buildings continued to expand. The campus planning approach focused on the construction of several smaller colleges clustered to form a larger university in order to accommodate future students. The smaller colleges each had a focused curriculum. For example, the John Muir College encouraged awareness of environmental issues and independent thinking while the University as a whole developed a basic curriculum in humanities, social sciences, biological sciences, physical sciences and mathematics. In 1964, the first undergraduate students enrolled at UCSD. By 1969, campus enrollment reached 3,800 students and 370 faculty members, and student tuition was imposed for the first time.³⁴ In 1970, the school’s third college opened, later named Thurgood Marshall College, with a focus on broad liberal arts education and an awareness of the diversity of cultures. The University’s Central Library designed by William L. Pereira and Associates opened in 1971 and served as the school’s visual point of reference and the most important building on campus (Figure 9).³⁵ By 1971 enrollment reached approximately 6,500 students with 500 faculty members.³⁶

³¹ Deborah Day, “A Short History of SIO,” *Scripps Institution of Oceanography*, La Jolla, CA: UCSD Libraries, 1999.

³² Patricia Aguilar, “The UCSD Master Plan Study and its Antecedents: a History of Physical Planning at the University of California, San Diego.” UC San Diego Library, University Planning Associates, Apr. 1995, <https://library.ucsd.edu/dc/object/bb77142229>.

³³ UC San Diego, “Campus Timeline,” accessed Apr. 13, 2020, <https://ucsd.edu/timeline/>.

³⁴ *Ibid.*

³⁵ William L. Pereira and Associates Planning and Architecture, “Central Library; University of California at San Diego,” Corona Del Mar, Aug. 1969.

³⁶ UC San Diego, “Campus Timeline,” accessed April 13, 2020, <https://ucsd.edu/timeline/>.



Figure 8. The Geisel Library shortly after opening, 1971 (UC San Diego Library)

During this period another research institution, the Salk Institute of Biological Studies, was also under development. In 1957, Jonas Salk, the first developer of the polio vaccine, received 27 acres overlooking the Pacific Ocean to construct a not-for-profit institution of scientific research. The institute, located northwest of UCSD in La Jolla, began thanks to a \$20 million grant from the National Science Foundation and additional support from the March of Dimes. The facility opened its doors in 1963 with major study areas including cancer biology, immune system biology, metabolism and diabetes, and plant biology. The facility designed by the firm of Louis Kahn, incorporated travertine, teak wood, and concrete, Salk asked Kahn to “create a facility worthy of a visit by Picasso.”³⁷

Associated Property Types

Post-secondary education and research institutions played a major role in this period of development for the University CPA. Properties associated with this theme and period of development are large, multi-acre campuses. Some or all of the buildings comprising the campus or smaller sub-campus may be architect-designed and part of a master plan.

Character-Defining Features:

- Large campuses
- Low to medium density

³⁷ Salk Institute, “History of Salk,” accessed Apr. 21, 2020, <https://www.salk.edu/about/history-of-salk/>.

- Designed by prominent architects
- Buildings linked by pedestrian walkways
- Meandering site plans that deviate from a cartesian street grid
- Automobile parking concentrated in large, multi-story structures distributed throughout the site
- Landscaping lacks rigid formality and follows topography of natural slopes
- Landscaping often includes eucalyptus trees

Theme: Residential Development (1960-1971)

The 1959 City of San Diego University Community Study proposed 15,000 single-family units, for which grading began in 1960. The name chosen for the area, University City, referenced the development as a whole while developers selected the smaller community names. As early as 1960, the City received tentative subdivision maps for the area including one for 600 acres containing 2,481 lots (Figure 8). The area's earliest primary developers included Irvin Kahn and Carlos Tavares, who both played a key role in the development of nearby Clairemont. Kahn and Tavares as well as two other investors, Louise Lesser and C.W. Carlstrom either owned or optioned control on approximately 4,000 acres of land from Clairemont to beyond Miramar Road. Similar to the development of Clairemont, at least a dozen or more building companies participated in University City building activity, producing separate subdivisions. The Kahn-Traverse group by 1960 had already sold 700 lots within their 600 acres to Ray Hommes, a Los Angeles builder. Due to the need for residential housing in San Diego in 1960, Kahn hypothesized that within a maximum of 10-years the first 15,000 single-family units would be filled.³⁸

By September 1960, grading, roadwork, and the installation of utilities in the first 600-acre section of University City was well underway.³⁹ The first 10 model homes opened for public inspection during the same period as the utilities were installed, featuring traditional and modern-designs located along Soderblom Avenue. One development was purported to offer 23 model homes, which was substantially more than the original 10 model options. Kahn and his associates introduced several unusual features to their development including a purchase option plan that allowed buyers to receive their money back, and lots available at 10 percent down with 10 years to pay under conventional financing.⁴⁰ The first unit of 144 homes in the Kahn and Associates subdivision included a 15-acre school site and an 11-acre park. From 1961 onward, development in University City, which became known as the golden triangle between the University of California, La Jolla, and San Clemente Canyon Park, expanded to include a range of housing types from luxury dwellings to apartments, while continuing to develop single-family residences. The term golden triangle was initially used in 1961 by development companies and the UC Regents as a marketing tactic to advertise their newly constructed developments.

In 1961, UC Peñasquitos Inc.'s Pennant Village opened exclusively for retired military personnel and their families, originally containing 76 single-family homes and 32 multi-family units. The development featured a "green belt" with a recreational park, community center, and swimming pool located in the center of the community. Pennant Village's cooperative ownership program allowed for Federal Housing Administration (FHA) insured loans for 40 years at a 5 ¼ percent interest rate, allowing many veteran families to live within their means.⁴¹ Developers used the availability of no down payment financing for veterans and flexible FHA financing terms to entice families to move to University City. The community's developers continued to look at development trends to design buildings that could be constructed and sold quickly. In the mid-1960s, the newest trend was the resurgence of multi-story homes, moving away from the dominant one-story Ranch style home seen throughout Southern California. The two-

³⁸ Clyde V. Smith, "A Campus Metropolis is Started," *San Diego Union* (San Diego, CA), Feb. 21, 1960.

³⁹ SDU, "Public Can See University City this Weekend," *San Diego Union* (San Diego, CA), Sep. 4, 1960.

⁴⁰ SDU, "University City Lots Offered," *San Diego Union* (San Diego, CA), July 8, 1960.

⁴¹ SDU, "University City Unit Planned for Military," *San Diego Union* (San Diego, CA), June 11, 1961.

story or split-level home provided families with more living space for their money and allowed for a bigger structure on the same size lot as a single-story Ranch house. In University City, the Dass Construction Company noticed this trend and offered their University City Manor subdivision in 1962 with the option of a second story master bedroom suite including a dressing area, bathroom, and a large second-story covered balcony.⁴²

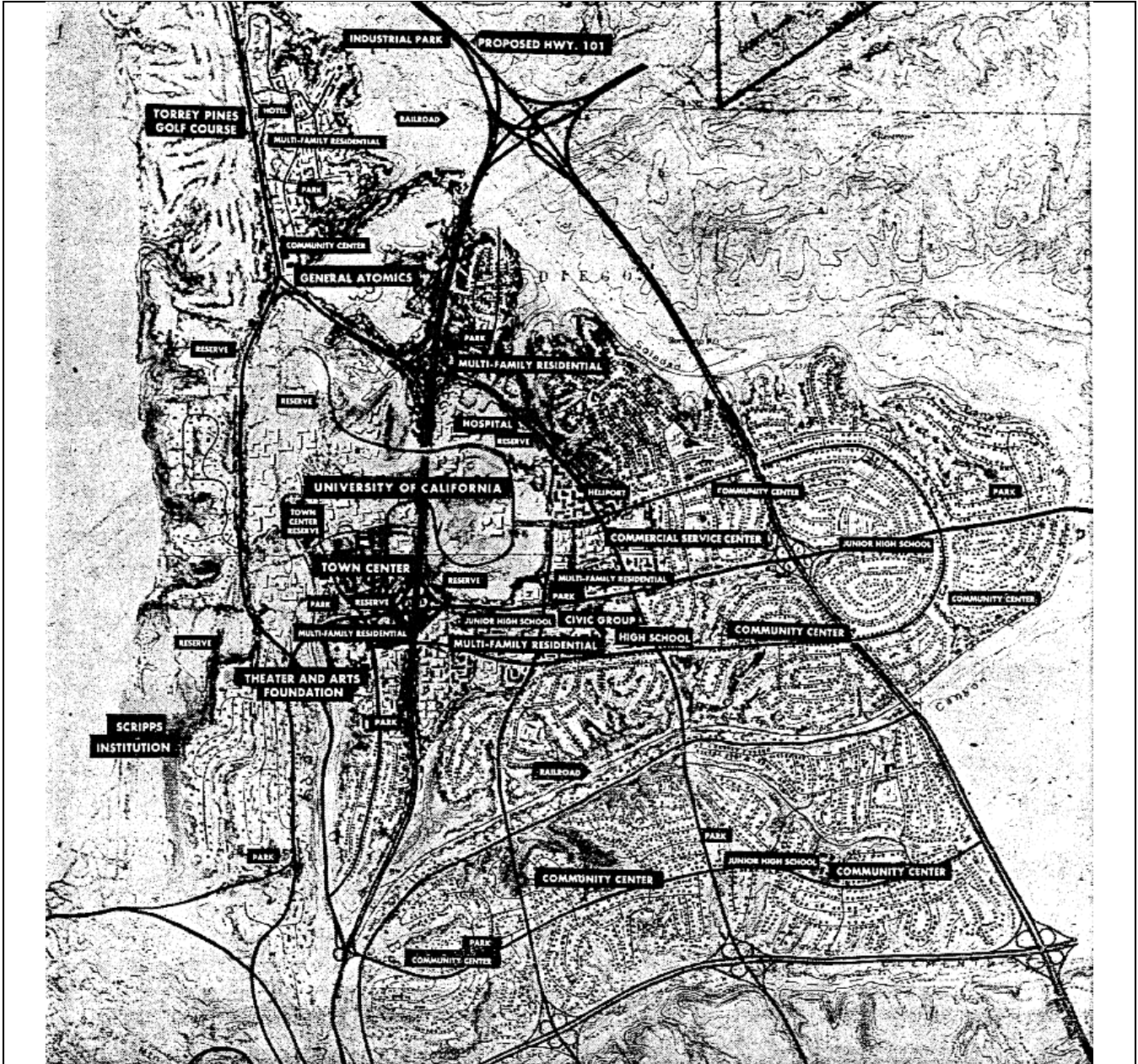


Figure 9. Map from the University Community Study, 1960 (SDU February 21, 1960)

Despite financing options and pursuing the latest housing trends, home sales in University City started slowing compared to previous years in 1965. A 1967 article stated, “The new surge of building, primarily residential, stems from several factors. Housing demand is increasing. Financing, still relatively expensive in comparison with a few

⁴² Clyde V. Smith, “Multi-Floor Trend Gains Momentum,” *San Diego Union* (San Diego, CA), Aug. 16, 1964.

years ago, is available. It was practically unobtainable at this time last year.”⁴³ The University Community’s 1971 Plan noted the economic pressure to develop the areas north of Rose Canyon in the same manner as the areas south of the Canyon in order to meet citywide market demands for low- to moderately priced single-family housing.⁴⁴ By 1971, the largely developed land to the south of Rose Canyon contained single-family detached homes, duplexes, and low-scale multi-family residential buildings. Going forward, the community needed to resist the pressures of building more single-family detached residences and construct townhomes and high-rise apartment buildings in addition to single-family homes. Pressure was described as coming from potential home buyers who looked to purchase single family homes, the predominant housing type throughout the United States from the end of World War II through the 1950s.⁴⁵ After financing became more readily available, the demand for housing-for-purchase increased, however the population did not always desire of the options available, due to either size or price. Starting in the early-1970s, community’s leaders, including the City Council reassessed the area’s housing stock and instituted a plan to design a higher variety of residential buildings and stop repeating the same housing types available south of Rose Canyon.

Associated Property Types

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

Character-Defining Features:

- Constructed as groups in the form of tract housing developments, cluster housing, and master-planned communities.
- Tract Ranch and Contemporary architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots
- Single-family residences L-shaped, rectangular, or irregular in plan
- Multi-family residences rectangular or square in plan
- Minimal architectural embellishments
- Attached garages or detached carports
- Uniform setbacks

Residential Properties Study List

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

⁴³ Clyde V. Smith, “Explosive Growth Hits San Diego’s University City,” *San Diego Union* (San Diego, CA), Aug. 13, 1967.

⁴⁴ City of San Diego Planning Department, “University Community Plan,” (San Diego, CA), 1971.

⁴⁵ The California Department of Transportation, “Tract Housing in California, 1945-1975: A Context for National Register Evaluation,” (Sacramento, CA), 2011, 53.

Theme: Commercial Development (1960-1971)

When the master planned community of University was first presented to the public in 1960, the master plan provided for a town center (near UCSD), complete with a shopping center, commercial service businesses, lumberyards, repair garages, and similar services, while emphasizing the city's relationship to University of California San Diego and the research and development community.⁴⁶ The master plan provided areas for the listed uses but not all were constructed. Compared to surrounding communities, University didn't immediately begin developing industrial parks or business parks like Sorrento Valley to the east, or Kearny Mesa to the southeast, and instead focused on the shopping centers promised in the master plan.⁴⁷ The area's development depended on its proximity to the University of California San Diego science organizations, like the Salk Institute and the Scripps Institution of Oceanography, which also attracted private research and development companies such as General Atomic Division of General Dynamics and North American Aviation.⁴⁸ Along with Sorrento Valley just to the east, the Torrey Pines Mesa and Sorrento Valley area had 16 firms established in industrial parks and research & development campuses by 1964.⁴⁹

The University CPA's first community shopping center began construction in March 1962 at the northeast corner of Governor Drive and Regents Road. The 8.5-acre site would contain a \$2 million center consisting of 30 commercial units, businesses, and professional offices. The lot's developer, Irvin J. Khan, hired architects Daun and Hoelck to design the shopping center including a market, liquor store, barbershop, cleaners, hardware store, drug store, variety store, dance studio, garden shop, service station, restaurant, and offices for doctors and dentists.⁵⁰ Given the name The University City Shopping Center, the group of stores became the first of the two neighborhood centers planned for the southern section of University City.⁵¹

In 1967, construction of the University Square Shopping Center began at the southeast corner of Governor Drive and Genesee Avenue. The seven-acre site was purchased for \$1.5 million and was built in two phases. The first phase included a 24,500-square-foot Safeway grocery store and 17,000 square feet of shop areas. The second phase included a 4,000-square-foot San Diego Trust and Savings Bank branch, and a 20,000-square-foot Thrifty Drug Store. The development company intended the shopping center to have a balance of general office space and retail space. Construction previously on the property was a Union Oil Station, which by 1967 was open for business.⁵² The shopping center, a joint venture of S.D.C. Inc. of Coronado Del Mar and La Jolla Investment Corporation, became the second commercial development in University City and the last constructed in the southern portion of the CPA.⁵³

Associated Property Types

The University CPA development boom between 1956 and 1971 saw a wave of new commercial and institutional development. Shopping centers were built at key locations in the community, surrounded by a parking lot. The centers offered a variety of uses from grocery stores, retail stores, to small businesses. The centers built during this period were not as large as regional shopping centers but fulfilled a need in the area for accessible commercial

⁴⁶ SDU, "Public Can See University City This Weekend," *San Diego Union* (San Diego, CA), Sep. 4, 1960.

⁴⁷ SDU, "Top Priority," *San Diego Union* (San Diego, CA), Jan. 5, 1962.

⁴⁸ SDU, "West's First Science City Envisioned," *San Diego Union* (San Diego, CA), July 2, 1961.

⁴⁹ SDU, "Research Aiding Foundation Due," *San Diego Union* (San Diego, CA), Sep. 29, 1964.

⁵⁰ SDU, "Store Center Scheduled for University City," *San Diego Union* (San Diego, CA), Nov. 26, 1961.

⁵¹ Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.

⁵² SDU, "University Shop Center Work Starts," *San Diego Union* (San Diego, CA), June 21, 1967.

⁵³ Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.

properties. Buildings associated with this period of development include shopping centers, parking lots, parking structures, and office buildings.

Character-Defining Features:

- Incorporates Modern architectural styles
- Business or industrial parks designed with unifying architectural style
- Constructed at heavily trafficked intersections
- Dedicated surface parking lot or parking structure
- Complex of building intended for the same or similar use
- Minimal architectural details

Commercial Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
3358 Governor Drive	348-290-43-00	University City Shopping Center	Ranch	Commercial Development (1960-1971)

Theme: Primary and Secondary Education (1960-1971)

In addition to the developments in postsecondary education in University, there was also a need for educational facilities for the children living within University City. The 1959 University City Community Study estimated that an elementary school would be required for every 600-1,000 residential units constructed, a junior high school for every 4 or 5 elementary schools on a site of 25 to 30 acres, and a senior high school for every 1 to 3 junior high schools on sites 50 to 60 acres each.⁵⁴ The community's first school, Marcy Elementary School, began as eight portable school buildings before its completion in 1964. The school's location at 2640 Soderblom Avenue put it in close proximity to Irvin J. Kahn's University City development. The school accommodated approximately 180 students ranging from kindergarten to sixth grade and occupied 11.5 acres.⁵⁵ The temporary classrooms at Marcy Elementary School were the area's first education facility while the community's first permanent school, Curie Elementary School, opened at 4080 Governor Drive in 1963 with 185 students.⁵⁶ The community's third elementary school, Spreckels, located at 6033 Stadium Street opened in 1968 as portable classrooms for 415 students in kindergarten through third grade.⁵⁷ The subsequent 1971 community plan outlined that in addition to the present three elementary schools, three sites for future development would allow the construction of more elementary schools as need occurred. By 1971, the City acquired sites for junior and senior high schools, but their

⁵⁴ City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

⁵⁵ SDU, "University City: Temporary Classrooms Will Open," *San Diego Union* (San Diego, CA), Dec. 3, 1961.

⁵⁶ SDU, "New School in University City to Open," *San Diego Union* (San Diego, CA), Feb. 22, 1963.

⁵⁷ SDU, "22 Students Travel in New Safety Unit," *San Diego Union* (San Diego, CA), Nov. 5, 1968.

development had not begun, resulting in some students of this age group attending schools in La Jolla and Clairemont.⁵⁸

Associated Property Types

Educational facilities including those for primary, secondary and postsecondary education played an important role in the development of University between 1960 and 1971. The CPA was intended to be focused on the construction of a “great” university, which became UCSD. The area around UCSD and the Salk Institute of Biological Studies became comprised of many postsecondary educational building types including classroom buildings, dormitories, libraries, parking structures, and laboratories. These buildings were soon followed by the development of primary and secondary educational facilities, servicing the southern portion of University City and the newly developed residential communities. Some of these schools began as temporary structures, subsequently replaced with permanent classrooms and education buildings.

Character-Defining Features:

- Use of Modern architectural styles
- Multiple buildings clustered to create a campus
- Adjacent to greenspace or recreational space
- Parking lots or structures
- Minimal architectural details

Primary and Secondary Educational Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
4080 Governor Drive	348-111-26-00	Curie Elementary School	Contemporary	Educational Development (1960-1971)

Theme: Civic and Institutional Development (1963-1971)

In 1963, Scripps Memorial Hospital asked the Superior Court to permit the sale of its Prospect Street property in favor of a property on the Torrey Pines Mesa, not legally in La Jolla. The new hospital located at 3770 Miramar Road, later changed to 9888 Genesee Avenue had the possibility of violating the trust set up by the late Ellen Browning Scripps, who bequeathed the property for “a hospital in La Jolla.”⁵⁹ After a year of delays due to lawsuits associated with the possible violation of the trust, the \$6 million Scripps Memorial Hospital seven-story building opened in April 1964. Louis M. Peelyon, then executive director of the facility, said the area around the hospital “will be one of the greatest educational, medical and research complexes in the world someday.”⁶⁰ The new Scripps Memorial Hospital was intentionally located near the campus of UCSD and easily accessed from the I-5 freeway.

⁵⁸ City of San Diego Planning Department, “University Community Plan,” (San Diego, CA), 1971.

⁵⁹ SDU, “Scripps Asks Ok to Sell Hospital Site,” *San Diego Union* (San Diego, CA), Nov. 7, 1963.

⁶⁰ Dave Farmer, “Scripps Hospital Rites Draw 350,” *San Diego Union* (San Diego, CA), Apr. 27, 1964.

In 1969, the City issued a \$71,060 permit for the construction of a building at 3298 Governor Drive for use by the United States Postal Service. The Post Office building, designed by Donald M. Forker, was located on the same lot as the University City Shopping Center, creating a central neighborhood commercial core (Figure 10).⁶¹



Figure 10. University City Post Office opening ceremony, 1969 (SDU December 7, 1969)

Prior to 1971, San Diego’s Fire Station 35 was located on the UCSD campus before moving its location in December 1971 to 4275 Eastgate Mall along with the San Diego Police Department Northern Division. The two departments shared a 12,480- square foot building constructed of masonry and concrete. The building included police administration and business offices, conference rooms, detective’s offices, locker and dining rooms, and a parking lot.⁶² Civic and institutional development continued with the construction of multiple religious buildings throughout the 1960s. The first, Our Mother-Confidence Catholic church opened in 1965 at 3131 Governor Drive. Ray Hommes reported the church’s progress, the developer of the University Hills and Panorama Park subdivisions in University City.⁶³ In 1967, the University City Unified Church, then known as the University City United Church, located at 2877 Governor Drive opened. The churches’ design looked to reflect the mission heritage of San Diego with rough-hewn wooden beams in the pueblo style and carved entry doors.⁶⁴ The final religious property constructed during the 1960s was the La Jolla Community Church, also known as the First Baptist Church of University City, located at 4377 Eastgate Mall. The 6,419-square foot structure at the intersection of Genesee Avenue and Eastgate Mall cost nearly \$150,000 with the site and furnishings.⁶⁵

⁶¹ SDU, “Reality Roundup: Commercial Deals Reported,” *San Diego Union* (San Diego, CA), Mar. 9, 1969.

⁶² SDU, “Police Plan North Division Open House,” *San Diego Union* (San Diego, CA), Nov. 13, 1971.

⁶³ SDU, “Progress Reported on New Churches,” *San Diego Union* (San Diego, CA), May 16, 1965.

⁶⁴ SDU, “Ground-Breaking Rites Tomorrow,” *San Diego Union* (San Diego, CA), May 6, 1967.

⁶⁵ SDU, “New Baptist Church Dedication Planned,” *San Diego Union* (San Diego, CA), Mar. 9, 1968.

Associated Property Types

The University CPA development boom between 1956 and 1971 is characterized by an increase in development of all types. Despite not being as prevalent as residential and educational development, institutional and civic properties acted as support for the growing population. Similarly, to commercial development they were placed strategically throughout the community and spread farther north as the area aged. These facilities included Scripps Memorial Hospital, San Diego’s Fire Station 35, San Diego Police Department Northern Division, and the La Jolla Community Church. Buildings associated with this period of development include churches, hospitals, police departments, and fire departments.

Character-Defining Features:

- Incorporates Modern architectural styles
- Constructed at heavily trafficked intersections
- Surface parking lots
- One and a half stories in height or taller
- Large main building with smaller auxiliary buildings

Civic and Institutional Properties Study List

Address	Assessor’s Parcel Number	Building Name	Style	Associated Theme
9888 Genesee Avenue	343-160-08-00	Scripps Memorial Hospital	Corporate Modern	Civic and Institutional Development (1963-1971)
2877 Governor Drive	670-164-01-00	University City Unified Church	Futurist-Googie	Civic and Institutional Development (1963-1971)

Registration Requirements

Eligibility Criteria

Associated properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1960-1971) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego’s or the planning area’s commercial development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within commercial theme during the Development Boom period (1960-1971).

Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of the University CPA during the Development Boom period.

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

Integrity Thresholds

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

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within one of the themes with particular respect to the Development Boom period (1960-1971) in the University CPA. Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with one of the themes in the Development Boom period (1960-1971). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

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

3.2.4 Community Expansion and Continued Development (1972-1990)

The University CPA was originally contemplated to support the future development of UCSD, which the City anticipated would generate a “college town” atmosphere surrounding it. In the 1959 and 1971 master plans for the University CPA, intentions for the planning area leaned on the UCSD connection and its students. By 1990, that connection, although still important, became one of several critical aspects to the University CPA. Facilitated by the development of a regional shopping center, University Towne Centre, the expansion of Torrey Pines Mesa as a scientific research center, and the expansion of regional transportation providing easy access to the community, University became a major “urban node.” The University CPA functioned as an education, research, health services, industrial and office park center in conjunction with the growing faculty and student populations at UCSD. Throughout the 1970s and 1980s, development in the area was intense, innovative, and mixed-use. These types of new developments generated a different but important suburban type of area to the financial, cultural, and governmental center of the City, downtown San Diego. Due in large part to its variety of zoning types including residential and industrial, and the availability of land, the University CPA was able to take on important land uses required to assist the established urban center of downtown San Diego. These uses included the establishment of large educational, medical, and research facilities as well as the construction of new business centers. Going into 1990, the University CPA continued this diversification in all aspects and sought to continue the evolution of established community focal points such as UCSD.⁶⁶

Census data from 1975 indicates that the University CPA was an upper-income community and predominately non-Hispanic white. Housing was divided into two categories, attached form and detached form. Attached form homes were two or more dwelling units that are on individual lots attached by a common wall or a shared property line. Detached form homes are separate from any other structures and are for single families only. Housing in the community was constructed in an attached form at a slightly above-average rate than the rest of the City of San Diego. Dwellings of this type include townhomes and row houses, the majority of which were concentrated in North University, north of Rose Canyon Open State Park. South University included the majority of the detached form housing which were predominately owner-occupied including single-family residences. The household income for University was \$17,249 compared to the citywide standard of \$10,625, thus classifying it as predominantly upper income. It is likely that the presence of the affluent neighborhood of La Jolla to the west and employment centers to the north including UCSD contributed to this income distinction. University in 1975 had an ethnic minority of only 9.99 percent compared to the citywide average of 23.83 percent, indicating that the CPA was predominantly non-Hispanic white. UCSD’s enrollment numbers also reflect this white majority with the total undergraduate enrollment at 7,620 with 5,651 of which classified as Caucasian.

From 1975 to 1990, the University CPA maintained similar statistical numbers as a predominantly non-Hispanic white upper-income community. Housing in the community after 1975 remained constructed in an attached form at a slightly above-average rate in comparison to the rest of the City of San Diego, with the majority of the residential units owner-occupied.⁶⁷ Construction of this type continued to be constructed in North University, close to the UCSD campus, and included condominiums and townhouses.

UCSD’s undergraduate enrollment numbers continued to be predominantly Caucasian totaling 8,541 of the 14,392 class size. The specification that higher density housing was to be located nearer to the campus was revised several times during the 1960s, 1970s, and 1980s to address changing conditions precipitated by the construction of UCSD, noise and accident potential from the adjacent Miramar Naval Air Station, and the expansion of property

⁶⁶ City of San Diego Planning Department. “University Community Plan,” (San Diego, CA), 1990.

⁶⁷ Ibid.

dedicated to university research.⁶⁸ These revisions mainly included a redistribution of multi-family housing originally planned for the north to the areas directly east and south of campus because the land there was rezoned for research uses.⁶⁹

Theme: Residential Development (1972-1990)

At the start of 1972, the majority of the southern portion of the University City section of the CPA underwent development with single-family homes in accordance with the 1959 community plan (Figure 11). The need for a wider range of housing types to accommodate a broader cross-section of the community only grew going into the 1970s and 1980s. Included within this cross-section were young couples without children, single people living alone, and retirees. The 1971 University community plan stated that going forward there should be a preference given to creating higher-density housing near the University and the Town Center Core.⁷⁰ The Town Center Core represented the future site of the Westfield UTC mall at the corner of La Jolla Village Drive and Genesee Avenue. As a result of this community plan, a larger number of townhomes, condominiums, and apartments began construction after 1972 throughout the northern portion of University City including the La Jolla Village area near UCSD. An example of this emerging development type was the Lion Property Company's 'The Woodlands,' located in La Jolla Village on Via Alicante. The \$5.5 million 125-townhome project featured meandering waterways and planting of specimen trees. Intended for small families, the development designed by Dale Naegle offered one- to three-bedroom townhomes priced between \$33,500 and \$48,500.⁷¹ Four years later in 1978, the Lion Property Company expanded The Woodlands with 60 additional townhomes in La Jolla Village.⁷²

⁶⁸ City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1971.

⁶⁹ City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1990.

⁷⁰ City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1971.

⁷¹ SDU, "The Woodlands Condos Planned," *San Diego Union* (San Diego, CA), July 7, 1974.

⁷² SDU, "Lion to Build 296 Town Homes," *San Diego Union* (San Diego, CA), Mar. 26, 1978.



Figure 11. Aerial displaying the growth of single family residences in the southern portion of the CPA, 1975 (UCSB 2020)

The construction of townhomes in La Jolla Village continued in 1978 with the McKellar Development Corporation's La Jolla Village Park. The development's first phase opened with 80 split-level townhomes followed closely by an additional 124 townhouses. McKellar's master plan for the project called for 500 homes on 28 acres, offering a study, powder room, two bathrooms, a 460-square-foot garage, and about 1,750 square feet of living space.⁷³ In 1980, the Los Angeles-based Bren Company proposed a 222-acre, 3,600-unit housing development called La Jolla Colony, the largest development proposed up to that point in the University area. La Jolla Colony received little opposition from City planners, allowing the Bren Company to break ground in 1980. The project, which accommodated 10,000 people and was developed in four major stages, offered townhomes and multi-level condominiums. The original plans included high-rise towers but these were never constructed. The project included separate developments including Avalon, Verano, La Palmas, and La Paz, all intended to be competitively priced with the middle-market levels in the area.⁷⁴

In 1977, the mixed-use University Towne Centre opened with adjoining townhouses, apartments, and single-family homes on 108 acres along with the large mall, which included retail and restaurants. In 1977, Vista La Jolla, a \$10 million single-family home development opened with 32 of the 56 homes planned for the site, the rest scheduled for completion in February 1978. The homes ranged in price from \$125,000 to \$165,000 with floorplans ranging from 2,065 to 2,540 square feet and either one- or two-stories in height. A green belt and bike paths connected the residential development with the shopping center. The community's developer Harry L. Summers, Inc. planned

⁷³ SDU, "La Jolla Condo Project Started," *San Diego Union* (San Diego, CA), Feb. 12, 1978.

⁷⁴ Roger Showley, "Details of 3,600-Home La Jolla Colony Unveiled," *San Diego Union* (San Diego, CA), Aug. 27, 1980.

an additional 117 homes adjacent to the first 56 planned for construction in 1978.⁷⁵ The Harry L. Summers, Inc. expanded Vista La Jolla in 1979 with Vista La Jolla Townhomes, located within walking distance to University Towne Centre. The community's master plan called for 117 units with two to four-bedroom plans and was designed to give residents of the 39 homes their own recreation facilities, which included swimming and therapy pools, bathhouses, and barbecues. The townhouses prices started at \$147,000.⁷⁶

Associated Property Types

Residential development continued to play a major role in this period of development for the University CPA. Properties associated with this theme and period of development are residential buildings that include single-family, multiple-family apartment buildings, multi-family condominiums, townhomes, stacked flats, and duplexes. Popular architectural styles used in this period of development largely included both the Contemporary and New Traditional styles with Neo-Spanish Colonial Revival detailing.

Character-Defining Features:

- Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots
- L-shaped or Irregular plans
- Uniform setbacks
- Attached garages or detached carports
- Carports
- Minimal architectural embellishments

Residential Properties Study List

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

Theme: Primary and Secondary Education (1974-1990)

In November 1974, city Proposition XX, a \$93,420,000 school building measure passed allowing for the planning and eventual construction of University City High School. Prior to construction, a group of homeowners in University City filed suit in Superior Court to block the school's construction, stating that the San Diego Unified School Board failed to adequately measure the environmental impact of the project on a canyon site. In May 1977, the homeowners lost their court battle, but the school remained unbuilt until 1980 due to a continued lack of support by school board members.⁷⁷ Scaled down by about \$2 million, the project passed with a vote of 3-2 and cost \$19 million to construct. A groundbreaking ceremony occurred on February 3, 1980, and by the end of the year,

⁷⁵ SDU, "Homes Opened Adjacent to New Center," *San Diego Union* (San Diego, CA), Oct. 30, 1977.

⁷⁶ SDU, "Mission Valley Condos on Sale," *San Diego Union* (San Diego, CA), July 22, 1979.

⁷⁷ Michael D. Lopez, "University City High School Ban Lifted," *San Diego Union* (San Diego, CA), July 13, 1979.

University City had its first high school (Figure 12). During the same period, University City’s first middle school, Standley Junior High, was undergoing its initial planning phase.

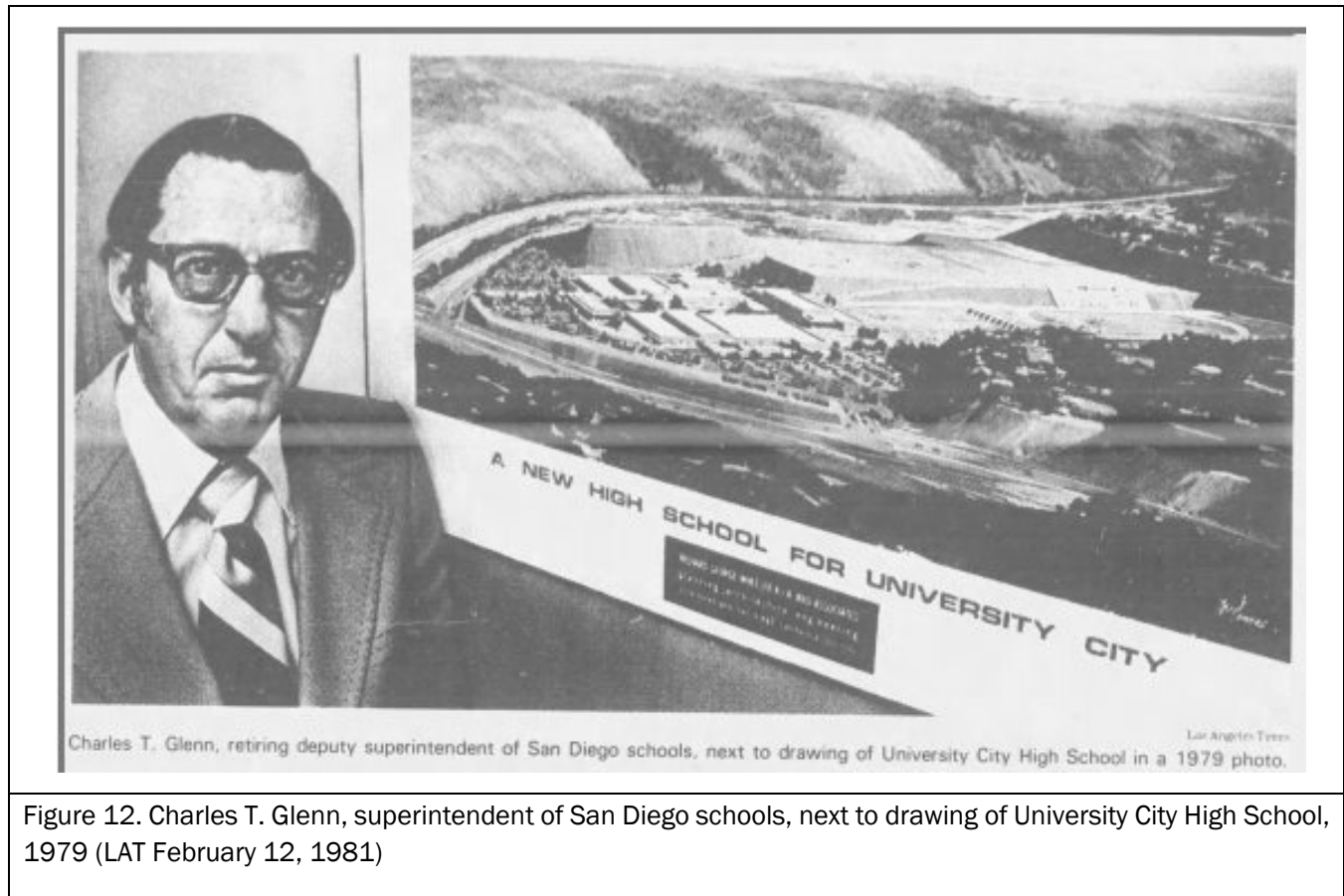


Figure 12. Charles T. Glenn, superintendent of San Diego schools, next to drawing of University City High School, 1979 (LAT February 12, 1981)

Standley Junior High, named after Admiral William H. Standley, former U.S. ambassador to Russia and chief of naval operations got its original approval in 1965. Similar to University City High School, the middle school’s construction underwent a series of delays until its construction in 1976. Located at 6298 Radcliffe Drive, the school opened with 1,100 students with eight one-story buildings occupying a 30-acre campus.⁷⁸ Along with the construction of the middle school, a community park named Standley Community Park and Recreation Center began its development in 1975. The 24-acre complex represented the City’s first recreational center developed through an assessment district. An assessment district is a financing mechanism under The California Streets and Highways Code, which allows cities to collect special assessments to finance improvements that provide a direct and special benefit.⁷⁹ The community park, located at 3585 Governor Drive, was developed jointly through the City Parks and Recreation Department and the San Diego Unified School District (SDUSD). The \$2 million facility included an outdoor playing field, six tennis courts, two four-walled handball courts, racquetball courts, and a \$700,000 swimming pool. The park served an area with approximately 14,000 persons and 4,000 homes in the University City area, as well as the students of Standley Middle School.⁸⁰ During this period of development, two additional

⁷⁸ Eston McMahon, “700 Attend Dedication of Standley Junior High,” *San Diego Union* (San Diego, CA), Nov. 15, 1976.

⁷⁹ City of San Mateo, “What is an Assessment District?” accessed April 21, 2020, <https://www.cityofsanmateo.org/1765/What-is-an-Assessment-District>.

⁸⁰ SDU, “Recreation Facility Dedicated,” *San Diego Union* (San Diego, CA), Dec. 14, 1975.

elementary schools, Doyle Elementary School and La Jolla Country Day School, continued the pattern of educational expansion in University City.

Associated Property Types

The University CPA continued to expand into the 1970s resulting in the continued need for primary, secondary, and recreation buildings to service the community's children. For the first time, University had a middle school and a high school as well as a recreation center. These buildings were strategically placed at higher trafficked areas than the earlier elementary schools developed in the 1960s. Primary schools opened during this expansion period filled in the need for schools in the northern section of University City. Associated property types include classrooms, auxiliary buildings, parking structures, surface parking lots, and recreational facilities.

Character-Defining Features:

- Use of Modern architectural styles
- Designed as planned unit
- Buildings clustered to create campus
- Minimal architectural details
- Close proximity to greenspace or recreational facilities
- Surface parking lots
- One- or two-stories in height

Educational Properties Study List

Educational properties from this time period and theme were found to be commonplace and lacked architectural significance. Given this information, a study list was not prepared for this property type during this time period.

Theme: Commercial and Corporate Development (1972-1990)

In 1971, a new master plan adopted by University City outlined that the area north and east of University of California campus should be primarily held for scientific research and development facilities. By 1972, the master plan was in progress.⁸¹ The University CPA's large mall, University Towne Centre, underwent five years of planning and many disputes before its construction in 1977. Originally introduced in 1972 to the La Jolla Town Council, the mall's plans called for the development of 150 acres, including 10 high-rise buildings, underground parking, a 200-room hotel, and 4,000 residential units. A proposed office building planned adjacent to the mall complex upon completion would have been 10 stories high but was never constructed. Protests quickly enveloped the project plans coming from various public and private stakeholders, including the U.S. Navy with concerns over the project's proximity to Miramar Naval Air Station. The project's developer, Ernest Hahn, scaled down the plans to its final size of 74 acres and in August 1977, construction began on the building after trucking in several 40-foot Indian Laurel fig trees from the Los Angeles area. Three major retail department stores acted as anchors to the development including a 127,130-square-foot Robinson's, a 155,600-square-foot Broadway, and a 190,000-square-foot Sears.⁸² The one- and two-story open-court mixed-use shopping center also featured a variety of amenities including child care services, community meeting rooms, an ice skating rink, a museum, an art gallery, a six-screen theater,

⁸¹ University Community Planning Group and City of San Diego Planning Department. *University Community Plan*. Draft (San Diego, CA, 2019)

⁸² Carl Ritter, "Center to Open Oct. 15," *San Diego Union* (San Diego, CA), June 5, 1977.

and a discotheque.⁸³ University Towne Centre, later renamed Westfield UTC, became a hub of the University community, providing a range of uses needed in the area.

In 1977, two additional shopping centers proposed along La Jolla Village Drive went under review of the City Planning Commission. A 30-acre site owned by Donald L. Bren would include two buildings north and south of Nobel Drive anchored by Bullocks Wilshire on the south end and the May Company anchoring the north. The \$5 million center was originally called La Jolla Village Specialty Center, designed by Charles Kober Associates with the intention of reflecting the ambiance of an outdoor European shopping street.⁸⁴

Aside from shopping centers, industrial and business parks became a popular development type during the 1970s and 1980s in the University planning area. In 1983, at the far southeastern corner of University City along Greenwich Drive and Governor's Drive the Summers Governor Park, a business park began construction including the Building Industry Association of San Diego's headquarters occupying 4,800 square feet of a new Frank J. Drake 15,00-square foot office building.⁸⁵ Development continued in the Summers Governor office park throughout the 1980s, creating a center for industry in the predominantly residential southern portion of University City. Other than Summers Governor Park, The Plaza at La Jolla Village, a 17-acre office site, was also proposed for development.⁸⁶ Some plans for industrial park development were thwarted by location opposition. Also in 1983, the proposed 234-acre Eastgate Technology Park, between Genesee Avenue and Interstate 805, north of University Towne Center was appealed by homeowner groups. Eventually, the Eastgate Technology Park development went forward but zoned only for "science research" rather than industrial uses.⁸⁷

Associated Property Types

Commercial and corporate development during this period, including regional shopping centers, smaller shopping centers, and office parks, played an important role in the University community's development between 1972 and 1990. A large regional shopping center represented a break from the smaller shopping centers constructed earlier in University and intended to fulfill the basic everyday needs of citizens. The Westfield UTC regional shopping center became a regional commercial anchor and a large attractor for the community because it included not only retail but also restaurants, recreation, and entertainment.

Character-Defining Features:

- Modern architectural styles
- Planned and designed as a unit
- Surface parking lots or parking structures
- Minimal architectural details
- One to two-stories in height
- Landscaped areas with greenspace
- Setback from street

⁸³ SDU, "UTC," *San Diego Union* (San Diego, CA), Oct. 11, 1977.

⁸⁴ SDU, "Hearing Due on La Jolla Store Sites," *San Diego Union* (San Diego, CA), Mar. 23, 1977.

⁸⁵ SDU, "Live Work Play... 'Golden Triangle'" *San Diego Union* (San Diego, CA), January 17, 1983; SDU, "Realty Row," *San Diego Union* (San Diego, CA), Apr. 3, 1983.

⁸⁶ SDU, "Golden Triangle: The Future Looks Bright and Shiny." *San Diego Union* (San Diego, CA), Oct. 17, 1982.

⁸⁷ SDU, "Industrial Impact Reduction Favored." *San Diego Union* (San Diego, CA), April 23, 1983.

Commercial and Corporate Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
4545 La Jolla Village Drive	345-090-56-00	University Towne Center (Westfield UTC)	Corporate Modern	Commercial and Corporate Development (1972-1989)

Theme: Civic and Institutional Development (1972-1990)

In 1971, Dow Chemical Company donated land for a new medical-scientific center on the Torrey Pines Mesa, the Scripps Clinic for Research Foundation (SCRF). The 12-acre site overlooking the Pacific Ocean just south of Torrey Pines Golf Course cost an estimated \$33 million along with the construction of the complex. The Scripps Clinic trustees did not choose a San Diego architect for the complex, instead they chose New York-based architect Edward Durell Stone. The group of buildings, constructed by the William Simpson Construction Company a subsidiary of the Dillingham Corporation, were built as a low-rise complex standing only two-stories above the street level to the east and four-stories on the west taking advantage of the sloping topography.⁸⁸ The complex opened in 1976, Stone used the Scripps logo of three concentric squares as both an exterior and interior decoration to pierce the pyramid of the ceilings in the main lobby, the Kresge Library, and the Margaret Marston Chapel and exterior cladding (Figure 13).⁸⁹ The center comprised a complex of interconnected wings incorporating the Hospital of Scripps Clinic, outpatient clinics and diagnostic facilities, offices of the Scripps Medical Group, and biomedical research laboratories. By 1977, two of the three phases of the building were under construction while the third phase was delayed due to a lack of funding.⁹⁰ The complex continued to expand into the 1980s and 1990s with the construction of the Scripps Clinic-Anderson Outpatient Pavilion and the Skaggs Institute.

⁸⁸ SDU, "Scripps Clinic New Design Unveiled Here," *San Diego Union* (San Diego, CA), Dec. 14, 1971.

⁸⁹ SDU, "Scripps Facility Dedicated," *San Diego Union* (San Diego, CA), Nov. 9, 1976.

⁹⁰ Lew Scarr, "Hospital Continue Surge," *San Diego Union* (San Diego, CA), Jan 1, 1976.



Figure 13. Scripps Green Hospital, La Jolla, date unknown (RoadsideArchitecture.com)

Prior to 1978, the community of University City’s library was housed in a storefront in a shopping center located at the southeast corner of Governor Drive and Genesee Avenue. Local officials decided in 1976 that a permanent building would better serve the community. The City Council that year approved a land trade with Penasquitos, Inc., where the City gave up nearly two acres of land at the southeast corner of Eastgate Mall and Genesee Avenue valued at \$200,000 for a one-acre site valued at \$235,000. The difference in land price was paid by the City from unused capital improvement funds.⁹¹ The one-acre site located at 4155 Governor Drive became the location of the 10,000-square-foot University Community Library.

Associated Property Types

The majority of the University CPA’s civic and institutional buildings were constructed during the Development Boom period (1956-1971) and the Community Expansion and Continued Development Period (1972-1990). Despite this, the intuitions and civic buildings that existed in the community continued to expand and develop into new areas and as permanent structures. Scripps which had a large influence on the University CPA continued to be a dominating force with the construction of the Scripps Clinic for Research Foundation (SCRF), now Scripps Green Hospital, establishing a lasting presence in the western end of the community along North Torrey Pines Road. Buildings associated with this period of development include hospitals, medical facilities, and libraries.

Character-Defining Features:

- Incorporates Modern architectural styles

⁹¹ SDU, “Council Oks Land Transfers,” *San Diego Union* (San Diego, CA), July 22, 1976.

- Constructed at heavily trafficked intersections
- Surface parking lots
- Built as a complex of buildings that can be expanded or as single buildings

Civic and Institutional Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
10660 N Torrey Pines Road	340-010-41-00	Scripps Green Hospital	New Formalism	Theme: Civic and Institutional Development (1972-1990)

Registration Requirements

Eligibility Standards

Properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within one of the significant themes identified for the Community Expansion and Continued Development period (1972-1990).

Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution as a civic leader to the growth of the University CPA.

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

Properties may be significant under HRB Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. For modernist buildings, the San Diego Modernism Historic Context Statement to evaluate eligibility under HRB Criterion C. Architectural style guides may be used in conjunction with the San Diego Modernism Context Statement if the building's architectural style is not well addressed in the Modernism Context.

Properties may be significant under HRB Criterion D if they represent the notable work of a Master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Integrity Thresholds

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

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the educational and civic theme with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA. Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the educational and civic theme in the Community Expansion and Continued Development period (1972-1990). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

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

3.3 Notable Developers

Research was conducted on all developers and development companies associated with neighborhoods and housing developments in the University CPA. Architectural research was conducted for each developer, although a majority did not present a high level of information. Despite having an impact on the built environment through the construction and development of these communities, no evidence was found to indicate potential significance for many of the developers. Archival research failed to produce any comprehensive information on the following companies working in University: Diamond Enterprises (Diamond Manor, 1967-68), Baldwin Company (West Hill Homes, 1976), Heritage West Development Company (Cambridge, 1982), M. David Kelly Development Company (Villa Mallorca, 1980), Playmor (Genesee Vista, 1973; Playmor Terrace West, 1977), Dass Construction Company (University City Manor, 1964), Broadmoor Homes (La Jolla Terrace, 1980), Angelucci Enterprises, Ponderosa Homes (The Pines, 1979), Ernest Hahn (La Jolla City Club, 1982), Remmco Associates (La Jolla Mesa, 1974), and Marsco Development Corporation (La Jolla Vista, 1971).

Irvin J. Kahn and Associates/ Penasquitos Inc. (1951-1980s)

Irvin J. Kahn began his professional career as an attorney and lobbyist on city affairs in San Diego. Throughout the 1940s, he was engaged in local issues including representing the Veterans Cab Company in their bid to increase the number of taxis in the city.⁹² In 1951, Kahn received his first opportunity to develop a 312-unit apartment complex in Point Loma as part of a military housing initiative. From 1952 until his death in 1973, Kahn became a major developer in the San Diego area, beginning in Clairemont with his business partners Carlos Tavares and Lou Burgener. In 1957, he was involved in the development of a subdivision called Emerald Hills. This subdivision was technically integrated, but in 1961, Irvin J. Kahn devised a plan to trade their homes for other residences in housing developments elsewhere. The plan was criticized by the NAACP as well as by residents of the area.⁹³ In Clairemont, he developed the Clairemont Shopping Center and multiple housing developments. During the same period, he became active in the development of Chula Vista and La Mesa, soon turning his efforts to the emerging University City.

Kahn, along with Tavares and developer Louis Lesser of Los Angeles became the earliest developers of University City's residential expansion, buying 600 acres along the San Clemente Canyon in 1960.⁹⁴ Kahn worked with architect William Krisel, a pioneer of mid-century residential and commercial architecture to design the earliest houses in University City along Soderblom Avenue between Bloch Street and Pennant Way. By 1963, Kahn's investments in University City exceeded \$50 million while continuing to build in the Clairemont area. Along with residential subdivisions, Irvin J. Kahn and Associates built the \$8 million 17-story United California Bank building and the 24-story First & C Building in downtown San Diego along with a variety of other building types. These included shopping centers, a health and recreation club, bowling alleys, and resort hotels.⁹⁵

In 1962, Kahn began working under the corporate name of Penasquitos Inc. and purchased approximately 12,000 acres in Rancho Penasquitos to begin the development of a new master-planned community. The community, which consisted of a golf course, apartments, single-family homes, retirement housing, and shopping centers, took multiple years to be permitted by the City Planning Commission, threatening the project with foreclosure.⁹⁶ By the

⁹² SDU, "Gravel Pickets Withdrawn Here," *San Diego Union* (San Diego, CA), May 27, 1941.

⁹³ *San Diego Union* (San Diego, CA) January 12, 1961.

⁹⁴ Clyde V. Smith, "A Campus Metropolis is started," *San Diego Union* (San Diego, CA), Feb. 21, 1960.

⁹⁵ SDU, "Kahn Enterprises Planning \$220 Million in Projects," *San Diego Union* (San Diego, CA), Jan. 7, 1962.

⁹⁶ Clyde V. Smith, "This is Penasquitos Country," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

1970s, Kahn was able to finance the project through the selling of shares, investments, and mortgages but his death in 1973 did not allow him to see the project to completion.⁹⁷ Irvin J. Kahn and Associates/ Penasquitos Inc. is no longer constructing buildings.

Ray Hommes Company (1923-2000s)

Ray Hommes from Los Angeles established the Ray Hommes Company in 1923. During World War II, he helped construct military bases and housing at Port Hueneme, Oxnard, and Camp Pendleton, California. In the 1950s, Hommes acted as head of the Pueblo Construction Company building subdivisions in East Clairemont eventually investing in the emerging University City in 1960. Between 1960 and 1967, Hommes built 871 single-family residences in an expanding subdivision called University Hills with land for approximately 250 more lots in University City and additional 20 acres planned for apartments.⁹⁸ Throughout the 1970s, Hommes continued to develop residential subdivisions under the name the Ray Hommes Company and in the mid-1970s Hommes became president of the Mercury Construction Company. At the end of his career, Hommes developed mobile home parks and single-family residences in Lancaster, California, and Las Vegas, Nevada.⁹⁹ The Ray Hommes Company was dissolved in the early 2000s.

Bren Company (1958-present)

Donald Bren, born in Los Angeles, founded the property development firm the Bren Company in 1958, initially building single-family residences in Orange County. Bren's first subdivision on Lido Isle off the coast of Newport Beach helped fund larger projects throughout Southern California. By the early 1960s the company was designing suburban master-planned communities in Mission Viejo after founding the Mission Viejo Company (MVC) to develop the emerging city. In 1967, Bren sold his interests in MVC and expanded his developments to Westlake Village, Newhall Ranch, and the San Francisco Bay Area. In 1970, International Paper purchased the Bren Company for \$35 million then resold the company back to Bren for \$22 million in 1972 after a financial recession.¹⁰⁰ In 1977, Bren along with a group of investors purchased the 146-year-old Irvine Company, a California-based real estate investment company along with the 185-square-mile Irvine Ranch. The Irvine Company continued to develop suburban master planned communities throughout central and Southern California including La Jolla Colony in University City in 1980. By 1996, Bren was the sole shareholder in the Irvine Company and acted as company chairman developing the City of Irvine and the Newport Coast.¹⁰¹ The Irvine Company continues to develop suburban master-planned communities.

Harry L. Summers, Inc. (1952-1990s)

Harry L. Summers founded Harry L. Summers, Inc. in 1952 building 1,600 on-base rental-housing units at Camp Pendleton. Summers began master planning communities in 1961 with the development of 6,000 acres in San Diego, which became Rancho Bernardo. Summers' Rancho Bernardo development won him international recognition and multiple building awards. He was able to transition a cattle ranch into a community of 25,000 housing units, a 650-acre industrial park, recreation centers, and golf courses with the community being one of the first to move all utilities underground. In 1968, Harry L. Summers, Inc. purchased 7,000 acres of land in Laguna

⁹⁷ SDU, "\$10M Loan to Aid Development," *San Diego Union* (San Diego, CA), Mar. 28, 1965.

⁹⁸ Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.

⁹⁹ LAT, "Ray Hommes, Award-Winning Builder of Homes and Military Bases, Dies at 82," *Los Angeles Times* (Los Angeles, CA), Aug. 10, 1983.

¹⁰⁰ Warren Cassell Jr., "How Donald Bren Made His Fortune," last modified Sep. 5, 2019, <https://www.investopedia.com/articles/investing/102615/how-donald-bren-made-his-fortune.asp>.

¹⁰¹ "Donald Bren: Biography," Donald Bren online, accessed Apr. 17, 2020. <https://www.donaldbren.com/biography/>.

Niguel in Orange County and master planned the area selling the parcels to other builders. Throughout the 1970s and 1980s, Summers' focus moved to University City and developing 600 acres into the Plaza at La Jolla Village, an 850,000-square foot office park and residential development.¹⁰² Harry L. Summers, Inc. is no longer constructing buildings.

Lear Land Corporation (1961-2000s)

Lear Simpson moved his family from Pennsylvania to San Diego in 1961. In the early 1960s, Simpson acted as sales manager for the Collins Development Company and the Sunset International Petroleum Corporation before operating his own development company under his name in 1966. The company's first development, Hyde Park Estates in San Carlos began in 1966. In 1967, Simpson announced a new housing development in University City called University Hyde Park. In 1967, Simpson announced the organization of the Lear Land Corporation, a firm "organized for diversified real estate developments throughout San Diego County." The company planned to diversify into apartments, commercial, and industrial construction in addition to single-family housing developments.¹⁰³ The development company continued to build housing projects including the Lakes in Santee and Del Cerro Highlands. By the mid-2000s, the Lear Land Corporation stopped constructing buildings.

American Housing Guild (1951-present)

Martin Gleich moved to San Diego from New York in 1951 and established the American Housing Guild San Diego Division in 1952. The American Housing Guild had nine divisional operations including San Diego, San Francisco, Los Angeles, Denver, Dallas, Houston, Chicago, Columbus, and Washington-Maryland. In 1952 under the provisions of the Defense Housing Act, the company built 42 homes in San Diego. In 1960, Guild Mortgage Company was founded as a home financing company for the American Housing Guild in San Diego. In 1972, the company expanded its services to include resale mortgage financing, eventually becoming a national mortgage banking company with more than 175 branch and satellite offices in 16 states by 2013.¹⁰⁴ The American Housing Guild became one of the nation's first geographically diversified builders with divisions expanding across the country throughout the 1960s and 1970s, producing more than 17,000 residential units by 1973. The company emphasized good management, modern construction techniques, economical buying practices, practical design aesthetics, and careful marketing research. They also provided homebuyers a full year's warranty that guaranteed the buyer complete satisfaction with their new home.¹⁰⁵ American Housing Guild developments in San Diego County included Flair in Chula Vista, Tempo near Lake Murray, and the Bluffs in University City. In 1982, the American Housing Guild San Diego merged with the American Housing Guild while Guild Mortgage remains in business.

Tech Bilt, Inc. (1956-present)

Paul Tchang moved to Palmdale, California in 1956 from Stamford, Connecticut to start a construction company. Tchang quickly realized he was unable to compete with the established Los Angeles firms and moved his business to San Diego in 1956. Tchang's company Tech Bilt Inc. purchased its first piece of undeveloped land in 1956 in San Diego to build a 100-unit housing development offering VA and FHA homes starting at \$11,000. The company found a niche in building quality starter homes throughout the San Diego suburbs. In 1966, Tech Bilt Inc. collaborated in the creation of the Lomas Santa Fe Gold Course and 1,000 single-family homes in the Lomas Santa

¹⁰² California Homebuilding Foundation, "1985 Honoree, Harry L. Summers, Summers Companies," accessed Apr. 17, 2020, <https://www.myCHF.org/summers-harry-/>.

¹⁰³ SDU, "Reality Roundup," *San Diego Union* (San Diego, CA), Oct. 29, 1967.

¹⁰⁴ TA, "Guild Mortgage opens Branch in Baton Rouge," *The Advocate* (Baton Rouge, LA), Oct. 6, 2013.

¹⁰⁵ TA, "American Housing Guild's San Diego Division Oldest," *Times-Advocate* (Escondido, CA), Sep. 16, 1973.

Fe community. The company continued to develop in the San Diego area with Harbour Heights in Pacific Beach, La Jolla Alta in La Jolla, Solana Del Mar in Solana Beach and La Jolla Scenic Knolls, and University Park North in University City. By 2001, the company either built or developed nearly 15,000 homes and lots from modest entry-level dwellings to large showcase homes. Under the leadership of Tchang in the 2000s, the company expanded into the industrial market, developing office parks in Carlsbad and Poway.¹⁰⁶ Tech Bilt, Inc. continues to develop commercial and residential properties in Southern California.

Time Development Corporation (Time for Living, Inc.) (1970s-2000)

The Time Development Corporation held property throughout San Diego and had its headquarters located in the office park section of University City at 5075 Shoreham Place, Suite 250. The company also went by the name Time for Living, Inc.¹⁰⁷ Archival research did not reveal who started the Time Development Corporation only a brief summary of the company's real estate developments and land holdings in San Diego County. These included 5.5 acres on South Escondido Boulevard and Sunset Drive in Escondido, and 80-unit apartment building at 5150 Balboas Arms Drive in Clairemont, a 96-unit development located at 5400 Balboa Arms Drive in Clairemont, the Times Square Shopping Center in the San Carlos Area, and Topeka Vale in University City.¹⁰⁸

Fireside Homes (1960s-1980s)

Charles Feurzeig founded Fireside Homes in the early 1960s after leaving his spot as president of Tri-W Builders located in San Diego. Feurzeig became a developer in the 1950s after moving to San Diego in 1952 from Los Angeles. He constructed subdivisions throughout San Diego County including Kearny Mesa, Clairemont, La Mesa, Fletcher Hills, San Carlos, and University City. He later become more focused on constructing shopping centers in the 1980s. His business not only included Fireside Homes but Pacific View Construction and Golden State Realty.¹⁰⁹ Fireside Properties typically named its subdivisions using the Fireside name, including Fireside Homes in Fullerton, Fireside Park Mesa College in Kearny Mesa, and Fireside Park in Clairemont.

Lion Property Company (1970-1981)

The Lion Property Company was co-founded by Doug Allred and Donald F. Sammis in 1970. The company functioned as a real estate and construction firm specializing in property development. The firm was involved in every step of their developments, from planning to financing and construction. Allred served as the firm's president and chief executive officer for 11 years. The firm built commercial, industrial, and residential projects throughout San Diego with offices in downtown San Diego.¹¹⁰ The company was dissolved in 1981 when Allred and Sammis formed their own real estate development firms, including the Douglas Allred Company.

The Douglas Allred Company (1981-Present)

Douglas Allred started the Douglas Allred Company in 1981 as a real estate development, investment, and asset management company. The firm developed over 6,300 multi-family and single-family residential units in San Diego County as well as more than 5,500,000 square feet of commercial, industrial, and retail space. Allred was credited with being among the first developers to build fitness centers and sports facilities as part of planned residential

¹⁰⁶ California Homebuilding Foundation, "2001 Honoree, Paul K. Tchang, Tech-Bilt, Inc.," accessed Apr. 17, 2020, <https://www.myCHF.org/tchang-paul-k/>.

¹⁰⁷ SDU, "Occupancy Given at 'The Gardens,'" *San Diego Union* (San Diego, CA), Jan. 2, 1972.

¹⁰⁸ Denise A. Carabet, "Topeka Vale Development Approved," *San Diego Union* (San Diego, CA), May 26, 1977.

¹⁰⁹ Blanca Gonzalez, "Businessman Known for Generosity," *San Diego Union-Tribune* (San Diego, CA), Aug. 20, 2010.

¹¹⁰ SDU, "Lion Property Founders Split Partnership," *San Diego Union* (San Diego, CA), Dec. 24, 1981.

communities. The company remains in operation as a full-service real estate firm with projects in commercial, industrial, retail, and residential sectors. The Douglas Allred Company is based in coastal, North San Diego County and has expanded its developments and property management services into Phoenix and Chandler, Arizona as well as North Carolina and Florida.¹¹¹

McKellar Development Corporation (1972-Present)

In 1954 McKellar and Associates was founded by James A. McKellar Sr. building multi-family residences in Menlo Park, California. The company expanded into Phoenix, Fresno, and Las Vegas developing homes for young families at lower price points. In 1972, the company became the McKellar Development Corporation with James A. McKellar Jr. and Kirt Klaholz serving as vice presidents. In 1981, the company was named the 56th largest builder in the United States developing a \$25 million complex with office buildings, shops, and restaurants called the La Jolla Professional Center in La Jolla, California.¹¹² By 1987, the company had developed 1,000 apartments, townhouses, detached homes, industrial complexes, and office/showroom, warehouses in three states Nevada, California, and Texas. Along with a division in La Jolla the company also had a Las Vegas division. The McKellar Development Corporation functioned as a real estate development firm and managed all aspects of the construction process including the acquisition, entitlement, financing, design, construction, marketing, property management, and sales. The firm oversaw the sales of over 5,000 attached and detached homes, 1,300 apartment units, and 2.7 million square feet of commercial office and industrial spaces. McKellar also entitled, designed, and managed the site construction of 14 land subdivisions.¹¹³ In 1990, McKellar Development of La Jolla was named California Builder of the Year by California Builder magazine. The company's 1990 residential development Renaissance-La Jolla and the San Diego Design Center commercial projects were cited as the best examples of the company's work in San Diego.¹¹⁴

¹¹¹ Boys & Girls Clubs of San Dieguito, "Douglas Allred: Douglas Allred Company," accessed Apr. 9, 2021, <https://bgcsandieguito.org/douglasallred/>.

¹¹² LVRJ, "McKellar Celebrating Silver Anniversary," *Las Vegas Review Journal* (Las Vegas, NV), Jan. 11, 1981.

¹¹³ McKellar McGowan Real Estate Development, "The Team," accessed April 22, 2021, <http://www.mckellarmcgowan.com/the-team>.

¹¹⁴ LAT, "McKellar Development of La Jolla," *Los Angeles Times* (Los Angeles, CA), Mar. 1, 1990.

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3.4 Demographics of the Recent Past (1990-2016)

Upon its certification in 1990, the newest *University Community Study* identified large areas of commercial land use in the areas immediately east and south of the campus.¹¹⁵ Despite this, the result of the early planning efforts can be seen in the large concentration of high, medium, and low-density, multi-family housing extant in these areas. The neighborhoods to the south continue to reflect the original 1959 *University Community Study* land use allocations where the neighborhoods are now almost entirely low-density, single-family properties.¹¹⁶ Demographically, the University community has seen a significant change in recent decades. The Fall 2007 school year for UCSD was the first time that Caucasians were not the majority ethnicity in undergraduate enrollment. By this year, Asian students totaled 7,221 of the 20,339-student class with Caucasian students totaling 6,855. This began a trend that continued into 2016 with Asian students making up the majority of the undergraduate enrollment. In 2016, the total school population was 28,127, the Asian student population had increased to 12,891 compared to the 5,609 Caucasian student enrollments.¹¹⁷

In 2016, the total population of University was nearly 69,400 residents, which was a sixty percent increase from 1987. The presence of UCSD remained critical in shaping the surrounding demographics particularly in age, percentage of people living in group quarters, and average household size. The school's total enrollment in 2016 was 28,127.¹¹⁸ In the CPA, people aged 20 to 29 represented the highest portion of people at 26 percent. The majority of people of this age were concentrated in North University, north and east of UCSD with the highest percentage north of La Jolla Village Drive.¹¹⁹ The CPA's median age was 29.7 years, compared to the citywide median age of 35.2. A higher percentage of people lived in group quarters housing, 17 percent compared to the citywide 4 percent and the household size was 2.35 per household compared to the City of San Diego with 2.67.¹²⁰ An additional factor contributing to the CPA's low median age was the presence of MCAS Miramar, located east of the planning area. The 23,000-acre base was the workplace for over 12,000 military personnel with approximately 3,830 housing units for single military personnel (barracks) and 524 housing units for military families on-site. The base was divided into two areas, West and East Miramar, West Miramar abutted the CPA and included the Main Station and South/West Miramar.¹²¹ The Main Station was largely developed and was the main activity area of Miramar. In 2010, MCAS Miramar's median age was 22.3, which was significantly lower than the city's median age of 35.2.¹²²

University CPA's median household income in 2016 was approximately \$67,200 and had similar percentages of people in each household income group to the City of San Diego as a whole. The area's largest income group earned less than \$15,000 per year. This is likely due to the presence of UCSD, in 2015-2016 the median income for a full-time independent student in the United States was approximately \$13,880 a year.

¹¹⁵ Ibid., 12-13, 20.

¹¹⁶ University Community Planning Group and City of San Diego Planning Department. *University Community Plan. Draft* (San Diego, CA, 2019)

¹¹⁷ City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1990.

¹¹⁸ Bill Armstrong, "UC San Diego Undergraduates-Three Decades of Change," *UC San Diego, Student Research & Information, Institutional Research, Academic Affairs*. (San Diego, CA, 2017)

¹¹⁹ Statistical Atlas, "Race and Ethnicity in University City, San Diego, California," accessed Mar. 24, 2021, <https://statisticalatlas.com/neighborhood/California/San-Diego/University-City/Race-and-Ethnicity>.

¹²⁰ The City of San Diego, "University Community Plan Update: Existing Conditions Community Atlas," Sep. 2018 (San Diego, CA, 2017)

¹²¹ SANDAG, "Military Multimodal Access Strategy: Marine Corps Air Station Miramar." *SANDAG Briefing Book*. 2018, https://www.sandag.org/uploads/committeed/committeed_104_25024.pdf.

¹²² Marine Corps Air Station Miramar, "Community Relations Plan: Marine Corps Air Station Miramar, Environmental Restoration Program," August 31, 2021. Contract Number: N68711-03-D-4302.

In 2016, University's population was primarily non-Hispanic white, which constituted 47 percent of the population. The second largest population was Asian and Pacific Islander at 30 percent, then Hispanics (any race) at 17 percent, all other races at 4 percent, and Blacks at 2 percent. Comparing the two highest percentages to the city's in 2017, Non-Hispanic white alone was 56.7 percent, and Asian and Pacific Islander was 17.7 percent. The largest difference is seen in the amount of Asian and Pacific Islander people from 30 percent in University to 17.7 percent citywide. The majority of residents of Asian and Pacific Islander were concentrated in North University and on the UCSD campus. This can be attributed to the presence of UCSD, which in 2016 had an undergraduate population of 12,891 Asian students.¹²³

¹²³ Urban Institute, "Working During College," accessed March 24, 2021, <http://collegeaffordability.urban.org/covering-expenses/working-during-college/#/>.

4 Preservation Goals and Priorities

The following are recommendations for the ongoing identification and evaluation of potentially historic resources within the University CPA. University did not exist in its current state until the 1960s, generating a relatively new community within the City of San Diego. The majority of University has not been evaluated based upon the average age of the buildings and therefore there is potential for adverse effects to built environment resources until these resources reach historic age. In an effort to minimize potential long-term effects to University's built environment, it is essential to identify potentially eligible resources and evaluate them for significance prior to any loss of integrity.

The following recommendations are outlined in the order of priority:

Recommendation 1:

Continued research and observation of study list properties. These properties were identified during the course of research as potentially significant within the context of the University CPA. As such, consideration should be made during planning decisions pertaining to properties identified on the study list throughout each of the established significance periods and themes in Section 3.

Recommendation 2:

Additional study and intensive level survey are recommended for properties that were designed by the architectural firm Palmer and Krisel. Based on a visual inspection of the buildings within the University City West and University Hyde Park neighborhoods, it appears that 27 of the buildings can be attributed to the firm and there are 30 other buildings that are likely to be designed by the firm but cannot be fully confirmed without additional research. It is further recommended that any building designed by Palmer and Krisel be given special consideration during the planning process to avoid the loss of potentially significant resources.

Recommendation 3:

Additional study and research should be conducted on the identified architects and builders within the University CPA. Further information should be gathered on each architect's body of work and how their buildings within the CPA fit within that body of work. During the planning process buildings within the CPA identified as being architect-designed should be given further consideration during the planning process or flagged by planners to ensure they are not exempt from review. For instance, the most significant residential architectural firm found through the course of archival research is Palmer and Krisel as mentioned in Recommendation 2, but there is potential for other significant architects and builders to be identified during the course of additional property-specific research.

Recommendation 4:

The presented Historic Context Statement was unable to determine that the Asian and Pacific Islander presence and influence in University is a historically important theme to the development of the community. This was due to an insufficient passage of time that would provide an appropriate level of perspective. However, this should be re-evaluated, and it is recommended that a focused Historic Context Statement and Reconnaissance Survey regarding the Asian and Pacific Islander presence in University be prepared in the future. These documents will aid in the determination of whether or not this is a significant theme in the development of the University CPA or the City of

San Diego as a whole, and whether any potential resources may be eligible for designation as individual sites and/or contributors to a Historic District.

Recommendation 5:

This context presented two opportunities for additional research, survey, and study. The first additional topic is the role of research institutions and government-funded research on the development of the City of San Diego, both in terms of research institute campus property types and in the ways this institutional development drove the need for residential development. A second historic context statement and historic resources survey could be developed for industrial properties as they appear across the entire City of San Diego. This industrial context and survey would present an opportunity for comparative studies of industrial property types and different industrial development patterns across the City.

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Appendix A

Architectural Styles

Architectural Styles

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

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

Contemporary (1945-1990)

Contemporary buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.¹²⁴ Contemporary styles were influenced by the International style’s absence of decorative detailing. In the greater San Diego area, Contemporary homes emerged as a popular style for tract homes in the mid-1950s. Contemporary homes employed the latest styles and materials and were interior-focused. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. The style was commonly used on tract homes which stressed interior customization, a major selling point.¹²⁵ Contemporary houses often had simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.¹²⁶

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

- Small scale and one-story in height typically located on a small lot
- Asymmetrical façade
- Low pitched gable roofs
- Exposed roof beams
- Wide, overhanging eaves
- Windows generally in gable ends

¹²⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 628-646.

¹²⁵ Ibid.

¹²⁶ City of San Diego Planning Department, “Uptown Architectural Style Guide,” (San Diego, CA, 2015).

- Materials (wood, brick, glass concrete block) evoking a variety of textures
- Recessed or obscured entry
- Broad expanses of uninterrupted wall surface

Within the CPA, the Contemporary style was used predominately for residential architecture. The most prevalent use of the Contemporary style is seen in the following neighborhoods: University City West (#1A and #1B), University Village (#3), San Clemente Park Estates (#14), University Hills (#4), Vista La Jolla (#32), Canyon Ridge (#46), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), Topeka Vale (#35), Fireside University City Homes (#10), Pennant Village (#2), University City Village (#8), Genesee Highlands (#20), SouthPointe (#21), EastBluff (#29), and Vista La Jolla Townhomes (#40).

Tract Ranch Style (1960-1979)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and used modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families.¹²⁷ Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.¹²⁸

In the greater San Diego area, Ranch style houses were exceedingly popular formats in suburban tract developments, and many Tract Ranch homes were erected as San Diego experienced rapid suburban growth in the mid and later 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style.¹²⁹

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

- Usually one to two stories in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang; typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Offset entry points causing asymmetry in the façade; typically placed under the roof overhang
- Horizontal massing
- Focus on informality

¹²⁷ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870–1960* (New York: WW. Norton and Company, 2009).

¹²⁸ Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

¹²⁹ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA, 2007); McAlester, 596-611.

- Attached garage, typically incorporated into the main façade
- Variety of exterior cladding, including wood, stucco, brick veneer, and stone veneer
- Specific decorative elements such as of large picture-style or tripartite windows on the façade, and wide brick or stone chimneys
- Front and rear yards
- Large rectangular modules as the basis for building layout, as simply rectangular or a combination of rectangular blocks to create L, U, and T shaped plans

Within the CPA, the Tract Ranch style was used predominately for residential architecture. The most prevalent use of the Tract Ranch style is seen in the following neighborhoods: University City West (#1A and #1B), Pennant Village (#2), University Village (#3), University Hills (#4), Panorama Park (#5), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), Fireside University City Homes (#10), Pennant Village (#2) and University City Village (#8). In addition to residential examples of this architectural style, there are several examples of it incorporated into commercial architecture including University Shopping Center located at the corner of Regents Road and Governor Drive.

Neo-Mansard (c. 1960-Present)

Neo-Mansard or Mansard style is one of a number of Eclectic architectural styles popular in America during the second half of the 20th century. Eclectic architecture refers to designs that borrow architectural elements from, but does not copy, traditional and revival styles and details, or combines architectural elements from two or more styles such that they cannot be distinguished into a single style. The Neo-Mansard style first appeared in the 1940s, reached the height of its popularity in the 1970s, and is still used today, most often in commercial buildings. It was appealing because it could be used to give the profile of a two-story building, at a time when deed restrictions or zoning ordinances required one-story homes.¹³⁰ The style is expressed as an adaptation of the 19th century French Second Empire feature, the Mansard roof, and uses the steeply sloped plane typical of a Mansard roof as sloping wall cladding on the top story of a two-or-more-story building. Further recalling the Second Empire tradition, the material of the Neo-Mansard's upper wall cladding is typically cedar or asbestos shingle, but may also be clad in standing seam metal, clay tile, or asphalt shingles, recalling only the Mansard form instead of material.¹³¹

The actual roof of a Neo-Mansard can be traditional, dual-pitched Mansard, hipped, or flat. If flat, there is usually a parapet wall to disguise the roof. The first floor can be clad in a variety of materials, including brick veneer, clapboard, stone, T1-11 plywood, or stucco. Windows and doors vary in style, as modern architecture does, but notably, doors and windows may extend into the Mansard roof from the first story. Windows on the story with the Mansard-like roof/wall cladding may be either recessed or dormered. The upper story may also have balconies recessed into the sloped cladding.¹³² First-story windows are flush with the wall plane and typically aluminum or another modern window material. Although Neo-Mansard single-family homes exist, Neo-Mansard often takes the form of multi-family housing, commercial buildings, and townhouses.¹³³

¹³⁰ McAlester, 686-692.

¹³¹ Alaska DNR, "Neo-Mansard (1970-1985)," accessed Apr. 23, 2020. <http://dnr.alaska.gov/parks/oha/styleguide/neomansard.htm>.

¹³² McAlester, 686-692.

¹³³ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

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

- Usually one-and-a half or more stories
- Flat roof with a faux Mansard roof as cladding on the top-most floor of the building
- Primary roofing/upper-story cladding material is wood or asbestos shingles
- Upper-story dormer windows on steep slopes or windows recessed into the plane of the sloped roof
- Recessed entry points
- Lower story typically clad in wood, T-1-11, stone veneer, or brick veneer

Within the CPA, the Neo-Mansard style was used predominately for residential architecture. The most prevalent use of the Neo-Mansard style is seen in the following neighborhoods: San Clemente Park Estates (#14), University Hyde Park (#9), The Bluffs (#12), University Park North (#13), Fireside University City Homes (#10), and Genesee Highlands (#20).

Futurist – Googie (1960-1970)

Following World War II, the United States focused on futurism technology, automobiles, and the space age, which inspired the architectural movements like Futurist-Googie. Futurist architecture is also referred to as “Coffee House Modern,” “Populuxe,” “DooWop,” and “Space Age.”¹³⁴ Practitioners of the style were focused on the most cutting-edge materials and techniques, and unusual compositions that recalled popular culture, art, or futuristic ideals such as sharp angles, abstract shapes, highly pigmented materials, boomerang and flying saucer shapes, large expanses of glass, and strongly emphasized roof shapes. In Mira Mesa, Futurist-Googie architecture was exceedingly rare at the residential level, as the style was more commonly applied, in general, to commercial buildings, especially roadside architecture such as gas stations and restaurants.

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

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

Within the CPA, the Futurist-Googie style was used predominantly for civic and institutional architecture. An example of the style used in the CPA is the University City Unified Church located at 2877 Governor Drive.

Corporate Modern (1960-1990s)

The Corporate Modern architectural style drew direct inspiration from the earlier International and Miesian styles, which articulated the building’s structure and functionality and interpreted that in their exteriors. The International style came to the United States in the 1930s after gaining popularity in Germany, Holland, and France through architects such as Walter Gropius and Ludwig Mies van der Rohe. The style became very popular in the mid-20th

¹³⁴ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA, 2007).

century in almost all forms of architecture, using precise and universal materials and techniques that allowed the style to be used anywhere in the world. The most common application was the corporate office, creating walls of glass with sharp angles located in the downtowns of many cities including San Diego.¹³⁵ The main difference between International style buildings and their predecessors was the lack of exterior support of solid masonry. International style buildings often depended on a metal interior skeleton and utilized the curtain wall to clad walls in glass. This dependency on the metal frame resulted in windows hung in repeating patterns with brought another level of order to these already stripped-down buildings.¹³⁶

The Corporate Modern style furthered the International style's basic principles and as curtain wall technology advanced further into the 1960s, the concept of a seamless exterior membrane for buildings became a reality.¹³⁷ Often the delineation of individual floors was not noticeable. Large expanses of glass were used with visual breaks of strong horizontal or vertical divisions of steel, concrete, glass, brick veneer, or other cladding materials. The style has also been referred to as "Slick Skin," due to the common appearance of buildings of this style to look wet or have the slippery look of glass from mirrored glass curtain walls.¹³⁸ The building's form tended to be rectangular but later versions utilized smoother rounded elements allowing exterior cladding to flow around corners and over rooftops. The Corporate Modern style was predominantly used in large-scale corporate office buildings and high-rise structures. In addition to large-scale office buildings the style was also used for smaller mid-rise one- and two-story business parks throughout Southern California including San Diego.¹³⁹ The style's popularity peaked in the late 1980s and early 1990s being used throughout the United States. Due to the age of buildings of this type, scholarship its dates of construction, name, and character-defining features can range depending on where the building is located. Corporate Modern has also been referred to as Late Modern.

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

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

Within the CPA, Corporate Modern style of architecture was used predominately used for commercial, civic, and institutional properties. Examples include Scripps Memorial Hospital and University Towne Center.

¹³⁵ Ibid.

¹³⁶ McAlester, 616-627.

¹³⁷ City of Riverside, "Citywide Modernism Intensive Survey," Historic Resources Group, Sep. 2013.

¹³⁸ WEWA Docomomo, "Corporate Modern / Slick Skin (1960 - 1990)," accessed July 8, 2020, https://www.docomomo-wewa.org/styles_detail.php?id=34.

¹³⁹ Rincon Consultant, Inc. "100 North Crescent Drive, Cultural Resources Assessment," *City of Beverly Hills*, Sep. 2018.

Brutalism (1960–1970)

The term “Brutalism” originated from the French *béton brut*, meaning “raw concrete.” As a style, it primarily evolved from Le Corbusier’s 1940s and 50s experimentation of concrete as a building material and the shapes and massing he utilized in those designs. He sought to expose an honesty to architecture using bare materials rather than the ornament of earlier styles. Brutalist buildings generally were blockish, geometric, and composed of repeating massive shapes. Besides concrete, the style incorporated large expanses of glass, although it would always be deeply recessed to create a play on light and shadows allowing the concrete to remain dominant. Often associated with “High Modernism,” the bold and unapologetic design and monumentality of Brutalism make it an easy target for criticism, and it is thought to be one of the most divisive styles of architecture to emerge since the beginning of the 20th century.¹⁴⁰

In the late 1960s, campus expansions at universities across North America led to a considerable number of Brutalist examples on campuses throughout the United States and Canada. As the first line of one article about Brutalism opens: “there is hardly a college campus without one.”¹⁴¹ Another states: “Chances are good that if you went to college in the United States after, say, 1975, your campus featured at least one imposing, bunker-like concrete building in the architectural style known as Brutalism.”¹⁴² Brutalism was particularly popular with universities wanting to demonstrate an ultra-modern aesthetic. During the 1960s and 1970s, universities across the country constructed massive Brutalist buildings to house performing arts centers, libraries, and educational departments. Brutalism on campuses began to wane when students and faculty began to complain about both aesthetic and functionality issues. Despite the popularity of adding Brutalist buildings to campuses during the 1960s and 1970s, extant examples of entire planned campuses in the style appear to be less common in California.

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

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery

The Brutalist style was used predominately for institutional architecture. The best examples of this architectural style can be seen within the boundaries of the CPA at the Salk Institute and Geisel Library at UCSD.

¹⁴⁰ L.F. Mindel, “10 Buildings People Love to Hate but Shouldn’t: Reconsidering Brutalism, Architecture’s Most Argued-Over Style,” *Architectural Digest*, posted January 28, 2016, <http://www.architecturaldigest.com/story/brutalist-architecture-masterpieces>.

¹⁴¹ J. Conti, “Architecture’s Brutalist ‘Fad’ Swept Through Schools, Public Construction,” *TribLive*. Published March 9, 2013, <http://triblive.com/aande/architecture/3580891-74/buildings-brutalist-architecture>.

¹⁴² J.B. Lowder, “Were Brutalist Buildings on College Campuses Really Designed to Thwart Student Riots?” *The Eye*. *Slate’s Design Blog*. October 18, 2013. http://www.slate.com/blogs/the_eye/2013/10/18/campus_brutalism_were_the_buildings_designed_to_thwart_student_riots.html

New Traditional (1970-Present)

After modern architecture gained a wide-reaching amount of popularity in the United States, the 1970s brought a resurgence of interest in historical styles. This resurgence fell under the architectural style called New Traditional, where historical styles were emulated originally in 1970s with little accuracy and later in the 1990s with more historically accurate proportions, forms, and details. New Traditional homes utilized the more popular twentieth-century styles of Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. For example, a sub-style that may fall under this category includes “Neo-Spanish” style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the U.S. but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can often be mistaken for older homes, characteristics such as location, size of lot, and garage size can act as indicators of the age of the house. New Traditional houses were constructed as country houses on large estates, as infill in older neighborhoods, or in new residential tract developments, many of which required historic house styles.¹⁴³

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

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

Within the CPA, the New Traditional style was used predominately for residential architecture. The most prevalent use of the New Traditional style is seen in the following neighborhoods: University Hills (#4), La Jolla Colony (#60 and #62), Canyon Ridge (#46), Topeka Vale (#35), La Jolla Colony (#’s 56, 57, 58, 59, 61, 63, 64, and 65), and Villas at University Park (#66).

¹⁴³ McAlester, 586-595.

Appendix B

Study List - Non-Residential Properties

Study List – Non-Residential Properties

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
4080 Governor Drive	348-111-26-00	Curie Elementary School	Contemporary	Educational Development (1960-1971)
3358 Governor Drive	348-290-43-00	University City Shopping Center	Ranch	Commercial Development (1960-1971)
9888 Genesee Avenue	343-160-08-00	Scripps Memorial Hospital	Corporate Modern	Civic and Institutional Development (1963-1971)
2877 Governor Drive	670-164-01-00	University City Unified Church	Futurist-Googie	Civic and Institutional Development (1963-1971)
4545 La Jolla Village Drive	345-090-56-00	University Towne Center (Westfield UTC)	Corporate Modern	Commercial and Corporate Development (1972-1989)
10660 N Torrey Pines Road	340-010-41-00	Scripps Green Hospital	New Formalism	Civic and Institutional Development (1972-1990)

Appendix C

Registration Requirements

Summary of Themes, Associated Property Types, and Registration Requirements by Developmental Period

Developmental Period: Early Development Period (1822-1940)

Theme	Period of Significance	Associated Properties
Division of the Ranchos and Early Institutional Development	1822-1977	<ul style="list-style-type: none"> Torrey Pines State Natural Reserve (1890-1930) Scripps Institution for Biological Research (1903-1925)

Developmental Period: Military Development (1941-1962)

Theme	Period of Significance	Associated Properties
Military Development	1864-1962	There are no military bases located within the current boundaries of the University CPA.

Developmental Period: Development Boom (1956-1971)

Theme	Period of Significance	Associated Property Types	Character-Defining Features
Post-Secondary Education and Research Institutions	1956-1971	<ul style="list-style-type: none"> Large multi-acre campuses 	<ul style="list-style-type: none"> Large campuses Low to medium density Designed by prominent architects Buildings linked by pedestrian walkways Meandering site plans that deviate from a cartesian street grid Automobile parking concentrated in large, multi-story structures distributed throughout the site Landscaping lacks rigid formality and follows topography of natural slopes Landscaping often includes eucalyptus trees
Residential Development	1960-1971	<ul style="list-style-type: none"> Tract housing developments, cluster housing, and master-planned communities. 	<ul style="list-style-type: none"> Constructed as groups in the form of tract housing developments, cluster housing, and master-planned communities. Tract Ranch and Contemporary architectural styles Low to medium density Cost-effective and mass-produced materials Repetitive designs Small lots Single-family residences L-shaped, rectangular, or irregular in plan Multi-family residences rectangular or square in plan Minimal architectural embellishments Attached garages or detached carports Uniform setbacks
Commercial Development	1960-1971	<ul style="list-style-type: none"> Shopping centers (and associated parking lots and parking structures) Office buildings 	<ul style="list-style-type: none"> Incorporates Modern architectural styles Business or industrial parks designed with unifying architectural style Constructed at heavily trafficked intersections Dedicated surface parking lot or parking structure Complex of building intended for the same or similar use Minimal architectural details

Developmental Period: Development Boom (1956-1971)

Theme	Period of Significance	Associated Property Types	Character-Defining Features
Primary and Secondary Education	1960-1971	<ul style="list-style-type: none"> Primary and secondary educational facilities and education campuses 	<ul style="list-style-type: none"> Use of Modern architectural styles Multiple buildings clustered to create a campus Adjacent to greenspace or recreational space Parking lots or structures Minimal architectural details
Civic and Institutional Development	1963-1971	<ul style="list-style-type: none"> Churches Hospitals Police stations Fire stations 	<ul style="list-style-type: none"> Incorporates Modern architectural styles Constructed at heavily trafficked intersections Surface parking lots One and a half stories in height or taller Large main building with smaller auxiliary buildings

Developmental Period: Development Boom (1956-1971)

<i>Registration Requirements</i>	
Eligibility Criteria	<p>Associated properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1960-1971) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's commercial development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within commercial theme during the Development Boom period (1960-1971).</p> <p>Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of the University CPA during the Development Boom period.</p> <p>Properties may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style and possess high artistic value. There are a high number of properties with Modern architectural styles already identified within the planning area. Properties may also be a representative example of the work of a master builder, architect, or engineer.</p>
Integrity Thresholds	<p>In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.</p> <p>A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within one of the themes with particular respect to the Development Boom period (1960-1971) in the University CPA. Less importantly, a</p>

Developmental Period: Development Boom (1956-1971)

Registration Requirements

property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with one of the themes in the Development Boom period (1960-1971). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

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

Developmental Period: Community Expansion and Continued Development (1972-1990)

Theme	Period of Significance	Associated Property Types	Character-Defining Features
Residential Development	1972-1990	<ul style="list-style-type: none"> • Tract housing developments, cluster housing, and master-planned communities comprising: <ul style="list-style-type: none"> ○ Single-family ○ Multiple-family apartment buildings ○ Multi-family condominiums ○ Townhomes ○ Stacked flats ○ Duplexes 	<ul style="list-style-type: none"> • Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing architectural styles • Low to medium density • Cost-effective and mass-produced materials • Repetitive designs • Small lots • L-shaped or Irregular plans • Uniform setbacks • Attached garages or detached carports • Carports • Minimal architectural embellishments
Primary and Secondary Education	1974-1990	<ul style="list-style-type: none"> • School campuses (classrooms, auxiliary buildings, parking structures, surface parking lots, and recreational facilities). • Recreation buildings 	<ul style="list-style-type: none"> • Use of Modern architectural styles • Designed as planned unit • Buildings clustered to create campus • Minimal architectural details • Close proximity to greenspace or recreational facilities • Surface parking lots • One- or two-stories in height
Commercial and Corporate Development	1972-1990	<ul style="list-style-type: none"> • Regional shopping centers • Shopping centers • Office parks 	<ul style="list-style-type: none"> • Modern architectural styles • Planned and designed as a unit • Surface parking lots or parking structures • Minimal architectural details • One to two-stories in height • Landscaped areas with greenspace • Setback from street
Civic and Institutional Development	1972-1990	<ul style="list-style-type: none"> • Hospitals • Medical facilities • Libraries 	<ul style="list-style-type: none"> • Incorporates Modern architectural styles • Constructed at heavily trafficked intersections • Surface parking lots

Developmental Period: Community Expansion and Continued Development (1972-1990)

Registration Requirements

Eligibility Criteria	Properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's development; or, under HRB Criterion B (events) if the given
----------------------	--

Developmental Period: Community Expansion and Continued Development (1972-1990)

Registration Requirements

	<p>property is associated with an important historical event within one of the significant themes identified for the Community Expansion and Continued Development period (1972-1990).</p> <p>Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution as a civic leader to the growth of the University CPA.</p> <p>Properties may be significant under NRHP Criterion C/CRHR Criterion 3/ if they embody the distinctive characteristics of a type, period, or method of construction. Brutalist and Contemporary styles are examples of distinctive architectural styles already identified within the planning area. Properties should also be a representative example of a significant property type or architectural style and possess high artistic value. Properties may also be eligible under NRHP Criterion C/CRHR Criterion 3 as a representative example of the work of a master builder, architect, or engineer.</p> <p>Properties may be significant under HRB Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. For modernist buildings, the San Diego Modernism Historic Context Statement to evaluate eligibility under HRB Criterion C. Architectural style guides may be used in conjunction with the San Diego Modernism Context Statement if the building's architectural style is not well addressed in the Modernism Context.</p> <p>Properties may be significant under HRB Criterion D if they represent the notable work of a Master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.</p>
<p>Integrity Thresholds</p>	<p>In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.</p> <p>A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the educational and civic theme with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA. Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.</p> <p>A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the educational and civic theme in the Community Expansion and Continued Development period (1972-1990). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.</p> <p>A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less importantly, a property significant under these criteria should also possess integrity of location and setting if the property's surroundings inform its design.</p>

DRAFT 3

University Community Plan Area Focused Reconnaissance Survey

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Executive Summary

Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area (CPA). This study is being completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1960 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit future survey to determine eligibility for historic district designation, and which do not; facilitate the preparation of the historical University CPA Update; indicate the likelihood of encountering historical resources within the University CPA; and guide the future identification of such resources in the CPA.

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

As a result of the survey, Dudek identified fourteen (14) master-planned communities within the CPA that have the potential for historical significance, and should be flagged for additional study in the future: La Jolla Colony, University Hyde Park, San Clemente Park Estates, University City West A, and University City West B. The remaining communities within the CPA failed to rise to the level of significance and integrity required for designation at the local, state and national levels and are not recommended for future intensive study.

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1 Introduction

1.1 Project Overview

Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study is being completed as part of the comprehensive update to the University CPA and PEIR. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1960 and 1990. The purpose of the historic context statement and survey is to: determine which residential communities merit future additional survey work to determine eligibility for historic district designation, and which do not; facilitate the preparation of the historical overview of University in the PEIR, which will analyze potential environmental impacts of the proposed University CPA Update; indicate the likelihood of encountering historical resources within the University CPA; and guide the future identification of such resources in the CPA.

1.2 Project Location

The University CPA comprises approximately 8,500 acres. The area is bounded by Los Peñasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north; the railroad track, the Marine Corps Air Station Miramar, and Interstate 805 on the east; state Route 52 on the south; and Interstate 5, Gilman Drive, North Torrey Pines Road, La Jolla Farms and the Pacific Ocean on the west (Figures 1 and 2). The historic context statement addresses all development themes and property types within the CPA; however, the survey study area is limited to residential properties within the CPA that were constructed between 1960 and 1990.

1.3 Survey Area

The University CPA consists of multiple topographic variations, consisting of such major features as coastal bluffs, canyon systems, areas of rolling topography, and mesa tops. The area is primarily developed with Parks and open spaces, public facilities and institutions, and single-family and multiple-family one- and two-story residences dating from 1960 to 1990, reflecting the popular architectural styles of the day, including Tract Ranch, Contemporary, Neo-Mansard, and New Traditional.¹

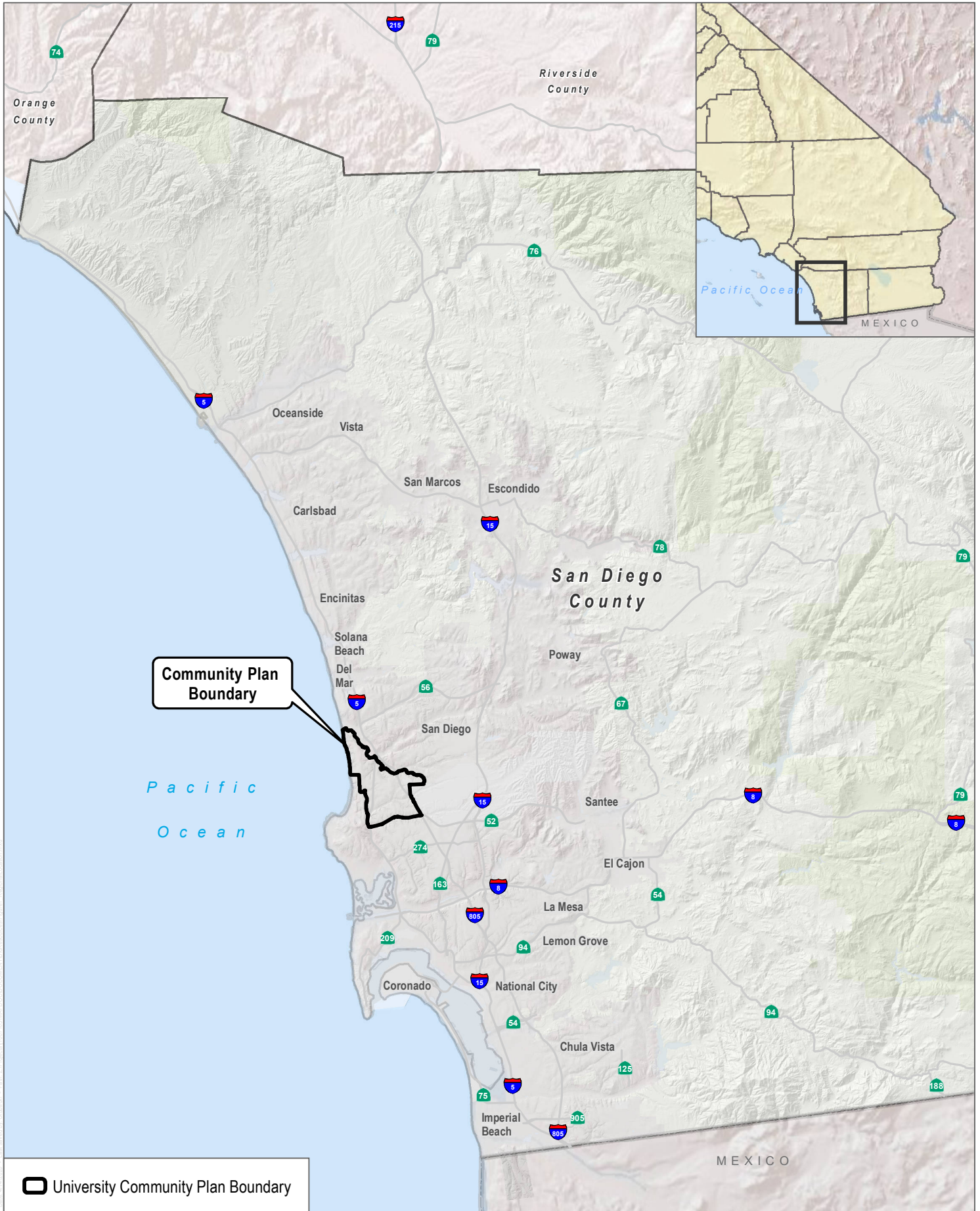
single-family residential development began in the southern portion of the CPA along Governor Drive, west of Regents Road, and continued east. The single-family residences are primarily focused in this early development area, between state Route 52 and Rose Canyon. By 1980, residential development had continued to the north of Rose Canyon along Genesee Avenue and along Nobel Drive. These residences were primarily multi-family developments. Commercial development is clustered along Governor Drive, at the intersection of Genesee Avenue

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

and Governor Dive, the northeast and southeast corners of Villa La Jolla Drive and Nobel Rive, and on La Jolla Village Drive between Genesee Avenue and Towne Centre Drive. The CPA displays a high quantity of education, open space park, and recreation land uses located to the north and northwest of La Jolla Village Drive. Light industrial development is located north of La Jolla Village drive and east of North Torrey Pines Road.

1.4 Project Team

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



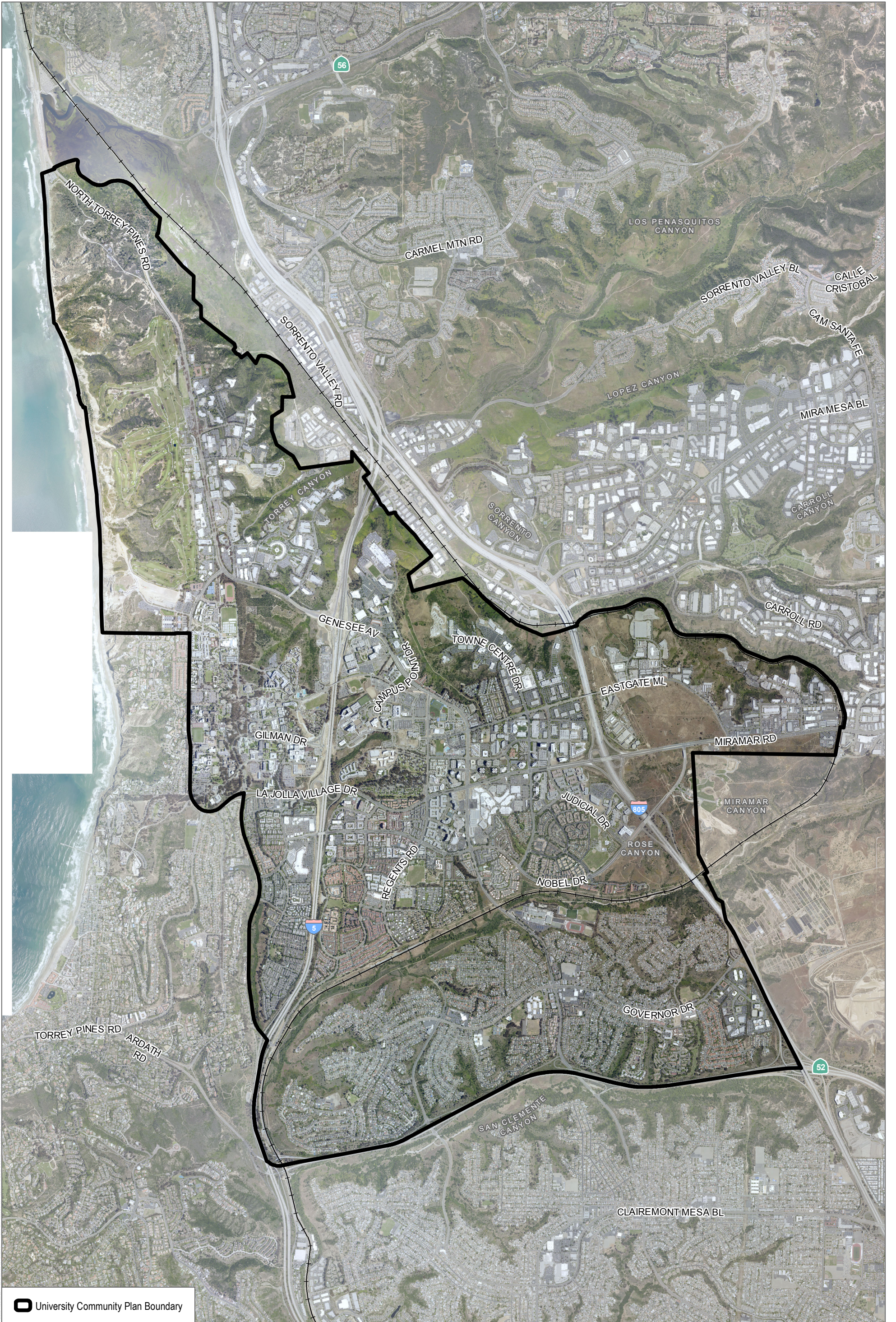
SOURCE: Esri 2014; SanGIS 2017

FIGURE 1

Regional Location

University Community Plan Update

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 University Community Plan Boundary

SOURCE: SANGIS 2017, 2019



FIGURE 2
Project Location
 University Community Plan Update

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2 Methods

2.1 Research Methodology

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

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

In order to establish accurate information regarding developments, developers, builders, and architects, a research methodology was established and utilized a variety of primary and secondary sources. For instance, historic maps, aerial photographs, and historic newspapers were reviewed in order to determine if a development was constructed between the years 1960 and 1990 and to establish the development's approximate boundaries. Once the development's approximate location was determined, archival research was conducted to determine development names, dates of construction, and developers. This archival research primarily consisted of a review of historic newspaper databases, including Newspapers.com and Genealogy Bank. Google Street View was utilized to establish more accurate development boundaries based on the information gathered through historic newspaper reviews.

Each identified development underwent a preliminary amount of research through historic maps, assessor's data, historic newspapers, websites, books, and architectural journals. If a developer could be determined from these resources a search was conducted for development brochures that would identify specific development model names. After development names, developers, dates of construction, and boundaries were accurately determined, research was conducted on architects that were identified through the preliminary research process. This research included reviewing historic newspapers, AIA (American Institute of Architects) archive research via the online AIA Historical Directory of American Architects, reviewing City and National historic contexts, books, magazines and journals, and trade publications. Additionally, local, state, regional, and national awards for each of the identified developments were researched and added when applicable. Through this methodology, each identified development received multiple steps of archival research to identify boundaries, date of construction, developers, architects, awards, and model names.

Primary sources consulted for the purposes of this project also included development brochures, historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, contemporary historical accounts, and historical photographs. Secondary sources include reference books,

newspaper articles, magazine articles, websites, and historic context statements. Web sources such as the California Homebuilding Foundation, Newspapers.com, and Genealogy Bank were heavily utilized to write developer, architect, and community histories. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website. All research materials were used to prepare the Historic Context Statement for the University CPA (separate document).

2.2 Survey Approach

Following completion of background research and the preparation of the Historic Context Statement for the University CPA, Dudek identified survey areas with residential properties constructed between the 1960s and the 1990s.

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

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

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

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

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

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

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

2.2.1 Mapping the Survey Area

In order to facilitate the survey, Dudek created a map of the University CPA’s planned residential communities, which are ordered chronologically by built date in the map legend and color-coded by developer. First a base map was created using the September 2018 University Community Plan Update Atlas Figure 2-1 Existing Land Use Map to identify the location of single-family detached, single-family attached, and multi-family residential development. That map was then cross-checked using historic aerials to eliminate residential development built after the project scope’s period of significance date of 1990. The master-planned community name, date of construction, location, boundaries, and developer were identified through archival research including historic newspapers, development sales maps, Assessor’s maps, developer biographies, historic magazines, historic contexts, and books. Those sections of the map that had a known development name or developer but had missing information were given the label of “no notable developer” (see Figure 3 for the University Community Plan Area Master-Planned Communities Map).

2.3 Reconnaissance-Level Survey

Due to limitations under the COVID-19 Executive Order, the majority of the survey was conducted using Google Street View imagery dating to 2020. Once it was safe to conduct in person survey efforts, Dudek architectural historian Nicole Frank, MSHP, conducted a pedestrian survey of the University CPA on April 15, 2021. This survey was conducted as part of an effort to verify research conducted and the Google Street View survey. The pedestrian survey entailed walking the public right-of-way and documenting the communities that were not visible on Google Street View taking notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. All field notes, photographs, and records related to the current study are on file at Dudek’s Encinitas, California, office.

Newspaper articles and advertisements for the master-planned communities were used as a baseline for establishing boundaries, model types, and developers. The baseline information was then expanded upon to include the documentation of current conditions within the communities noting the following items while conducting the survey: character-defining features of the neighborhood, character-defining features of each model type, frequently observed alterations throughout the neighborhood, and representation of specific architectural styles. Once all documentation was completed, analysis was performed to identify notable architectural and historical patterns within the body of work for each developer. All survey data is presented in Section 4.

When considering the potential historical significance of a given residential development, Dudek considered the following basic criteria:

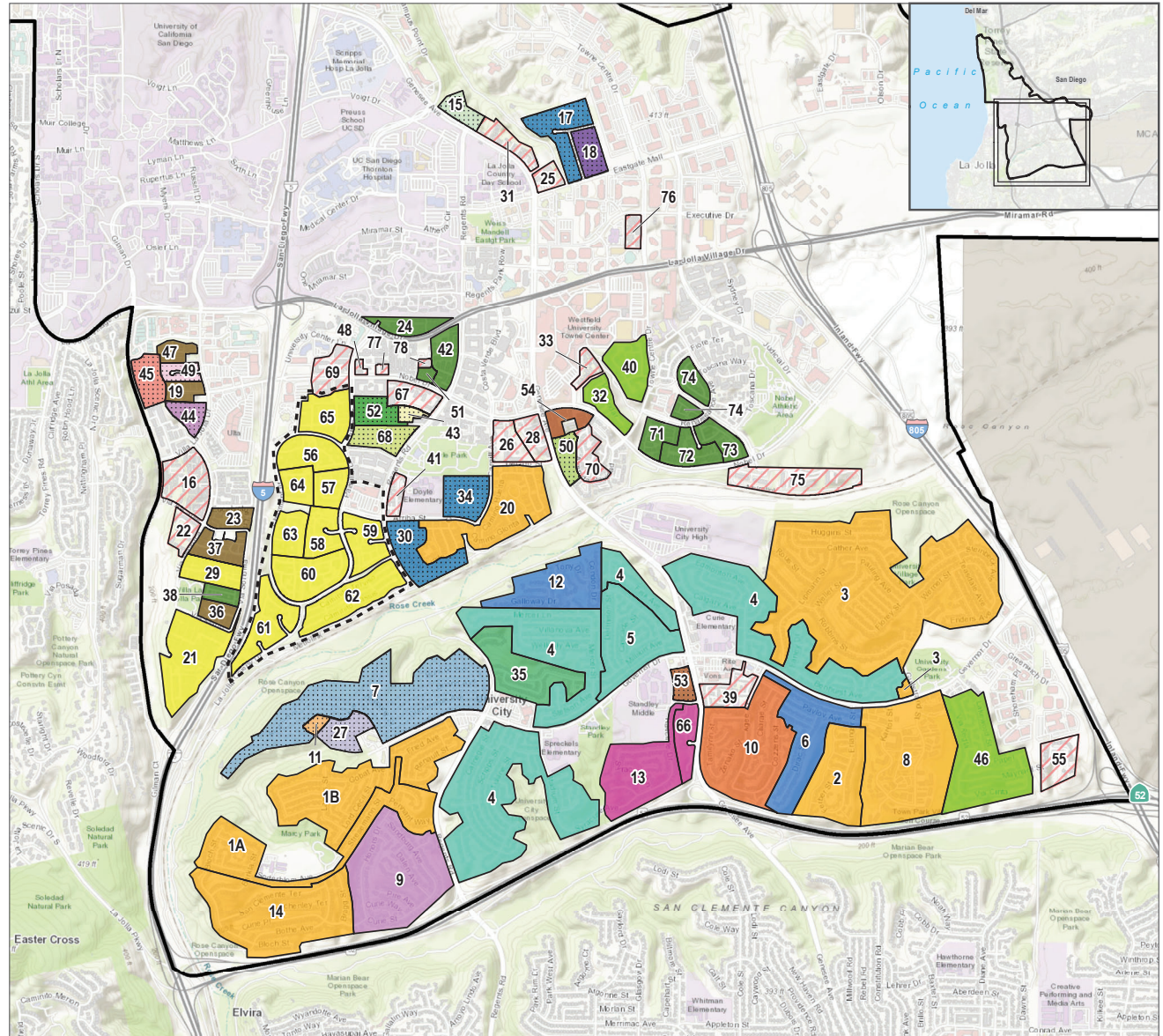
- Constructed by a developer or development company that was found through archival research to be prominent in the area from the 1960s to the 1990s
- Designed by a notable architect
- Archival research indicated significant possible associations with the development history of the development
- Retained adequate integrity of architectural forms to be recognizable to its original plan and design
- Retained identifiable character-defining features dating to the original construction of the development
- Represented master planning principles such as the purposeful inclusion of multiple housing typologies with recreation areas within the development

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- University Community Plan Area Boundary**
- Notable Developer**
- American Housing Guild
 - Bren Company
 - Fireside Homes
 - Harry L. Summers
 - Lear Land Corporation
 - Lion Property Company
 - McKellar Development Corporation
 - Penasquitos Inc. (Irvin J. Kahn and Associates)
 - Ray Hommes Company
 - Tech Bilt Company
- Other Developer**
- Angelucci Enterprises
 - Baldwin Company
 - Broadmoor Homes
 - Dass Construction Company
 - Diamond Enterprises
 - Ernest Hahn
 - The Luckey Co.
 - Heritage West Development Company
 - M. David Kelly Development Company
- Unknown Developer**
- Marsco Development Corporation
 - Medici Equities
 - Playmor
 - Real Investments Corporation
 - Remmco Associates
 - La Jolla Colony

Master-Planned Communities

1. University City West B (1960)
2. Pennant Village (1961)
3. University Village (1961-1969)
4. University Hills (1962-1971)
5. Panorama Park (1962)
6. Flair (1963)
7. University City Manor (1964)
8. University City Village (Leisure Life Village) (1965)
9. University Hyde Park (1967)
10. Fireside University City Homes (1967)
11. Diamond Manor (1967-68)
12. The Bluffs (1968)
13. University Park North (1968)
14. San Clemente Park Estates (1970)
15. La Jolla Vista (1971)
16. La Jolla Village Apartments (1972)
17. Genesee Vista (1973)
18. La Jolla Mesa (1974)
19. Woodlands North (1974)
20. Genesee Highlands (1974)
21. SouthPointe (1974-1979)
22. Villa Tuscana (1975)
23. Woodlands La Jolla (1975)
24. La Jolla Village Tennis Club (1976)
25. La Jolla Canyon (1976)
26. La Jolla Terrace (1976)
27. West Hills Homes (1976)
28. Pacific Gardens Apartments (1976)
29. EastBluff (1977)
30. Playmor Terrace West (1977)
31. Canyon Park Apartments (1977)
32. Capri (1990)
33. Torrey Pines Village Apartments (1978)
34. Playmor Terrace (1978)
35. Topeka Vale (1978)
36. Woodlands South (1978)
37. Woodlands West I and II (1978)
38. La Jolla Park Villas (1978)
39. The Park (1978)
40. Vista La Jolla Townhomes (1979)
41. Dieguenos (1979)
42. La Jolla Village Park (1979)
43. The Pines (1979)
44. Villa Mallorca (1980)
45. La Jolla Terrace (1980)
46. Canyon Ridge (1980-1984)
47. Boardwalk (1981)
48. La Jolla Gardens (1981)
49. Cambridge (1982)
50. La Jolla City Club (1982)
51. Villa Europa (1982)
52. La Jolla International Gardens (1982)
53. Regency Villas (1983)
54. University Towne Square (1985)
55. Star Village (1985)
56. Verano (1985-1987)
57. Marbella (1985-1987)
58. Madrid (1985-1987)
59. Las Palmas (1985-1987)
60. Barcelona (1985-1987)
61. La Paz (1985-1987)
62. Valencia (1985-1987)
63. Avanan La Jolla Apartments (1985-1987)
64. Avalon La Jolla Colony (1985-1987)
65. Mirada at La Jolla Colony (1985-1987)
66. Villas at University Park (1987)
67. The Venetian (1987)
68. La Jolla del Sol (1987)
69. Villa Vicenza (1988)
70. Cambridge Terrace (1989)
71. La Florentine (1990)
72. Avanti (1990)
73. Casabella (1990)
74. Casabella (1990)
75. Lucera (1990)
76. Devonshire Woods (1990)
77. Pacific Regents (1990)
78. Park Place (1990)



SOURCE: Esri, HERE, Garmin; SANGIS 2019



FIGURE 3
University Community Plan Area Master-Planned Communities
University Community Plan Update

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2.3.1 Survey Methodology

Given that master-planned communities within the University CPA largely developed between the 1960s and the 1990s, most residential master-planned communities within the CPA present as single-family housing tracts or multi-family complexes with repetitive models duplicated throughout the neighborhood development. As the master-planned communities within the CPA are generally characterized as Post-War suburbs and housing tracts, the NPS Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and the Caltrans resource titled *Tract Housing in California, 1945-1973: a Context for National Register Evaluation* were used to guide the identification of potential significance within the CPA.

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

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

Tier 1 Communities

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

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

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

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

Tier 2 Communities

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

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

Tier 3 Communities

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

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

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

2.3.2 Registration Requirements

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

Geographic Location	University CPA, City of San Diego
Area(s) of Significance	Architecture; Community Planning and Development
Associated Property Types	Master-planned communities (districts)
Property Type Description	Residential master-planned communities within the CPA are housing tracts with repetitive house models duplicated throughout the neighborhood development.
Property Type Significance	A district evaluated under this theme may be considered significant if it is an important example of a master-planned community directly related to the Community Planning and Development of University or if it represents the work of an important developer or architect.
Period of Significance	1960-1990
Period of Significance Justification	<p>Master-planned communities within the University CPA largely developed between 1960 and 1990. The period of significance for a master-planned community will fall between 1960 and 1990 but may be refined based on the period of construction or significant association. The <i>Historic Context Statement for the University CPA</i> defines two periods with residential development themes in which master-planned communities were constructed:</p> <ul style="list-style-type: none"> • Development Boom Period (1956-1971) <ul style="list-style-type: none"> ○ Theme: Residential Development (1960-1971) • Community Expansion and Continued Development (1972-1990) <ul style="list-style-type: none"> ○ Theme: Residential Development (1972-1990)
Character-Defining Features	<ul style="list-style-type: none"> • Community appears to have visual cohesion • Distinct street plan or lot arrangement (such as cluster planning) • Single or limited variety of architectural styles within a community, typically reflecting one of the following styles: <ul style="list-style-type: none"> ○ Tract Ranch ○ Contemporary ○ Neo-Mansard

	<ul style="list-style-type: none"> ○ New Traditional, with Cape Cod cottage detailing ○ New Traditional, with Neo-Spanish Colonial Revival detailing ● Mass-produced and economic materials ● One or two stories in height ● Uniform setback from the street ● Carports or garages
<p>Eligibility Standards</p>	<ul style="list-style-type: none"> ● Constructed by a developer or development company that was found through archival research to be prominent in the area from 1960-1990; ● Designed by a notable architect; ● Has a significant association with the development history of the community; ● Is a fully realized example of master-planned community, displaying the significant character-defining features in multiple aspects of design and development; ● Recognized for notable design, architecture, planning, or construction through award(s) and retains aspects of integrity that reflect noteworthy characteristics for which award(s) were given; ● Reflects a unique design, planning methodology, or construction methodology; ● Dates from the period of significance; and ● Retains the essential aspects of integrity.
<p>Integrity Considerations</p>	<ul style="list-style-type: none"> ● Master-planned communities should retain integrity of Location, Setting, Design, Feeling, and Association from the master-planned community's period of significance ● Integrity of Materials and Workmanship should be considered for the neighborhood as a whole. A pattern of similar, minor alterations may have been made to individual houses, though buildings and other features of the community as a whole remain largely intact ● Integrity of Materials and Workmanship may be compromised somewhat by limited materials replacement, though overall the original materials and workmanship must remain intact <ul style="list-style-type: none"> ○ Replacement of some windows, doors, and garages may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted ○ Replacement of cladding material may be acceptable if the new materials are compatible with the rest of the district, generally in-kind or visually and texturally similar to the original material ● Plant material for designed landscaping may have changed

Criteria	NRHP: A/C	CRHR: 1/3	City of San Diego: A/C/D/E/F
<p>To be eligible for listing under NRHP, CRHR, and/or City of San Diego Criteria, a master-planned community must have been important in residential, cultural, institutional, and/or architectural development.</p> <p>Communities in University CPA are representative of common tract style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. A master-planned community may be eligible under Criteria A/1/A for association with the Development Boom Period (1960-1971) as an early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques.³</p> <p>Master-planned communities within the CPA are generally significant for their Architecture and Community Planning and Development (C/3/C and D). Eligible communities embody the distinctive characteristics of master-planned housing design and/or represent a distinctive, intact work of an important developer.</p> <p>If a master-planned community is listed or determined eligible for listing on the National Register of Historic Places or State Register of Historical Resources, it would be eligible under City of San Diego Criterion E.</p> <p>As districts that are geographically definable neighborhoods containing improvements that have a special character, historical interest, or aesthetic value, or which represent one or more architectural periods or styles in the history and development of the City, a master-planned community eligible under Criteria A/1/A or C/2/C or D would also be eligible under City of San Diego Criterion F.</p>			

³ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

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3 Summary Historic Context

3.1 Context Overview

As part of this historic resources survey, Dudek developed a detailed Historic Context Statement for the University CPA (separate document). The University Historic Context Statement is arranged by chronological sections that relate to the major development periods of University's history from the rancho and pueblo lands period to the community expansion and continued development up to the end of the twentieth century. The Historic Context Statement is divided into four chronological periods, two of which are further divided into thematic subsections that reflect the significant themes identified in the University CPA. University's residential development discussion began in the Historic Context Statement's third identified period, the Development Boom Period (1956-1971) and ends with the Community Expansion and Continued Development Period (1972-1990). This discussion outlines the development of University's residential communities starting with the earliest single-family housing tracts opening in 1960 up to 1990 with the expansion of multiple-family apartment buildings, condominiums, townhomes, stacked flats, and duplexes.

The end of each theme section includes a summary of associated property types, character-defining features associated with the identified property types, a properties study list, and defines specific registration requirements for assessing historical significance and integrity. The historic context also identified notable developers and architectural styles presented chronologically that will most likely require evaluation for potential architectural significance.

3.2 Residential Development in University CPA

Prior to 1960, the University CPA was largely undeveloped with the 1959 City of San Diego University Community Study proposing 15,000 single-family units to be constructed within the next several years. As early as 1960, the City received tentative subdivision maps for the area including one for 600 acres containing 2,481 lots. The area's earliest primary developers included Irvin Kahn and Carlos Tavares, who both played a key role in the development of nearby Clairemont. In September 1960, the first 10 model homes opened for public inspection during the same period as the utilities were installed, featuring traditional and modern designs located along Soderblom Avenue. From 1961 onward, development in University City, also known as the golden triangle between the University of California, La Jolla, and San Clemente Canyon Park, expanded to include a range of housing types from luxury dwellings to apartments, while continuing to develop single-family residences. Single-family residential developers prevalent during this early period of development included Kahn's Peñasquitos Inc., Ray Hommes Company, Tech Bilt, Inc., Lear Land Corporation, and American Housing Guild.

In addition to the successes seen in single-family residential development, multiple-family development also began to emerge in University in the 1970s. The growth of UCSD created a need for centralized housing for students, faculty, and staff members. Students generally were younger, needed public transportation, and had lower income levels than those that lived in the single-family housing built in the 1960s. These factors shaped the northern section of University generating higher density at a lower cost, including apartments that could be rented over homeownership. By 1971, the largely developed land to the south of Rose Canyon contained single-family detached homes, duplexes, and low-scale multi-family residential buildings. Going forward, the community tried to resist the

pressures of building more of the same type of housing and construct townhomes and high-rise apartment buildings in addition to single-family homes. Pressure was described as coming from potential home buyers who looked to purchase single-family homes, the predominant housing type throughout the United States from the end of World War II through the 1950s.⁴ The 1971 University Community Plan stated that with future development there should be a preference given to creating higher-density housing near UCSD and the Town Center Core. The Town Center Core represented the future site of the Westfield University Towne Centre (UTC) mall at the corner of La Jolla Village Drive and Genesee Avenue. Developers of University's multi-family housing included the Bren Company, Playmor, and Harry L. Summers, Inc. Density continued to increase as more multiple-family residences were constructed into the early-1990s north of Rose Canyon along La Jolla Village Drive and Genesee Avenue. University CPA in planning documents has been divided into two sections, North University and South University, with Rose Canyon acting as the dividing line. The distinguishing feature between the two is the type of housing where South University is primarily single-family and North University is primarily multi-family. The two section's demographics displayed multiple differences, with the presence of UCSD playing a large role (see separate document for complete Historic Context Statement).

3.3 Residential Architectural Styles

The University CPA displays a range of architectural styles that span the 1960s to the present. The styles discussed below are those most likely to require consideration for potential architectural significance within the University CPA. The following section, presented chronologically, describes the prominent styles, character-defining features, and typologies associated with the styles. The figure numbers used in this section come from Figure 2, University Community Plan Area Master-Planned Communities Map.

The following section will also provide a discussion on the use of visual cohesion by developers working in the CPA to achieve a themed aesthetic in some neighborhoods. In an effort to create more customized development in the tracts they owned, developers at the time use popular architectural styles like Tract Ranch and Contemporary and incorporated exterior ornamentation and material cohesion to create visual themes throughout the neighborhoods. This trend was quite popular in the CPA and is discussed as it pertains to the architectural styles presented below.

Developers would offer a small variety of house plans in relation to the number of stories, bedrooms, bathrooms, and garages, then allow purchasers to customize them with exterior ornament. Multiple communities in the CPA display homes similar in plan offered in a variety of architectural styles, frequently Tract Ranch and Contemporary. Other communities in the CPA depended more on a visually cohesive theme to create the feeling of a unified neighborhood. Neighborhoods that displayed one architectural style typically were multi-family in type, as there was no demand for customization typically found in single-family communities. The architectural styles below represent those found in the CPA's communities and can either be standalone styles or intermixed with other styles, depending on the community.

3.3.1 Tract Ranch Style (1960-1979)

The Ranch house style of architecture was popular starting in the 1930s and fell out of popularity by the 1980s. While the Ranch style house had origins in the 1930s, the Tract Ranch was a product of larger, post-World War developments of single-family houses. Like the Minimal Traditional house style, the Tract Ranch house could be

⁴ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011, 53.

constructed quickly and used modern materials that could be mass-produced.⁵ Following World War II, a new era of prosperity brought about a departure from the Small House movement exhibited by the Minimal Traditional house, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.⁶ As the automobile became the principal means of transportation after World War II, suburbs with large tracts of land were developed with sprawling house designs in the Tract Ranch houses form.⁷

In the greater San Diego area, Ranch style houses were exceedingly popular formats in suburban tract developments, and many Tract Ranch homes were erected as San Diego experienced rapid suburban growth in the mid and later 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style.⁸

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

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

From a typology standpoint, most of the residential housing forms reflecting the Tract Ranch style of architecture were single-family residences. Single-family Tract Ranch developments in the CPA include University City West (#1A and #1B), Pennant Village (#2), University Village (#3), University Hills (#4), Panorama Park (#5), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), and Fireside University City Homes (#10). Single-family Tract Ranch style homes feature higher density with smaller lots and relatively little space between homes while remaining detached from one another. The only single-family Tract Ranch development that does not follow

⁵ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870–1960* (New York: WW. Norton and Company, 2009).

⁶ Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

⁷ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015) 603.

⁸ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA, 2007); Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

this pattern is Pennant Village (#2), which displays more space between buildings and slightly larger lots sizes than the other buildings of this type.

There are also two communities in the CPA, Pennant Village (#2) and University City Village (#8), which are representative of the Tract Ranch style multi-family residential typology. Unlike their single-family counterparts in University, the multi-family homes seen in the CPA were higher in density as duplexes but displayed larger amounts of open space between each of the buildings. Buildings of this type appear similar to the single-family Tract Ranch residences in Pennant Village (#2), which display more space between buildings and slightly large lot sizes.

In addition to the use of the Tract Ranch style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such aesthetic themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. For instance, the Asian-influenced aesthetic theme Tract Ranches often used paired projections, displaying as a U-shape in plan, with gable-on-hip roofs, and projecting ridge beams. Examples of this aesthetic theme can be seen in Panorama Park (#5), Pennant Village (#2), Flair (#6), and Fireside University City Homes (#10). An additional aesthetic theme included Colonial Revival exterior detailing, including multiple front-facing gable dormers that mimicked a broken pediment and faux round window details with decorative keystones as seen in University Hyde Park (#9). Typically, in Tract Ranch style developments, aesthetic themes were less consistent than in other architectural style neighborhoods based on the high number of customization options often offered.

3.3.2 Contemporary (1960-1990)

Contemporary style buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.⁹ Contemporary styles were influenced by International style's absence of decorative detailing. In the greater San Diego area, Contemporary homes emerged as a popular style for tract homes in the mid-1950s. Contemporary homes employed the latest styles and materials and were interior-focused. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. The style was commonly used on tract homes which stressed interior customization, a major selling point.¹⁰ Contemporary houses often had simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.¹¹

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

- Small scale and typically one-story in height typically located on a small lot; can be split-level on sloped residential sites
- Angular massing
- Asymmetrical main façade
- Strong roof forms: including flat, gabled, shed, or butterfly, with deep overhanging eaves and exposed roof beams

⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

¹⁰ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

¹¹ City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).

- Windows generally placed in gable ends
- Exterior cladding: vertical wood board, concrete block, stucco, flagstone, or glass
- Sunshade, screen, or shadow block accents
- Open floor plan
- Recessed or obscured entry points
- Broad expanses of uninterrupted wall surface

From a typology standpoint, the residential housing forms reflecting the Contemporary style of architecture were single-family and multi-family residences. Single-family Contemporary style developments in the CPA include University City West (#1A and #1B), University Village (#3), San Clemente Park Estates (#14), University Hills (#4), Vista La Jolla (#32), Canyon Ridge (#46), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), Topeka Vale (#35), and Fireside University City Homes (#10). Single-family Contemporary style residential developments are high-density with very little space between homes and small lots, while remaining detached from one another. Contemporary style single-family residences display a similar typology to Tract Ranch style single-family residences. Developers often used the styles of Contemporary and Tract Ranch in conjunction with one another and despite the architectural styles differing, the similar detached single-family typology allowed these communities to maintain a sense of visual continuity. Examples of neighborhoods with both Contemporary and Tract Ranch styles in the CPA include University City West (#1A and #1B), University Village (#3), University Hills (#4), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), and Fireside University City Homes (#10).

In addition to the single-family developments, there are twelve communities in the CPA, Pennant Village (#2), University City Village (#8), Woodlands North (#19), Genesee Highlands (#20), SouthPointe (#21), Woodlands La Jolla (#23), EastBluff (#29), Woodlands South (#36), Woodlands West I and II (#37), Vista La Jolla Townhomes (#40), Boardwalk (#47), and University Towne Square (#54), which are representative of the Contemporary style multifamily residential typology. These twelve multi-family communities' representations display as three separate sub-types within the larger typology. Pennant Village (#2) and University City Village (#8) are communities with one-story detached duplexes that are symmetrical and either share a driveway or face a shared road. Genesee Highlands (#20) is a community of two-story fourplexes and fiveplexes – similar to duplexes in that they are detached and typically symmetrical with multiple entrances. Fourplexes and fiveplexes allow four or five households to live within the same building creating higher density than duplexes, which only allow for two households. Woodlands North (#19), Woodlands La Jolla (#23), SouthPointe (#21), EastBluff (#29), Woodlands South (#36), Woodlands West I and II (#37), Vista La Jolla Townhomes (#40), and University Towne Square (#54) are communities of townhomes, which are two stories connected by shared walls. This type of multi-family residence is more easily identified as multi-family because each building is not detached but rather frequently arranged in rows of four or five units. Despite these three multi-family communities displaying different sub-types, they are all representative of the Contemporary style multi-family residential typology.

In addition to the use of the Contemporary style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Tract Ranch style communities, themes were used less overtly in Contemporary style neighborhoods because the Contemporary style typically reflected the use of minimal exterior ornament. The primary way in which these themes were demonstrated was through the use of various exterior materials. Developments such as University Hills (#4) utilized stucco exteriors and exposed rounded rafter tails to achieve a Spanish Colonial Revival theme. Unlike architectural styles

such as New Traditional where neighborhood themes were common and easily identifiable, Contemporary style developments displayed themes that were less consistent and harder to identify. This was due in part to the style's tendency to avoid exterior ornament and simplistic material choices, which lessened the variety of themes that could be achieved.

3.3.3 Neo-Mansard (c. 1960–Present)

Neo-Mansard or Mansard style is one of a number of Eclectic architectural styles popular in America during the second half of the 20th century. Eclectic architecture refers to designs that borrow architectural elements from, but does not copy, traditional and revival styles and details, or combine architectural elements from two or more styles such that they cannot be distinguished into a single style. The Neo-Mansard style first appeared in the 1940s, reached the height of its popularity in the 1970s, and is still used today, most often in commercial buildings. It was appealing because it could be used to give the profile of a two-story building at a time when deed restrictions or zoning ordinances required one-story homes.¹² The style is expressed as an adaptation of the 19th century French Second Empire feature, the Mansard roof, and uses the steeply sloped plane typical of a Mansard roof as sloping wall cladding on the top-story of a two-or-more-story building. Further recalling the Second Empire tradition, the material of the Neo-Mansard's upper wall cladding is typically cedar or asbestos shingle, but may also be clad in standing seam metal, clay tile, or asphalt shingles, recalling only the Mansard form instead of material.¹³

The actual roof of a Neo-Mansard can be traditional, dual-pitched Mansard, hipped, or flat. If flat, there is usually a parapet wall to disguise the roof. The first floor can be clad in a variety of materials, including brick veneer, clapboard, stone, T1-11 plywood, or stucco. Windows and doors vary in style, as modern architecture does, but notably, doors and windows may extend into the Mansard roof from the first story. Windows on the story with the Mansard-like roof/wall cladding may be either recessed or dormered. The upper story may also have balconies recessed into the sloped cladding.¹⁴ First-story windows are flush with the wall plane and typically aluminum or another modern window material. Although Neo-Mansard single-family homes exist, Neo-Mansard often takes the form of multi-family housing, commercial buildings, and townhouses.¹⁵

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

- Usually one-and-a-half or more stories
- Flat roof with a Mansard-shaped parapet or Mansard roof surrounding the roofline of the top-most floor of a building with a flat roof
- Primary roofing/upper-story cladding material is wood or asbestos shingles
- Upper-story dormer windows on steep slope or windows recessed into the plane of the sloped roof
- Recessed entry points

¹² Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

¹³ Alaska DNR, "Neo-Mansard (1970-1985)," accessed Apr. 23, 2020.

<http://dnr.alaska.gov/parks/oha/styleguide/neomansard.htm>.

¹⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

¹⁵ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

- Lower story typically clad in wood, T-1-11, stone veneer, or brick veneer

From a typology standpoint, the residential housing forms reflecting the Neo-Mansard style of architecture were predominantly single-family with one multi-family residence. Single-family Neo-Mansard style developments in the CPA include San Clemente Park Estates (#14), University Hyde Park (#9), The Bluffs (#12), University Park North (#13), and Fireside University City Homes (#10). Single-family Neo-Mansard style homes feature higher density with very little space between homes and small lots while remaining detached from one another, similar to Tract Ranch and Contemporary style developments. Single-family residences of this type tend to be two-stories in height with windows within the roof or multiple mansard roofs on the dwelling and the attached garage, but can be one-story as seen in University Hyde Park (#9).

In addition to the single-family developments, there is one community in the CPA, Genesee Highlands (#20), which contains some buildings representative of the Neo-Mansard multi-family residential typology. The community falls under the same sub-type as the two-story Contemporary fourplexes and fiveplexes. The buildings are detached with uniform street setbacks and symmetrical façades with multiple entrances. Fourplexes and fiveplexes allow four or five households to live within the same building creating higher density than duplexes, which only allow for two households.

In addition to the use of the Neo-Mansard style, developers in these neighborhoods occasionally used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the New Traditional communities, themes were used less overtly in Neo-Mansard style neighborhoods due to the style's dependence on its roof form as its main character-defining feature. As a result, the six Neo-Mansard style residential developments do not display themes but rather small nods towards other styles such as mixing materials and rounded arched wing walls.

3.3.4 New Traditional (1970-Present)

After modern architecture gained a wide-reaching amount of popularity in the United States, the 1970s brought a resurgence of interest in historical styles. This resurgence fell under the architectural style called New Traditional, where historical styles were emulated originally in 1970s with little accuracy and later in the 1990s with more historically accurate proportions, forms, and details. New Traditional homes utilized the more popular twentieth-century styles of Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. For example, a sub-style that may fall under this category includes the “Neo-Spanish” style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the U.S., but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can often be mistaken for older homes, characteristics such as location, size of lot, and garage size can act as indicators of the age of the house. New Traditional houses were constructed as country houses on large estates, as infill in older neighborhoods, or in new residential tract developments, many of which required historic house styles.¹⁶

¹⁶ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

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

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

From a typology standpoint, the residential housing forms reflecting the New Traditional style of architecture were single-family and multi-family residences. Single-family New Traditional style developments in the CPA include University Hills (#4), La Jolla Colony (#60 and #62), Canyon Ridge (#46), and Topeka Vale (#35). Single-family New Traditional style homes feature high-density with very little space between homes and small lots, while remaining detached from one another. New Traditional style single-family residences display a very similar typology to Tract Ranch and Contemporary style single-family residences. Single-family residences of this type tend to be two-stories in height with a larger scale and bulkier massing than that used in earlier Tract Ranch and Contemporary style residential forms.

In addition to the single-family developments, there are two communities in the CPA, La Jolla Colony (#'s 56, 57, 58, 59, 61, 63, 64, and 65) and Villas at University Park (#66), which are representative of the New Traditional multi-family residential typology. All three communities fall under the same sub-type as two-story multiplexes with communities of detached buildings located in varying proximity to one another. There is a lack of uniformity in street setbacks seen in the single-family New Traditional style homes.

In addition to the use of the New Traditional style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Contemporary style communities, historical style themes were used regularly in New Traditional neighborhoods, making them easily identifiable and visually cohesive. Developments such as University Hills (#4), La Jolla Colony (#s 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65), Canyon Ridge (#46), and Villas at University Park (#66) used Spanish Colonial Revival style details such as stucco-cladding, light colors, vigas, wing walls, composition clay tiles roofs, and rounded arches to generate a “Neo-Spanish” theme. The other theme identified in the community Topeka Vale (#35) incorporated elements of the Craftsman style such as large exterior chimneys, block-like massing, front-facing gables, and trellises over the porch entry. New Traditional style communities heavily depended on historical style themes generating more cohesion.

3.4 Notable Residential Developers and their Developments

Research was conducted on all developers and development companies associated with neighborhoods and housing developments in the University CPA. Architectural research was conducted for each developer, however, this research did not present much significant information on their body of work within the University CPA. Despite having an impact on the built environment through the construction and development of these communities, no evidence was found to indicate potential significance for many of the developers. Archival research failed to produce any comprehensive information on the following companies working in University:

- The Luckey Co. (La Jolla del Sol, 1987, Map ID #68)
- Real Investments Corporation (La Jolla International Gardens, 1982, Map ID #52)
- Diamond Enterprises (Diamond Manor, 1967-68, Map ID #11)
- Baldwin Company (West Hill Homes, 1976, Map ID #27)
- Heritage West Development Company (Cambridge, 1982, Map ID #49)
- McKellar Development Corporation (La Jolla Village Tennis Club, 1976, Map ID #24; Park Place, 1990, Map ID #78; La Jolla Park Villas, 1978, Map ID #38; La Jolla Village Park, 1979, Map ID #42; Villa Europa, 1982, Map ID #51; La Florentine, 1990, Map ID #71; Avanti, 1990, Map ID #72; Capri, 1990, Map ID #73; Casabella, 1990, Map ID #74)
- M. David Kelly Development Company (Villa Mallorca, 1980, Map ID #44)
- Playmor (Genesee Vista, 1973, Map ID #17; Playmor Terrace West, 1977, Map ID #30; Playmor Terrace, 1978, Map ID #34)
- Dass Construction Company (University City Manor, 1964, Map ID #7)
- Broadmoor Homes (La Jolla Terrace, 1980, Map ID #45)
- Medici Equities (Regency Villas, 1983, Map ID #53)
- Angelucci Enterprises, (The Pines, 1979, Map ID #43)
- Ernest Hahn (La Jolla City Club, 1982, Map ID #50)
- Remmco Associates (La Jolla Mesa, 1974, Map ID #18)
- Marsco Development Corporation (La Jolla Vista, 1971, Map ID #15)

3.4.1 McKellar Development Corporation (1972-Present) Developments

The McKellar Development Corporation started in 1954 as McKellar & Associates. This company was founded by James A. McKellar Sr. who primarily built multi-family residences in Menlo Park, California. The company expanded into Phoenix, Fresno, and Las Vegas developing homes for young families at lower price points. In 1972, the company became the McKellar Development Corporation with James A. McKellar Jr. and Kirt Klaholz serving as vice presidents. In 1981, the company was named the 56th largest builder in the United States developing a \$25 million complex with office buildings, shops, and restaurants called the La Jolla Professional Center in La Jolla, California.¹⁷ By 1987, the company developed 1,000 apartments, townhouses, detached homes, industrial complexes, office/showrooms, and warehouses in Nevada, California, and Texas. In addition to the La Jolla division, the company also had a Las Vegas division. The McKellar Development Corporation functioned as a real estate development firm and managed all aspects of the construction process including the acquisition, entitlement, financing, design, construction, marketing, property management, and sales. The firm oversaw the sales of over 5,000 attached and detached homes, 1,300 apartment units, and 2.7 million square feet of commercial office and industrial spaces. McKellar also entitled, designed, and managed the site construction of 14 land subdivisions.¹⁸ In 1990, McKellar Development of La Jolla was named California Builder of the Year by California Builder magazine. The company's 1990s residential development Renaissance-La Jolla and the San Diego Design Center commercial projects were cited as the best examples of the company's work in San Diego.¹⁹ The Renaissance-La Jolla development incorporated residential units, retail space, and a community park as a master-planned community. In 1989, it was one of the nation's largest master-planned communities consisting solely of multi-family housing. The community planned to include 2,500 residential units and 50,000 square feet of retail space as well as a 29.1-acre community park.²⁰ Unlike the developments built by the company in the University CPA in the late 1970s, Renaissance-La Jolla displayed more deliberate planning and was composed of multiple building types.

¹⁷ LVRJ, "McKellar Celebrating Silver Anniversary," *Las Vegas Review Journal* (Las Vegas, NV), Jan. 11, 1981.

¹⁸ McKellar McGowan Real Estate Development, "The Team," accessed April 22, 2021, <http://www.mckellarmcgowan.com/the-team>.

¹⁹ LAT, "McKellar Development of La Jolla," *Los Angeles Times* (Los Angeles, CA), Mar. 1, 1990.

²⁰ LAT, "Construction Underway on La Jolla Townhome Models," *Los Angeles Times* (Los Angeles, CA), Feb. 26, 1989.

3.4.2 Peñasquitos Inc. (Irvin J. Kahn & Associates) (1951-1980s) Developments

Irvin J. Kahn began his professional career as an attorney and lobbyist on city affairs in San Diego. Throughout the 1940s, he was engaged in local issues including representing the Veterans Cab Company in their bid to increase the number of taxis in the city.²¹ In 1951, Kahn received his first opportunity to develop a 312-unit apartment complex in Point Loma as part of a military housing initiative. From 1952 until his death in 1973, Kahn became a major developer in the San Diego area, beginning in Clairemont with his business partners Carlos Tavares and Lou Burgener. In 1957, he was involved in the development of a subdivision called Emerald Hills. This subdivision was technically integrated, but in 1961, Irvin J. Kahn devised a plan to trade their homes for other residences in housing developments elsewhere. The plan was criticized by the NAACP as well as by residents of the area.²² In Clairemont, he developed the Clairemont Shopping Center and multiple housing developments. During the same period, he became active in the development of Chula Vista and La Mesa, soon turning his efforts to the emerging University City.

Kahn, along with Tavares and developer Louis Lesser of Los Angeles became the earliest developers of University City's residential expansion, buying 600 acres along the San Clemente Canyon in 1960.²³ Kahn worked with architect William Krisel, a pioneer of mid-century residential and commercial architecture to design the earliest houses in University City along Soderblom Avenue between Bloch Street and Pennant Way. By 1963, Kahn's investments in University City exceeded \$50 million while continuing to build in the Clairemont area. Along with residential subdivisions, Irvin J. Kahn & Associates built the \$8 million 17-story United California Bank building and the 24-story First & C Building in downtown San Diego along with a variety of other building types. These included shopping centers, a health and recreation club, bowling alleys, and resort hotels.²⁴

In 1962, Kahn began working under the corporate name of Peñasquitos Inc. and purchased approximately 12,000 acres in Rancho Peñasquitos to begin the development of a new master-planned community. The community, which consisted of a golf course, apartments, single-family homes, retirement housing, and shopping centers, took multiple years to be permitted by the City Planning Commission, threatening the project with foreclosure.²⁵ By the 1970s, Kahn was able to finance the project through the selling of shares, investments, and mortgages but his death in 1973 did not allow him to see the project to completion.²⁶ Irvin J. Kahn & Associates/ Peñasquitos Inc. is no longer constructing buildings.

3.4.2.1 Map ID #1A and #1B: University City West (1960)

Peñasquitos Inc. (Irvin J. Kahn)'s University City West A (Figure 3, Map ID #1A) began and completed development in 1960. The community's boundaries can loosely be described as Quidde Avenue to the north, Bloch Street to the west, Soderblom Avenue to the south, and Award Row to the east. Peñasquitos Inc. (Irvin J. Kahn)'s University City West B (Figure 3, Map ID #1B) began and completed development in 1960. The community's boundaries can

²¹ SDU, "Gravel Pickets Withdrawn Here," *San Diego Union* (San Diego, CA), May 27, 1941.

²² *San Diego Union* (San Diego, CA) January 12, 1961.

²³ Clyde V. Smith, "A Campus Metropolis is started," *San Diego Union* (San Diego, CA), Feb. 21, 1960.

²⁴ SDU, "Kahn Enterprises Planning \$220 Million in Projects," *San Diego Union* (San Diego, CA), Jan. 7, 1962.

²⁵ Clyde V. Smith, "This is Peñasquitos Country," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

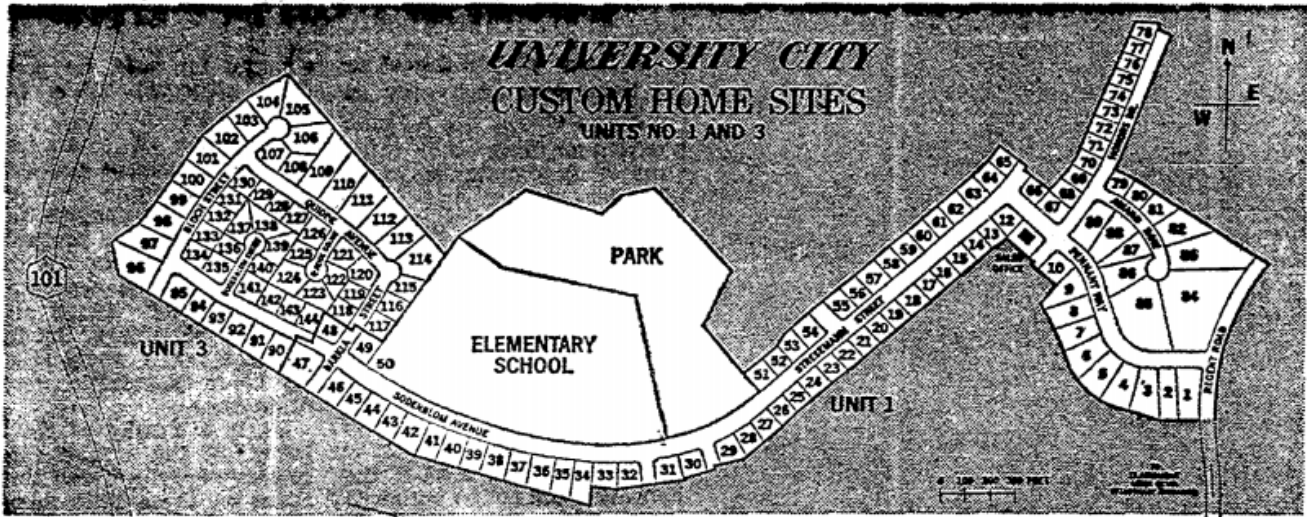
²⁶ SDU, "\$10M Loan to Aid Development," *San Diego Union* (San Diego, CA), Mar. 28, 1965.

loosely be described as Governor Drive and Gobat Avenue to the north, Mott Street to the west, Lamas Street to the south, and Stressmann Street and Renault Place to the east.

Peñasquitos Inc. (Irvin J. Kahn)'s University City West Section A was the first subdivision available for purchase in University City. In 1960, developers Irvin J. Kahn, Carlos Tavares, and Norman R. Smith who later formed Peñasquitos Inc. opened the first public offering of 30 lots out of the 144 lots in the subdivision (Figure 4). The subdivision also included a 15-acre site for a future school and an 11-acre park area, transferred to the school system and City in a land trade. The available lots had frontages from 80 to 115 feet, the larger lots allowed for the construction of luxury-type homes. The developers planned to build only luxury dwellings in certain areas of University City to assure property value stability. Kahn stated that the square footage of homes and architecture would be controlled in each neighborhood.²⁷ Kahn commissioned architect William Krisel to design the original University City tract in 1960 although it is unknown how many of those houses were constructed. Krisel utilized such features as the butterfly roof, residential clerestory windows, and concrete "shadow block" which incorporated linear shapes in concrete exteriors to generate shadows. Krisel-designed homes can be found on Stresemann Street, Soderblom Avenue, Bloch Street, Quidde Avenue, Soderblom Court, Quidde Court, Dalen Avenue, and Award Row. The primary home featured on promotional materials at the time was the home located at 3069 Award Row, which combined all the elements of Krisel's work (Figure 5).²⁸ After the initial construction of University City West University City West A in 1960, Peñasquitos Inc. (Irvin J. Kahn) expanded University City West north to include Section B, which included infill of single-family residences not designed by the architecture firm of Palmer & Krisel. These homes were more traditional in design utilizing either the Contemporary or Tract Ranch styles of architecture. They utilized fewer avant-garde decorative elements than the Palmer & Krisel-designed residences and included conventional materials, massing, and designs. Similar homes could be seen in Peñasquitos Inc.'s Pennant Village (Figure 3, Map ID #2). The architects for the University City West B neighborhood are unknown.

²⁷ SDU, "University City Lots Offered," *San Diego Union* (San Diego), July 3, 1960.

²⁸ John Mares, "William Krisel's University City Development," website: University City Community Association (UCCA). May 2016. accessed May 21, 2020. <https://www.universitycitynews.org/william-krisels-university-city-development/>.



UNIVERSITY CITY: First unit of 144 homes in subdivision includes 15-acre school site and 11-acre park area, transferred to school system and city in land trade. Thirty of the lots go on sale this weekend in area overlooking Rose and San Clemente canyons.

Figure 4. Advertisement for University City West Section A showing original subdivision lots (SDU July 3, 1960)

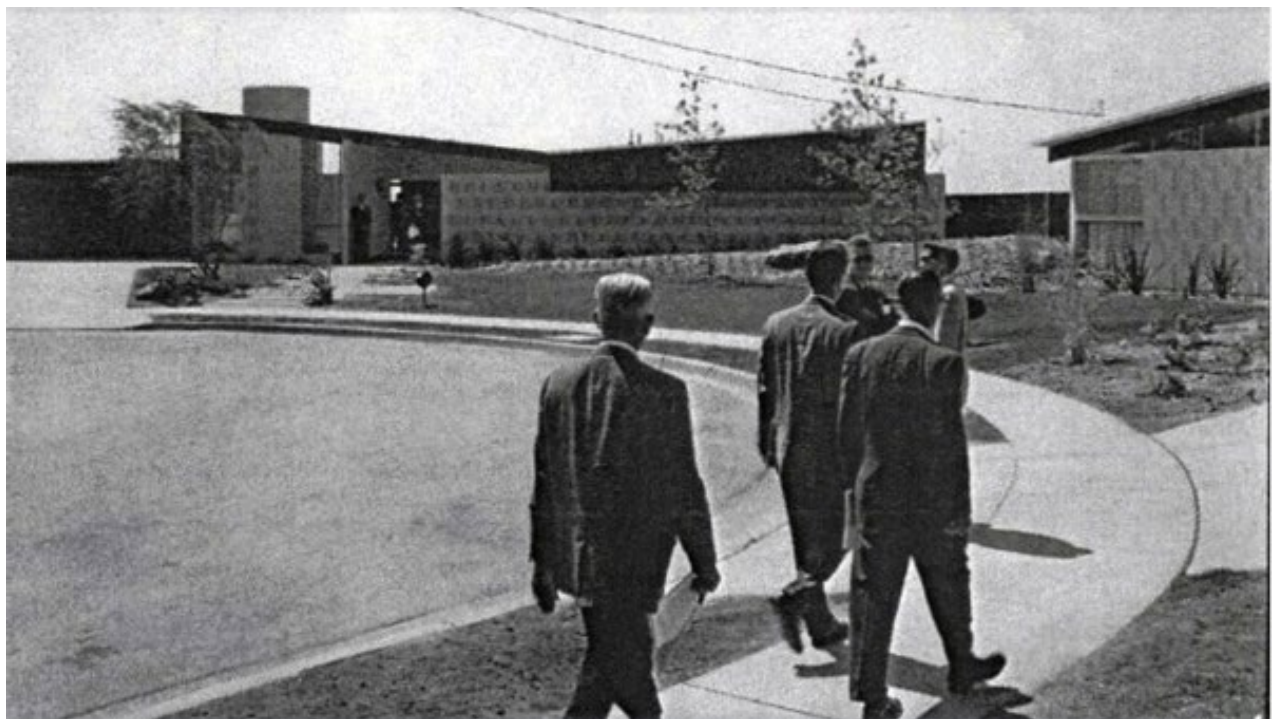


Figure 5. Image from Promotional Material of Original William Krisel designed Model Home located at 3069 Award Row, c. 1960 (University City Community Association)

University City West Section A, Map ID# 1A

As discussed above the University City West neighborhood developed in two phases with the first phase being referred to for the purposes of this report as University City West Section A and identified as Map ID# 1A in Figure 3. Residences in the University City West Section A neighborhood share the following general character-defining features:

- Predominately Contemporary style homes with examples of Tract Ranch style homes
- Mass-produced and economic materials
- One-story in height
- Concrete driveways
- Attached garages
- Exterior materials include stucco and concrete shadow block seen in the Mid-Century Modern style homes
- Concrete pattern or screen block utilized as privacy walls, brise soleil, and sometimes applied to the primary elevation
- Exterior materials seen in the Tract Ranch style homes include board and batten wood siding, stucco, and brick/stone veneer
- Complex rooflines typically in butterfly, front gable, and shed configurations.
- Clerestory windows

In addition to shared character-defining features, many of the buildings within the neighborhood have undergone minor alterations since their original construction. Most of the residences designed by William Krisel in the Contemporary style appear to retain integrity of design, materials, and workmanship. In addition to the largely intact Contemporary style houses throughout the neighborhood, there are also examples of altered Tract Ranch style houses that exhibit the following consistently observed alterations:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 1 provides a breakdown of all model types identified through the reconnaissance-level survey of the University City West A neighborhood.

Table 1. Identified Models within Map ID#1A: University City West Section A (1960)




Model and Photograph	Model Information	Character-Defining Features
<p>Model A – University City West Section A</p>  <p>Example: 3069 Award Row (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Palmer & Krisel Type: single-family residence Variations on Model: optional decorative metal panels</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Combined butterfly and shed roof • Exterior chimney on the front elevation • Offset double entry point • Stucco and concrete shadow block • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows
<p>Model B – University City West Section A</p>  <p>Example: 5615 Quidde Court (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Palmer & Krisel Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Front gable roof • Exterior chimney on the front elevation • Offset single entry point • Stucco exterior cladding • Attached single-car garage • Tilt-up garage door • Concrete driveway • Open roof section over entry held up by simple double posts
<p>Model C – University City West Section A</p>  <p>Example: 5662 Bloch Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Palmer & Krisel Type: single-family residence Variations on Model: optional decorative metal panels</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Combination front gable and shed roof • Exterior chimney on the front elevation • Offset single entry point • Stucco and shadow block exterior cladding • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows

Table 1. Identified Models within Map ID#1A: University City West Section A (1960)




Model and Photograph	Model Information	Character-Defining Features
<p>Model D – University City West Section A</p>  <p>Example: 2597 Soderblom Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Palmer & Krisel Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Combined butterfly and shed roof • Exterior end chimney • Offset double entry point • Stucco and concrete shadow block • Concrete screen block privacy walls • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows
<p>Model E – University City West Section A</p>  <p>Example: 5532 Soderblom Court (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Palmer & Krisel Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Front gable roof • Exterior chimney on the front elevation • Offset double entry point • Stucco and concrete shadow block • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows

Table 1. Identified Models within Map ID#1A: University City West Section A (1960)

Model and Photograph	Model Information	Character-Defining Features
<p>Model F – University City West Section A</p>  <p>Example: 2559 Barkla Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations are distinguished by exterior cladding, exterior ornamentation, and rooflines</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Complex combination of roof forms featuring cross-gable and cross-gable-on-hip, and cross-hip over projecting bays. • Eaves of the hipped roof appear to be slightly flared in some models • Fenestration is irregular with a variety of window sizes and configurations on the main elevation • Slightly offset entry point with double or single entry doors • Exterior cladding materials appear to predominately include board and batten, wood board siding, stucco, and brick/stone veneers • Attached garage oriented 90 degrees to the street • Concrete driveway

University City West Section B

As discussed above the University City West neighborhood developed in two phases with the second phase being referred to for the purposes of this report as University City West Section B (Figure 3, Map ID# 1B).

Residences in University City West Section B share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass-produced and economic materials
- Predominately one-story single-family homes
- Uniform setback from the street
- Single entry doors

- Concrete driveways
- Attached garages
- Exterior ornamentation appears to be customizable based on range of models from very little exterior ornamentation to highly stylized models
- Mixed exterior cladding materials that include stucco, horizontal wood board siding, vertical wood board siding, and brick veneer
- Rooflines range in complexity from simple side gabled to multi-gabled and multi-pitch options in the more Contemporary style buildings in the neighborhood

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Further adding to the diminished architectural cohesion are numerous recent constructions that do not retain the same scale and massing of the original homes in the neighborhood. Examples of consistently observed alterations throughout the neighborhood include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 2 provides a breakdown of all model types identified through the reconnaissance-level survey of the neighborhood.

Table 2. Identified Models within Map ID#1B: University City West Section B



Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – University City West Section B</i></p>  <p>Example: 2942 Gobat Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding and exterior ornamentation</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Complex combination of roof forms featuring cross-gable and cross-gable-on-hip, and cross-hip over projecting bays. • Roofline slightly flared in some models • Fenestration includes an aluminum sliding corner window and tripartite window on the main elevation • Slightly offset entry point with double or single entry doors • Exterior cladding materials appear to predominately include board and batten, wood board siding, and stucco • Attached garage oriented 90 degrees to the street • Concrete driveway
<p><i>Model B – University City West Section B</i></p>  <p>Example: 5846 Lord Cecil Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Complex roofline with multiple gable pitches • Interior chimney • Asymmetrical façade • Irregular fenestration that includes a variety of window sizes and configurations on main elevation • Slightly offset and recessed entry point with single entry door • Mixed materials used for exterior cladding including wood and stucco • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 2. Identified Models within Map ID#1B: University City West Section B




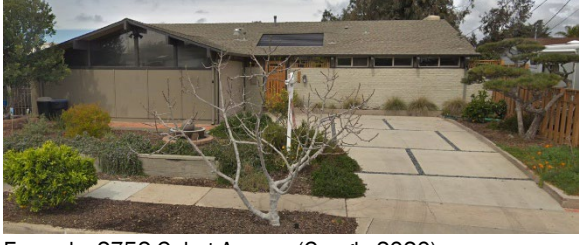
Model and Photograph	Model Information	Character-Defining Features
<p>Model C – University City West Section B</p>  <p>Example: 5749 Lord Cecil Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Cross-gabled with exposed rafter tails • Exterior end chimney • Offset, single-door entry point sheltered by roof overhang • Fenestration includes multiple window configurations, sizes, and styles across the main elevation • Exterior cladding is stucco in most cases • Attached garage oriented 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation
<p>Model D – University City West Section B</p>  <p>Example: 5709 Lord Cecil Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding and exterior ornamentation</p>	<ul style="list-style-type: none"> • L-shaped plan • Complex roofline with multiple gable pitches • Interior chimney • Asymmetrical façade • Irregular fenestration that includes a variety of window sizes and configurations on main elevation • Slightly offset and recessed entry point with single entry door • Mixed materials used for exterior cladding including wood and stucco • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 2. Identified Models within Map ID#1B: University City West Section B

Model and Photograph	Model Information	Character-Defining Features
<p>Model E – University City West Section B</p>  <p>Example: 5740 Lord Cecil Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Front gabled across main block of the house and flat roof over the garage • Interior chimney optional • Slightly offset entry point that is slightly recessed and sheltered by the roof overhang walkway • Irregular fenestration with variety of window sizes and styles across the main elevation • Exterior cladding is predominately stucco with some accents of wood seen in the neighborhood • Attached garage oriented 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation
<p>Model F – University City West Section B</p>  <p>Example: 2752 Gobat Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Cross-gabled with exposed rafter tails on front-facing gable • Slightly offset entry point sheltered by roof overhang and recessed within a small courtyard area that is obscured by a brick wall • Exterior cladding is typically a mix of materials with stucco being a dominate material and wooden siding and brick veneer being accents • Fenestration includes multiple window sizes and configurations across the main elevation • Exterior end chimney • Attached garage oriented 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation

3.4.2.2 Map ID #2: Pennant Village (1961)

Peñasquitos Inc.’s Pennant Village (Figure 3, Map ID #2) began and completed development in 1961. The community’s boundaries can loosely be described as Pavlov Avenue to the north, a canyon and Ferber Street to the west, Erlanger Street to the south, and a canyon and Erlanger Street to the east.

Peñasquitos Inc.’s Pennant Village was designed to be a combination of apartments and single-family dwellings with 52 multi-family units and 76 single-family dwellings. Of the single-family residences, 30 were four-bedroom and 46 were three-bedroom built as six specially selected floor plans that permitted the ready use of an extra bedroom as a den, study, television room, or guest room. The multi-family residences contained 26 three-bedroom and 26 two-bedroom apartments.²⁹ The development was designed with a wide greenbelt and recreational areas surrounded by canyons on the west, east, and south to prevent future encroaching developments. The recreation center was planned to include a community center, two swimming pools, a tennis court, and badminton and shuffleboard courts. In 1961, ownership of the community was through a cooperative, which made possible FHA-insured loans for 40 years at a 5.25 percent interest rate. Additionally, anyone retired from the United States military service was eligible to buy a residence at Pennant Village.³⁰ In 1970, prices ranged from \$21,995 to \$32,500 with housing options including a townhome, duplex, or single-unit home (Figure 6).³¹ Peñasquitos Inc. did not name their building models and an architect was not identified for this community.

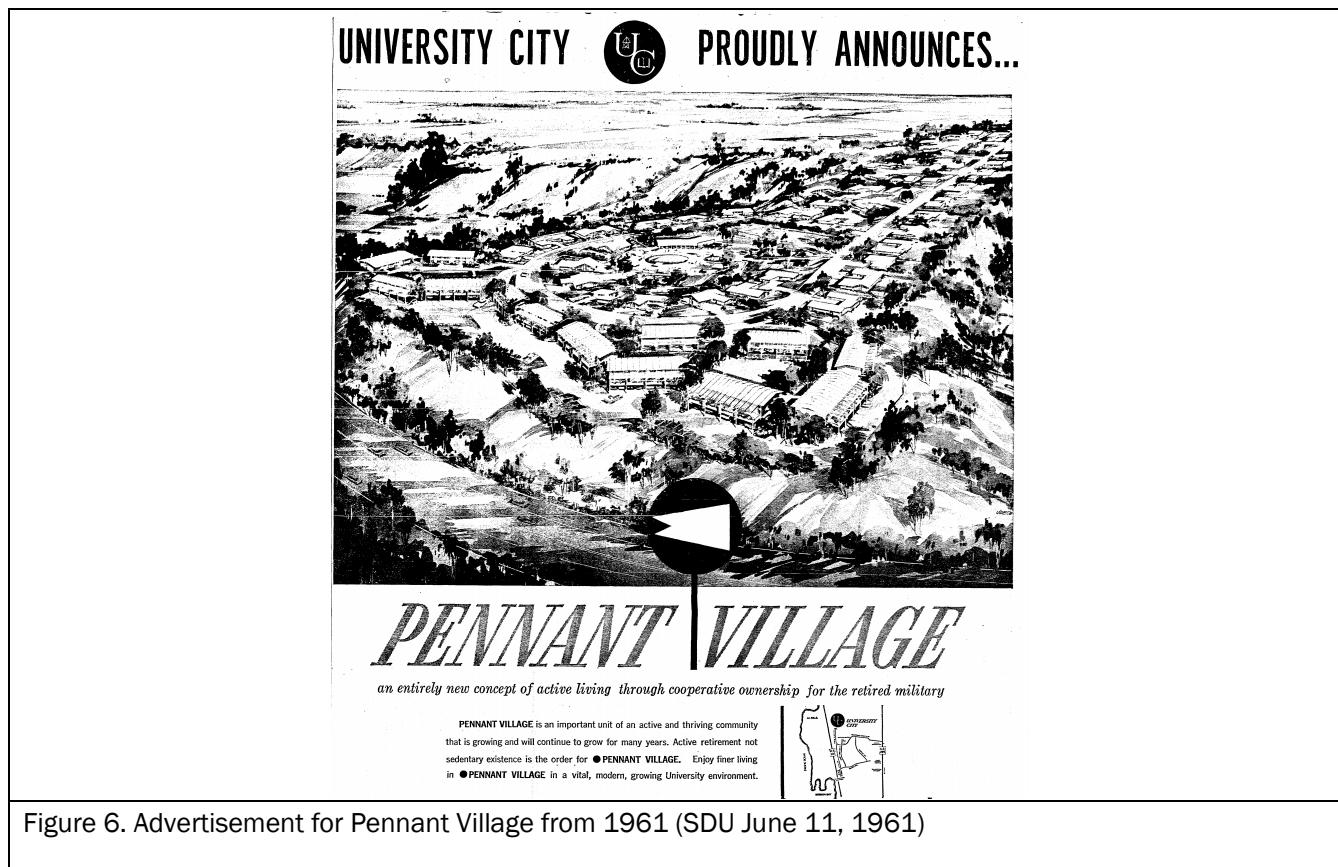


Figure 6. Advertisement for Pennant Village from 1961 (SDU June 11, 1961)

²⁹ SDU, “Pennant Village,” *San Diego Union* (San Diego, CA), June 11, 1961.

³⁰ SDU, “University City Unit Planned for Military,” *San Diego Union* (San Diego, CA), June 11, 1961.

³¹ SDU, “Year ‘round Carefree Living at Pennant Village,” *San Diego Union* (San Diego, CA), Jan. 11, 1970.

Residences in the Pennant Village neighborhood share the following general character-defining features:

- Tract Ranch or Contemporary styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways

In addition to shared character-defining features, most buildings within the neighborhood have been somewhat altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Pennant Village include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Loss of original decorative materials including wood panels

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey effort, models are identified by letters. Table 3 provides a breakdown of all model types identified through the reconnaissance-level survey of the Pennant Village neighborhood.

Table 3. Identified Models within Map ID#2: Pennant Village (1961)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Pennant Village</i></p>  <p>Example: 6075 Erlanger Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: 2 variations</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Offset single-door entry point • Roofline variations include: cross gable and cross gable with gable-on-hip over garage • Siding options include a combination of stucco, board and batten, or horizontal wood board • Turned wooden screen over windows • Faux shutters • Optional details: projecting window bays with horizontal wood siding; over-size knee-brackets; oversized shutters; a circular louvered vent in gable end; built in brick planter box; visible rounded rafter ends • Attached side-facing, double-width garage

Table 3. Identified Models within Map ID#2: Pennant Village (1961)




Model and Photograph	Model Information	Character-Defining Features
<p>Model B – Pennant Village</p>  <p>Example: 6057 & 6039 Erlanger Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Duplex Variations on Model: 2 variations</p>	<ul style="list-style-type: none"> • U-shaped plan • One-story • Offset single-door entry point for each of two units • Complex cross-on-hipped roof forms • Two roofline variations: cross gable-on-hip with flared ends; or front gable with flat roof over garage • Exterior cladding options include a combination of stucco or board and batten • Architectural privacy screens made of breezeway block or wood panels • Optional details: wood panel detailing below windows, irregular shaped windows in gable end, visible rounded rafter ends • Rear chimney • Two, attached, single, garages at center where units meet
<p>Model C – Pennant Village</p>  <p>Example: 5770 & 5772 Ferber Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Duplex Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • U-shaped plan • One-story • Offset single-door entry points for each of two units • Cross gable roofline • Exterior cladding options include a combination of stucco and board and batten • Wooden screens over select windows • Exterior end chimney • Attached side-facing, double-width garages face each other

Table 3. Identified Models within Map ID#2: Pennant Village (1961)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model D – Pennant Village</i></p>  <p>Example: 5704, 5706, 5708, & 5710 Ferber Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Multi-family residence Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • Rectangle plan • Two-story • Offset entry points to four separate units • Side gable roofline • Exterior siding includes stucco and panels of vertical board below windows • Outer bays of second story project out over first story

3.4.2.3 Map ID #8: University City Village (Leisure Life Village) (1965)

Peñasquitos Inc.’s University City Village (Figure 3, Map ID #8) began and completed development in 1965. The community’s boundaries can loosely be described as Pavlov Avenue to the north, a canyon and Kantor Street to the west, Kantor Court and a canyon to the south, and Gullstrand Street and a canyon to the east.

Peñasquitos Inc.’s University City Village was originally named Leisure Life Village and developed as a 542-rental unit retirement complex on 83 acres. Designed primarily for the retired, the minimum age was 45 and no children were permitted within the community. The project developed by Irvin J. Kahn was strictly rental-based.³² The apartments were single-story cottage-type units arranged in clusters. The buildings ranged from duplexes to four, eight, and 10 units in a single structure. The project included 322 two-bedroom units with 805 square feet and 220 single-bedroom apartments with 620 square feet (Figure 7). A recreation complex was built at the same time as the residential units including a nine-hole, three-par golf course in a canyon to the east of the residences, a clubhouse, community swimming pool, shuffleboard, racquet courts, and arts and crafts facilities. The community was entirely maintenance-free with management responsible for all landscaping and yard care. In 1964, the basic rental payments ranged from \$75 for a single-bedroom unit to \$125 for a two-bedroom apartment. Amenities in both types included electric ranges and refrigerators, garbage disposal, carpeted floors, and window drapes.³³ Peñasquitos Inc. did not name their building models and an architect was not identified for this community.

³² SDU, “\$8 Million Adult Project Slated,” *San Diego Union* (San Diego, CA), March 15, 1964.

³³ SDU, “Apartment in \$7 Million Adult Community Ready This Week,” *San Diego Union* (San Diego, CA), Sep. 13, 1964.

NOW OPEN
SAN DIEGO'S
ALL RENTAL
RETIREMENT
COMMUNITY

1 BEDROOM
\$75 to \$100

2 BEDROOM
\$100 to \$125

Your beautiful apartment in Leisure Life Village gives you all the advantages and charms of a house and garden, but none of the care... Each spacious one or two bedroom apartment has its own private patio, all-electric kitchen and dressing room. Drive out soon and choose your apartment. Follow map below.

RENT INCLUDES:

- Swimming Pool
- Club House
- Arts & Craft
- Shuffleboard & Roque
- Completely Carpeted
- Built in Range
- G-E Refrigerator
- Garbage Disposal
- Drapes Throughout
- Complete yard care
- 9 Hole Golf Course
(1 fee charge on Sat., Sun. days)

UNIVERSITY CITY
Leisure Life Village
6127 ERLANGER • 453-0440

Leisure Life Village is located at the end of Governor Drive in University City. Call 453-0440, 6245 Kanter St. San Diego, Calif. 92122

Figure 7. Advertisement for Leisure Life Village, later known as University City Village, from 1964 (SDU September 20, 1964)

Residences in the University City Village neighborhood share the following general character-defining features:

- Tract Ranch and Contemporary styles
- Mass-produced and economic materials
- Uniform setback from the street
- Unattached parking areas
- Garden setting

In addition to shared character-defining features, most buildings within the neighborhood have been somewhat altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Recent construction adjacent to and within University City Village has further diminished the overall architectural cohesion of the neighborhood. Examples of consistently observed alterations throughout University City Village include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 4 provides a breakdown of all model types identified through the reconnaissance-level survey of the University City Village neighborhood.

Table 4. Identified Models within Map ID#8: University City Village (1965)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – University City Village</i></p>  <p>Example: 5802 & 5804 Kantor Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Duplex Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • Rectangular plan • One-story • Shallow, side gable roofline • Visible rounded rafter tails • Offset, recessed single-door entry points to units • Siding options include a combination of stucco and concrete masonry block panels • No chimney • Parking areas are separate from the residence. • Residence buildings are approached on foot and do not feature drive-up access

Table 4. Identified Models within Map ID#8: University City Village (1965)

Model and Photograph	Model Information	Character-Defining Features
<p>Model B – University City Village</p>  <p>Example: 5962 Kantor Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Multi-family residence Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • Rectangular in plan • One-story • Shallow, side gable roofline • Offset, recessed single door entry points to units • Siding options include a combination of stucco vertical wood boards and concrete masonry block panels • No chimney • Parking areas are separate from the residence. • Residence buildings are approached on foot and do not feature drive-up access
<p>Model C – University City Village</p>  <p>Example: 4627 Pavlov Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Duplex Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • Rectangular in plan • One-story • Shallow, side gable roofline • Offset single-door entry points • Siding options include a combination of stucco, board and batten, or horizontal wood board • Optional details: brick, concrete masonry units or vertical wood detail in gable ends and decorative panels on elevations. • No chimney • Parking areas are separate from the residential block. • Residence buildings are approached on foot and do not feature drive-up access

3.4.2.4 Map ID #3: University Village (1961-1969)

Peñasquitos Inc.'s University Village (Figure 3, Map ID #3) began development in 1961 and 1969. The first phase of the community's development occurred along Florey Street and Hawthorne Street representing the older portion of the community. The community's boundaries can loosely be described as Huggins Way and Florey Street to the north, Lipmann Street and Robbins Street to the west, Robbins Street to the south, and Enders Avenue and Steinbeck Avenue to the east.

Peñasquitos Inc.'s University Village was a single-family development that started in 1961 and continued into 1969. The community originally offered two types of residences, "Custom Homes" available from 1,300 to 1,548 square feet, and "Estate Homes" with up to 2,068 square feet. In 1961, a total of 14 floor plans and 50 different elevations were offered, all with two bathrooms, a fireplace, forced air-heating system, patio, and built-in appliances.³⁴ The residences offered three or four-bedrooms and prices ranged from \$18,500 to \$22,500. Three unknown architects designed the homes in Peñasquitos Inc.'s University Village in order to assure the buyer that a wide selection of interior and exterior designs would be available. University Village was intended to offer smaller homes that had less expensive optional features in comparison to the development company's other University City developments to provide more variety.³⁵ By 1962, twelve model homes were offered, eventually featuring eight floor plans with both single-story and two-story designs that included three to four bedrooms by 1970. In 1970, the homes were priced from \$24,495 to \$34,495 (Figure 8).³⁶ The plan's names included 70-A, a three bedroom two bathroom home priced at \$24,495 with a patio pass-through bar and garden kitchen, 70-G, a three bedroom two bathroom home priced at \$29,995 with a 6'x18' walled garden room designed by architects Paul McKim & Associates, AIA³⁷ Although not advertised, the development's eight models were likely named 70-A, 70-B, 70-C, 70-D, 70-E, 70-F, 70-G, and 70-H.

³⁴ SDU, "New Terms Offered," *San Diego Union* (San Diego, CA), June 18, 1961.

³⁵ SDU, "Three Architects Give Variety," *San Diego Union* (San Diego, CA), Sep. 10, 1961.

³⁶ SDU, "U-C Village Sets Sales Record," *San Diego Union* (San Diego, CA), Oct. 4, 1970.

³⁷ SDU, "Village Design Updates the Atrium," *San Diego Union* (San Diego, CA), Apr. 5, 1970.

Daddy took just 10 minutes to get home.

You too can be home in minutes with a new home in University City. From downtown, Convair, Mission Valley, the Harbor area, UCSD, La Jolla, you are truly only 10 minutes to University City and the best home values in this town or any town...and your choice of three separate developments by Perisquilos, Inc., San Diego's largest volume homebuilder...University Village, San Clemente Park Estates and Campus Park, each with its own distinctive flair and a price range to suit your income. All conveniences, including schools, are within walking distance of all three developments.

UNIVERSITY VILLAGE is a 850-home project featuring a price range from \$24,495 to \$29,995. All homes have electric self-cleaning ovens as standard equipment in the exciting garden kitchens, wall-to-wall carpeting, cultured marble vanity tops, concrete walks and driveways, underground utilities, double TV outlets and cable TV for all-channel reception, making these truly "homes with better ideas." Drapes, landscaping, sprinklers, wood shingle roofs and fireplaces are optional at no increase in down payment.

Plan 70-A is an example of the great values you'll find at University Village. Featuring 3 bedrooms and 2 baths plus a family room, patio pass-through bar and garden kitchen. Priced at just \$24,495...an ideal home for the young family just starting out.

The 70-G, at \$29,995, has quality features you would only expect in a custom home; a 6'x18' garden room, completely walled; the constantly changing "natural mural" effect is a delight all year 'round. Step-down living-dining room area and U-shaped kitchen. Separate family room with kitchen-to-family room pass-through bar. A roomy master suite with double-entry doors includes a large walk-in closet and its own private bath; sliding doors open to one side of the garden room, an outdoor background to both the master suite and the living-dining area.

With a minimum down payment, you can qualify if you earn \$900 a month. 30-year exceptional conventional financing is available with early occupancy. Get home in 10 minutes (or less) yourself. See map below for directions to University City and this spectacular 8-model home display.

SAN CLEMENTE PARK ESTATES. A new park-side home development. University City's new luxury address. Executive homes with a view. "Showplace" features like soaring cathedral ceilings, extra-wide ele-



The 70-G.



gant double entries, pass-through patio bars, deluxe self-cleaning ovens, spacious food pantries, hood ranges for smokeless cooking; all in these 3 and 4 bedroom homes, with up to 2,370 sq. feet, 2 and 3 car garages. See these outstanding Mediterranean style, split level, tri-level and two-story homes priced from \$38,995. See map for directions to this new 250-home luxury development.

CAMPUS PARK is a development of 300 homes; we are now selling the last of them. The Oxford is an example of the great value you'll find at Campus Park. Priced at just \$23,495. Featuring 3 bedrooms, and 2 baths plus family room and garden kitchen with pass-through bar. Sliding glass doors from family room conveniently lead to patio. With a minimum down payment, you can qualify if you earn \$900 a month. 30-year exceptional conventional financing is available with early occupancy. See map for directions to San Diego's best home values with a few homes left -- at 1969 prices!

All homes open 10 a.m. 'til dusk. For further information, call: Campus Park, 453-5683; University Village, 453-5635; San Clemente Park Estates, 453-6688.



UNIVERSITY CITY





Figure 8. Advertisement for University Village from 1970 (SDU May 3, 1970)

Residences in the University Village neighborhood share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Attached garages

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout University Village include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 5 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the University Village neighborhood.

Table 5. Identified Models within Map ID#3: University Village (1964-1971)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – University Village</i></p>  <p>Example: 6974 Haworth Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: 2 variations</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Central single-door entry point • Roofline variations include: cross gable, side gable with flat roof over garage • Exterior cladding options include a combination of stucco with stone or brick veneers • Optional details: Exposed rafter ends • Attached side-facing, double-width garage

Table 5. Identified Models within Map ID#3: University Village (1964-1971)

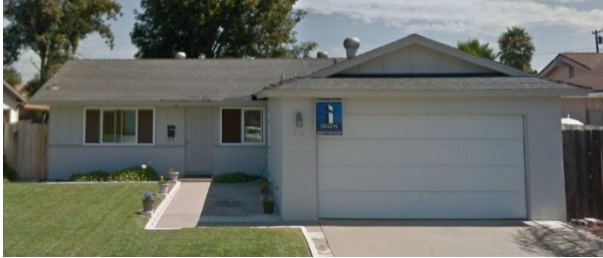


Model and Photograph	Model Information	Character-Defining Features
<p>Model B – University Village</p>  <p>Example: 4604 Murphy Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residences Variations on Model: 3 variations distinguished by roofline</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Offset single-door entry point • Roofline variations include: side gable with gable-on-hip over garage, cross gable, and side gable with hipped roof over garage • Exterior cladding options include a combination of stucco, board, and batten, vertical or horizontal wood board, brick or stone veneers • Optional details: veneer coverage, roofline variation, exposed rafter ends in gables • Attached double-width garage
<p>Model C – University Village</p>  <p>Example: 6939 Florey Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: 2 variations of the model distinguished by the roofline and optional detailing</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Cross gable of front-facing gable roofline • Offset single-door entry point • Exterior cladding options include a combination of horizontal wood board, stucco, and brick veneer • Optional details include: Integral roofline over walkway extending from garage; exposer structural beam ends in gable • Attached single-car garage
<p>Model D – University Village</p>  <p>Example: 7247 Enders Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Offset single-door entry point • Side gable roofline over the main block of the building with flat parapet roofline over garage • Exterior cladding is predominately stucco • Attached double-width garage

Table 5. Identified Models within Map ID#3: University Village (1964-1971)




Model and Photograph	Model Information	Character-Defining Features
<p>Model E “The 70-G”– University Village</p>  <p>Example: 4557 Cather Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Front-facing gable roof with shed roof over garage • Central single-door entry point • Entry point protected by open trellis extending from garage wall supported by brick columns • Stucco cladding with horizontal wood boards in the gable ends and in panels surrounding windows • Exterior chimney • Attached double-width garage
<p>Model F– University Village</p>  <p>Example: 7009 Lipmann Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: 3 variations distinguished by rooflines and optional chimney</p>	<ul style="list-style-type: none"> • L-shaped plan • Two-story • Central double-door entry point • Roofline variations include: Side gable with wide dormer and flat parapet roofline over garage; tiered side gable; and side gable with hipped roof over garage • Stucco exterior siding • Attached double-width garage

Table 5. Identified Models within Map ID#3: University Village (1964-1971)

Model and Photograph	Model Information	Character-Defining Features
<p>Model G– University Village</p>  <p>Example: 6888 Lipmann Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by decorative detailing</p>	<ul style="list-style-type: none"> • L-shaped in plan • Two-story • A-line, front-facing gable roofline • Offset double-door entry point • Entry point shaded by integral roofline extending from garage • Exterior cladding is predominately stucco • Detail options include: Board and batten decorative panels above doors and windows; balconette above garage; and arch surrounding entry doors • Prominent stuccoed chimney on main elevation • Attached double-width garage
<p>Model H– University Village</p>  <p>Example: 4505 Cather Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: single-family residence Variations on Model: no variations noted</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Front-facing gable roof with shed detail and flat roof over garage • Central single-door entry point • Entry point protected by roofline extending from garage supported by brick columns • Exterior cladding is stucco • Exterior chimney • Attached double-width garage with paneled tilt-up door

3.4.2.5 Map ID #14: San Clemente Park Estates (1970)

Peñasquitos Inc.’s San Clemente Park Estates (Figure 3, Map ID #14) began and completed development in 1970. The community’s boundaries can loosely be described as Soderblom Avenue to the north, Bloch Street to the west, Bothe Avenue to the south, and Bragg Street to the east.

Peñasquitos Inc.’s San Clemente Park Estates was advertised as a “parkside” home development creating University City’s new luxury address. In 1970, the three- and four-bedroom homes went up to 2,370 square feet in size with two or three car garages available (Figure 9). The homes offered cathedral ceilings, extra-wide double

entries, pass-through patio bars, deluxe self-cleaning ovens, sunken living rooms, garden kitchens, fireplaces, wrought iron balustrades, and food pantries in split level, tri-level, and two-story homes priced from \$38,995.³⁸ The residences were designed by architect Hai C. Tan, AIA. to be spacious, open, light, and airy. Tan utilized vast expanses of glass, spacious decks, balconies, and terraces in the eight home models he designed for San Clemente Park Estates and took advantage of the community's location overlooking Mt. Soledad and San Clemente Park.³⁹ By 1971, there were nine floor plans offered ranging from 1,710 to 2,400 square feet in three, four, and five bedroom models with two and three bathrooms.⁴⁰ Peñasquitos Inc. did not name their building models in this community.

Grand Opening

Eight exquisitely furnished models are on display today.

Eight exquisitely furnished models, from \$39,000

Are you into a family of accomplishments? Now you have met those important goals in your life. Now you have found the time to review and assess things. Now your needs and aspirations have grown to match your accomplishments. Now your next accomplishment should be your new home in San Clemente Park Estates, in University City, just a sea-breeze away from La Jolla. San Clemente Park Estates is designed—architecturally and environmentally—for the family of accomplishments. You have eight elegant models to choose from, and all of them are showplaces for family living and entertaining, with showplace features that you seldom see in new homes elsewhere today. Now consider your location at San Clemente Park Estates: it's quite enviable. You're just a breath-taking look away from Mt. Soledad, looking west towards La Jolla. And then, looking east and south, you are surrounded by San Clemente Park itself, San Diego's newest planned rural setting. You're also very near to one of America's finest new universities... the University of California at San Diego; and very near to Mission Bay, already famed as America's most exciting aquatic playground; and, of course, just ten minutes or so away from San Diego itself, with all of its cultural, entertainment and business amenities. And no freeway hassle. Drive our today. We will be delighted to have you visit us at our Grand Opening.

San Clemente Park Estates

PEÑASQUITOS/BUILDING BETTER ENVIRONMENTS FOR YOU

Figure 9. Advertisement for San Clemente Park Estates from 1970 (SDU July 12, 1970)

³⁸ SDU, "Daddy Took Just 10 Minutes to get Home," *San Diego Union* (San Diego, CA), May 3, 1970.

³⁹ SDU, "Village Design Updates the Atrium," *San Diego Union* (San Diego, CA), Apr. 5, 1970.

⁴⁰ SDU, "San Clemente Sales Told," *San Diego Union* (San Diego, CA), June 27, 1971.

Residences in the San Clemente Park Estates neighborhood share the following general character-defining features:

- Contemporary and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- One- and two-story options available
- Uniform setback from the street
- Double entry doors
- Parcels and home designs often follow the topography of the neighborhood
- Concrete driveways
- Attached garages
- Minimal exterior ornamentation
- Mixed exterior cladding materials that include stucco, wood, and brick veneer
- Complex rooflines, typically cross-gabled, hipped and gabled, gabled with flat roofs over garages
- Minimal exterior ornamentation

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout San Clemente Park Estates include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 6 provides a breakdown of all model types identified through the reconnaissance-level survey of the San Clemente Park Estates neighborhood.

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – San Clemente Park Estates</p>  <p>Example: 2637 Schenley Terrace (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: No variations noted</p>	<ul style="list-style-type: none"> • L-shaped plan • Side gabled roofline on main block of the house • with saltbox roof over the garage • Exterior end chimney • Inset pilasters on main elevation • Irregular fenestration with variety of window sizes and shapes • Slightly offset entry point with double entry doors • Stucco exterior cladding • Attached garage • Concrete driveway • Minimal exterior ornamentation
<p>Model B – San Clemente Park Estates</p>  <p>Example: 5304 Bloch Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: No variations noted</p>	<ul style="list-style-type: none"> • L-shaped plan • Multiple front-facing gables with flat roof over the garage • Exterior end chimney • Slightly offset entry point with double entry doors • Mixed materials used for exterior cladding including wood and stucco • Irregular fenestration • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)



Model and Photograph	Model Information	Character-Defining Features
<p>Model C – San Clemente Park Estates</p>  <p>Example: 5225 Bothe Ave (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: Variations distinguished by exterior cladding.</p>	<ul style="list-style-type: none"> • L-shaped plan • Front facing gable roofline with exposed rafter tails on main block of the house, hipped roof over garage • Exterior end chimney • Centered entry point sheltered by a covered walkway supported by a brick column • Exterior is predominately clad in stucco, but brick veneer is used as an accent in some examples • Attached garage • Concrete driveway • Minimal exterior ornamentation
<p>Model D – San Clemente Park Estates</p>  <p>Example: 5177 Bothe Avenue (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Multiple front-facing gables • Exposed rafter tails in the main gabled section of the house • Exterior end chimney • Slightly offset entry point with double entry doors • Irregular fenestration with a mix of window sizes and styles • Exterior cladding has a mix of materials including stucco, board and batten, and brick veneer • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)






Model and Photograph	Model Information	Character-Defining Features
<p>Model E- "San Clemente Park Estates"</p>  <p>Example: 5204 Bloch Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Front gabled • Exterior end chimney on main elevation • Centered entry point with double doors sheltered by covered walkway • Irregular fenestration with variety of window sizes and styles • Exterior cladding is a mix of materials with stucco being the predominate material and board and batten being an accent cladding • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
<p>Model F- San Clemente Park Estates</p>  <p>Example: 5240 Bloch Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: No variations noted</p>	<ul style="list-style-type: none"> • Irregular plan • Mansard roof • Slightly offset entry point with double entry doors • Stucco exterior cladding • Attached garage that is slightly recessed from the main block of the house • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
<p>Model G- San Clemente Park Estates</p>  <p>Example: 5452 Bloch Street (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Cross-gabled with exposed rafter tails on front-facing gable • Slightly offset entry point sheltered by roof overhang • Stucco exterior cladding • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)

Model and Photograph	Model Information	Character-Defining Features
<p>Model H– San Clemente Park Estates</p>  <p>Example: 2755 Schenley Terrace (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA Type: single-family residence Variations on Model: one variation</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled with variation with mini front-facing gables above windows • Concrete supports for the roofline that are prominent on the main elevation • Offset entry point that is sheltered by the roof overhang • Irregular fenestration • Stucco exterior cladding • Attached single-car garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
<p>Model I– San Clemente Park Estates</p>  <p>Example: 2665 Schenley Terrace (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Hai C. Tan, AIA. Type: single-family residences Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Cross-gabled with front-facing gable above the garage • Exposed rafter tails • Irregular fenestration with variety of window sizes and configurations • Exterior end chimney • Slightly offset entry point sheltered by a covered walkway supported by a brick column • Exterior cladding is predominately stucco with wood and brick veneer accents • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

3.4.2.6 Map ID #20: Genesee Highlands (1974)

Peñasquitos Inc.’s Genesee Highlands (Figure 3, Map ID #20) began and completed development in 1974. The community’s boundaries can loosely be described as Decoro Street and Arriba Street to the north, Camino Aguila and Camino Raposa to the west, Camino Lindo and Camino Glotita to the south, and Camino Kiosco to the east.

Peñasquitos Inc.’s Genesee Highlands was designed to be a condominium cluster project, master-planned for 1,242 units on a 95.6-acre site with 16.3 acres of open space, three swimming pools, putting green parks, and

game and picnic areas. The project’s density was planned to be about 13 units to the acre with housing in “fourplex” and “fiveplex” buildings many of which fronted onto the open greenspaces. Private streets 24 feet wide feed into dedicated collector streets of the conventional 60-foot width with a series of parking bays along the 24-foot streets.⁴¹ The condominium homes were offered in one to four bedrooms, which was rare for condominiums at that time, which usually went up to only three-bedrooms in size.⁴² In 1974, two bedroom condominiums started in price at \$24,990, three bedrooms, one and a half baths were priced at \$28,990, and four bedrooms, one and a quarter baths were priced at \$32,990 (Figure 10). The one- and two-story plans went up to 1,474 square feet.⁴³ Peñasquitos Inc. did not name their building models and an architect was not identified for this community.


**La Jolla Beaches—3 miles
Freeway—1 minute**

**GENESEE HIGHLANDS—5% DOWN, 7¼% A.P.R.* LOANS
AVAILABLE TO EVERYBODY FROM \$24,990.**

Genesee Highlands is located just off Interstate 5 in University City, only a few minutes from all the beauties of La Jolla and the convenience of Interstate 5 into San Diego (10 minutes to downtown). Two bedroom condominiums start at \$24,990* Three bedrooms, 1½ baths at \$28,990. Four bedrooms, 1¾ baths, \$32,990. One and two-story plans. Up to 1,474 square feet. Children’s and adults’ recreation areas including swimming pools. Beautifully furnished models open from 10 a.m. daily. For location, price, terms and style—you can’t beat Genesee Highlands.

**Genesee
Highlands**

PHONE 453-8412

PENASQUITOS  QUALITY HOMES

*Typical sale. Cash price \$24,990. Down payment \$1250. First time deed \$23,740. payable in 360 monthly payments of approx. monthly \$71.50 principal and interest only (taxes, insurance, maintenance extra, reflecting an annual percentage rate of 7¼%).

Figure 10. Advertisement for Genesee Highlands from 1974 (SDU June 6, 1974)

⁴¹ SDU, “Large Cluster-Type Developments in Planning Stage,” *San Diego Union* (San Diego, CA), Aug. 30, 1970.
⁴² SDU, “A First Phase Grand Opening,” *San Diego Union* (San Diego, CA), May 12, 1974.
⁴³ SDU, “Genesee Highlands,” *San Diego Union* (San Diego, CA), June 23, 1974.

Residences in the Genesee Highlands neighborhood share the following general character-defining features:

- Contemporary and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- Two-story, multi-family units
- Multiple entry points for multiple residential units
- Parking areas, carports, and attached garages
- Minimal exterior ornamentation
- Mixed exterior cladding materials that include stucco, wood, and brick veneer
- Rooflines are mostly simple with gabled, hipped, and mansard being the most popular options

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Genesee Highlands include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 7 provides a breakdown of all model types identified through the reconnaissance-level survey of the neighborhood.

Table 7. Identified Models within Map ID#20: Genesee Highlands (1974)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Genesee Highlands</p>  <p>Example: 7930 Camino Ticino (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Fourplex or fiveplex Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Two-story • Cross-gabled, one-story section in front and side gabled, two-story section in the rear • Fenestration is largely irregular with a variety of window sizes and configurations on all elevations • Exterior siding options are varied with popular options being board and batten and stucco • Multiple entry points to residential units present on multiple elevations • Simple exterior ornamentation • Building has parking garages at the rear of the property and is surrounded with paved parking areas for residents
<p>Model B – Genesee Highlands</p>  <p>Example: 4120 Camino Ticino (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Fourplex or fiveplex Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Two-story • Saltbox roofline • Fenestration is largely irregular with a variety of window sizes and configurations on all elevations • Exterior siding options are varied with popular options being brick veneer and board and batten • Multiple entry points to residential units present on multiple elevations • Simple exterior ornamentation • Building has parking garages at the rear of the property and is surrounded with paved parking areas for residents

Table 7. Identified Models within Map ID#20: Genesee Highlands (1974)




Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Genesee Highlands</p>  <p>Example: 7874 Camino Kiosco (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Fourplex or fiveplex Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Two-story • Complex roofline with shed and gabled components • Fenestration is largely irregular with a variety of window sizes and configurations on all elevations • Exterior siding options are varied with popular options being brick veneer, stucco, and board and batten • Multiple entry points to residential units present on multiple elevations • Simple exterior ornamentation • Building has carports on the side elevations
<p>Model D – Genesee Highlands</p>  <p>Example: 4173 Camino Ticino (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Fourplex or fiveplex Variations on Model: One variation noted with a mansard roof on the second story only</p>	<ul style="list-style-type: none"> • Irregular plan • Two-story • Double mansard roof • Symmetrical façade featuring two entry points and entry points to side carports under arched openings • Exterior siding options are varied with popular options being brick veneer, stucco, and board and batten • Simple exterior ornamentation • Building has carports on the side elevations

Table 7. Identified Models within Map ID#20: Genesee Highlands (1974)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E- Genesee Highlands</p>  <p>Example: 7776 Camino Glorita (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Fourplex or fiveplex Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • One-story section in the front of the building and two-story section in the rear of the building • Hipped roof • Fenestration is irregular with multiple sizes and configurations of windows • Exterior siding options are varied with popular options being brick veneer, stucco, and board and batten • Simple exterior ornamentation • There are parking garages and spaces located to the rear of the building
<p>Model F- Genesee Highlands</p>  <p>Example: 7805 Camino Raposa (Google 2020)</p>	<p>Builder: Peñasquitos Inc. (Irvin J. Kahn) Architect: Unknown Type: Fourplex or fiveplex Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Front gabled roof with shed roof carports on sides • Façade is symmetrical with entry points for the front two units • Original windows appear to be aluminum, horizontal sliders • Exterior cladding materials are a variety with popular choices being brick veneer, stucco, and board and batten • Simple exterior ornamentation • There are parking garages and spaces located to the rear of the building

3.4.3 Ray Hommes Company (1923-2000s) Developments

Ray Hommes from Los Angeles established the Ray Hommes Company in 1923. During World War II, he helped construct military bases and housing at Port Hueneme, Oxnard and Camp Pendleton, California. In the 1950s, Hommes acted as head of the Pueblo Construction Company building subdivisions in East Clairemont eventually investing in the emerging University City in 1960. Between 1960 and 1967, Hommes built 871 single-family residences in an expanding subdivision called University Hills with land for approximately 250 more lots in University

City and additional 20 acres planned for apartments.⁴⁴ Throughout the 1970s, Hommes continued to develop residential subdivisions under the name the Ray Hommes Company and in the mid-1970s Hommes became president of the Mercury Construction Company. At the end of his career, Hommes developed mobile home parks and single-family residences in Lancaster, California and Las Vegas, Nevada.⁴⁵ The Ray Hommes Company was dissolved in the early 2000s.

3.4.3.1 Map ID #4: University Hills (1962-1971)

Ray Hommes Company's University Hills (Figure 3, Map ID #4) development started construction in 1962 and ended construction in 1971. The community was built in two phases with the farthest west along Fisk Avenue and Mercer Street being older than the farther east portion along Edmonton Avenue. The community's boundaries can loosely be described as Mercer Lane, Dennison Street, and Edmonton Avenue to the north, Carnegie Street and Calgary Avenue to the west, Governor Drive, Carnegie Way, and Syracuse Avenue to the south, and Edmonton Avenue, Fisk Avenue, and Stadium Street to the east.

Ray Hommes Company's University Hills development started in the early 1960s as a 1,450-dwelling community. Hommes looked to build a housing tract that did not appear to be "stamped out on machines," rather one for the more discerning home buyer that looked for distinctive styling in the elevation and a consistency in the design theme inside and out. There were 25 exterior stylings offered for University Hills in 1961 ranging from Early American to "Oriental" and Contemporary. The homes were offered in the first unit in three and four bedrooms, two bathrooms, and a family room ranging in price from \$18,800 to \$21,350.⁴⁶ In 1965, an additional University Hills unit opened with 578 residences available in three floor plans with twelve exterior elevations offered in both one and two-story designs. The exteriors featured masonry veneer, siding, shutters, and cedar shake roofs with square footage ranging from 1,669 to 2,376.⁴⁷ By 1971, the Ray Hommes Company had built more than 1,000 homes in 11 years. The University Hills development by this time included one-story, split level, and two-story models with three, four, or five bedrooms starting at \$46,500 in price. Interior and exterior features included fireplaces with a log lighter, a family room with a wet bar, a dishwasher, self-cleaning double ovens, luminous ceiling, a pass-through counter for patio serving, a double garage or carport, and sliding glass doors.⁴⁸ University Hill's models were designed by architect Leonard R. Brunswick & Associates, AIA, and included the following models the Normandy, Plan No. 6 A, B, and C, the San Clemente, Plan No. 5 A, B, and C, the Laurel, Plan No. 3 A, B, and C, the Chesterfield, Plan No. 7 A, B, and C, the La Jolla, Plan No. 2 A, B, and C, and the Carmel, Plan No. 8 A, B, and C (Figure 11).

⁴⁴ Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.

⁴⁵ LAT, "Ray Hommes, Award-Winning Builder of Homes and Military Bases, Dies at 82," *Los Angeles Times* (Los Angeles, CA), Aug. 10, 1983.

⁴⁶ SDU, "25 Designs Available to Buyer," *San Diego Union* (San Diego, CA), Mar. 19, 1961.

⁴⁷ SDU, "New Hills Unit Opens," *San Diego Union* (San Diego, CA), Nov. 14, 1965.

⁴⁸ SDU, "University Hills to Close Out Unit," *San Diego Union* (San Diego, CA), Aug. 8, 1971.

PLAN # 2 FROM \$29,500.00
 PLAN # 3 FROM \$30,250.00
 PLAN # 5 FROM \$32,500.00
 PLAN # 6 FROM \$36,450.00
 PLAN # 7 FROM \$39,450.00
 PLAN # 8 FROM \$38,300.00

THE LA JOLLA - PLAN NO. 2:
 Three bedrooms, two baths, 1,392 sq. ft.
 Covered entry porch.
 Raised double door entry.
 Cathedral living room ceiling in Elevations A and C.
 Double entry door into master bedroom.
 Extra large windows bring the outside inside.
 Fireplace.
 Designed with patio consideration.

THE BUILDER

Ray Hommes, builder of University Hills, is nationally renowned for building quality homes. His firm, Ray Hommes Company, was honored as winner of the coveted Practical Builders Bronze Medal Award, the "Oscar" of the building industry, and was bestowed with top awards from the National Association of Home Builders for Design and Planning. For many years, this outstanding builder has planned and developed new multi-million dollar communities of quality homes for Southland families . . . now numbering more than 15,000 units.

Figure 11. Plan book for University Hills, date unknown (universitycitynews.org)

Residences in the University Hills neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and New Traditional styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout University Hills include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. These models are further identified by the developer model number wherever possible, indicated by quotations (e.g., “The La Jolla”) wherever applicable. Table 8 provides a breakdown of all model types identified through the reconnaissance-level survey effort of the University Hills neighborhood.

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A “The La Jolla” – University Hills</p>  <p>Example: 6625 Red Deer Street (Google 2020)</p>	<p>Builder: Ray Hommes Company</p> <p>Architect: Leonard R. Brunswick & Associates, AIA</p> <p>Type: single-family residence</p> <p>Variations on Model: 4 variations distinguished by rooflines and exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped or irregular plan • One-story • Roofline variations include: cross gable, side gable with cross gable-on-hip over garage, and complex roof form with multiple pitches • Stucco and wood siding • Central entry point • Optional details including: Wooden detailing including screens, rafter tails, arched entry points; stone and brick veneers with narrow windows above • Attached double-width garage
<p>Model B “The Carmel” – University Hills</p>  <p>Example: 4429 Camrose Ave (Google 2020)</p>	<p>Builder: Ray Hommes Company</p> <p>Architect: Leonard R. Brunswick & Associates, AIA</p> <p>Type: single-family residence</p> <p>Variations on Model: 4 variations distinguished by rooflines and exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Offset double-door entry point • Entry walkway sheltered by roof overhang from garage • Two-story • Stucco and wood siding • Roofline variations include: hipped, side gable with cross gable-on-hip or flat roof over garage, and A-line roof form with flat garage • Optional elements include: 2nd-story overhanging 1st story, exposed rafter tails, stone and brick veneers, balconettes, shutters, window planter boxes • Double-width garage

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)


Model and Photograph	Model Information	Character-Defining Features
<p>Model C “The Chesterfield” – University Hills</p>  <p>Example: 4465 Camrose Ave (Google 2020)</p>	<p>Builder: Ray Hommes Company Architect: Leonard R. Brunswick & Associates, AIA Type: single-family residence Variations on Model: 4 variations distinguished by rooflines, exterior ornamentations, and exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Two-story • Offset double-door entry point • Stucco and wood siding • Roofline variations include: side gable with flat roof over garage, multi gable with a gable-on-hip roof over garage, and mansard roof • Exterior side chimney • Optional elements include: Exposed rafter tails, balconette, tile vents, shutters • Side of front-facing double-width garage
<p>Model D “The Laurel” – University Hills</p>  <p>Example: 6703 Edmonton Ave (Google 2020)</p>	<p>Builder: Ray Hommes Company Architect: Leonard R. Brunswick & Associates, AIA Type: single-family residence Variations on Model: 3 variations distinguished by rooflines</p>	<ul style="list-style-type: none"> • Irregular plan • One-story • Central entry point • Roofline variations include complex roof forms with multiple pitches • Stucco and wood siding • Entry walkway sheltered by roof overhang from garage • Wooden detailing • Attached double-width garage
<p>Model E “The San Clemente” – University Hills</p>  <p>Example: 4668 Benhurst Ave (Google 2020)</p>	<p>Builder: Ray Hommes Company Architect: Leonard R. Brunswick & Associates, AIA Type: single-family residence Variations on Model: 3 variations distinguished by rooflines</p>	<ul style="list-style-type: none"> • Irregular plan • One-story • Roofline variations include complex roof forms with multiple pitches • Stucco, shingle, and wood siding • Central entry point • Entry walkway sheltered by roof overhang from garage • Wooden detailing • Attached double-width garage

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)




Model and Photograph	Model Information	Character-Defining Features
<p>Model F “The Normandy” – University Hills</p>  <p><i>Example: 4605 Benhurst Ave (Google 2020)</i></p>	<p>Builder: Ray Hommes Company</p> <p>Architect: Leonard R. Brunswick & Associates, AIA</p> <p>Type: single-family residence</p> <p>Variations on Model: 3 variations distinguished by rooflines</p>	<ul style="list-style-type: none"> • Split level • L-shaped in plan • Setback far from the street • Roofline variations include complex roof forms with multiple pitches, side gable, and flat roof sections • Roof overhang shelters central main entry point • Attached double-width garage
<p>Model G – University Hills</p>  <p><i>Example: 6772 Fisk Ave (Google 2020)</i></p>	<p>Builder: Ray Hommes Company</p> <p>Architect: Leonard R. Brunswick & Associates, AIA</p> <p>Type: single-family residence</p> <p>Variations on Model: Variations distinguished by decorative details</p>	<ul style="list-style-type: none"> • Irregular plan • Two-story (Variation with 1-story main living area and 2nd story over the garage) • Complex side gable, or cross-gable roofline with a gable on hip over the garage • Option of stucco, board and batten, horizontal wood board, or stone veneer exterior siding • Central double-door entry point • Exterior side chimney • Optional details include: Spanish/Monterey details including walled courtyard; visible structural beams; faux window shutters; knee brackets; 2nd story protrudes slightly over garage; projecting bays surrounding windows • Front-facing double-width garage

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)

Model and Photograph	Model Information	Character-Defining Features
<p>Model H – University Hills</p>  <p><i>Example: 3069 Mercer Lane (Google 2020)</i></p>	<p>Builder: Ray Hommes Company</p> <p>Architect: Leonard R. Brunswick & Associates, AIA</p> <p>Type: single-family residence</p> <p>Variations on Model: Variations distinguished by chimney placement and exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Cross gable-on-hip roof • Stucco, board and batten, or wood panel siding • Central entry point featuring double-doors • Optional: wide chimney on front elevation; brick or stone veneer with narrow windows above • Attached double-width garage

3.4.3.2 Map ID #5: Panorama Park (1962)

Ray Hommes Company’s Panorama Park (Figure 3, Map ID #5) began development in 1962. Due to its size, the community was built in several units, opening a few dozen homes at a time. The first unit was opened in 1962,⁴⁹ the second in 1963,⁵⁰ and a third unit in 1964.⁵¹ New home sales closed in 1965.⁵² The community’s boundaries can loosely be described as the University Hills subdivision to the north, a University Hills subdivision and The Bluffs subdivision to the west, Governor Drive to the south, and Genesee Avenue and University Hills subdivision to the east.

Ray Hommes Company’s Panorama Park was advertised as a “new concept” in single-family homes, designed by architect L.C. Major and Associates.⁵³ The development was planned to have 190 residences on a 50-acre tract, and cost \$3.6 million over 5 years.⁵⁴ Dwellings contained two, three, or four bedrooms and two baths, as well as a possible “bonus space,” advertised as an un-programmed room available to become a den, office, hobby room, or additional bedroom.⁵⁵ This meant there were four floor plans (4 bedroom/2 bath, 4 bedroom/1 bonus space/2 bath; 3 bedroom/1 bonus space/2 bath; and 2 bedroom/den/2 bath) with sixteen variable stylings were available.

Individual homes features included single and double garages, sliding glass door access to private back yards, a serving bar separating the kitchen and family room, ash kitchen cabinets, ceramic tile countertops, aluminum sliding glass windows, sliding wardrobe doors, a master bedroom with in suite bathroom.⁵⁶ Additional features in the bathrooms included “high-style bathrooms with marble-type Pullmans and oval bowls topped by plate glass mirrors with indirect lighting.”⁵⁷ In 1962, home prices began at \$15,850, and ranged to \$17,850 for larger residences, with favorable financing options; VA terms allowed veterans to move in with no down payment and FHA

⁴⁹ SDU, “Construction Will Begin April First,” *San Diego Union* (San Diego, CA), March 25, 1962.

⁵⁰ SDU, “Building ‘Advanced’ On New Panorama Unit,” *San Diego Union* (San Diego, CA), April 28, 1963.

⁵¹ SDU, “Park Units Sold Out,” *San Diego Union* (San Diego, CA), May 10, 1964.

⁵² SDU, “Put Your Rent Money To Work For You,” Advertisement. *San Diego Union* (San Diego, CA), January 10, 1965

⁵³ SDU, “Unfinished Space is Featured,” *San Diego Union* (San Diego, CA), July 22, 1962; SDU. “Panorama Park Has Variety In Numbers.” *San Diego Union* (San Diego, CA), June 23, 1963.

⁵⁴ SDU, “Panorama Park in Closeout,” *San Diego Union* (San Diego, CA), February 28, 1965

⁵⁵ SDU, “Unfinished Space is Featured,” *San Diego Union* (San Diego, CA), July 22, 1962.

⁵⁶ SDU, “Panorama Park ‘Leader’ Gets Attention,” *San Diego Union* (San Diego, CA), December 9, 1962.

⁵⁷ SDU, “Unfinished Space is Featured,” *San Diego Union* (San Diego, CA), July 22, 1962.

loan terms allowed for down payments as low as \$650 or 4% of the home's value.⁵⁸ In 1965, the last year of new home sales, prices increased slightly, with the lowest-cost house priced at \$18,350 however, the loan terms for FHA and veterans remained the same (Figure 12).⁵⁹

12,000 BUYERS NOW LIVE IN OUR HOMES

...but you're not just a "number" at

Panorama Park
in University City

More than 12,000 families in the Southland have bought homes built by our company... families with strong individual personalities who wanted homes "like custom made" but not custom-priced! Now our background and experience works to your benefit in our newest and brightest development... Panorama Park. Our know-how offers you the utmost in personalized value... in a college community... where your investment most grow... as in Westwood, Palo Alto and other towns adjacent to institutions of higher learning!

Choose from 4 floor plans, 16 elevations... with "custom-residence" appointments like these: Ash kitchen cabinets • Waste King Disposers • "Marlene" Pullman tops with oval bowls • Full-size plate glass mirrors with indirect lighting above Pullmans • Forced air furnaces with thermostats • Concrete drives and walks!

3 & 4 Bedrooms • Family Rooms • 2 Baths
Featuring "Bonus Space"... ready to finish as den, studio, hobby or sewing room, workshop, etc.

JUST TWO OF YOU? See special selection of 2 bedroom and den homes.

from **\$15,850**

VETERANS: NOT ONE RED CENT MOVES YOU IN!
FHA: LOW AS \$650 moves you in!

Sales Agents:
Ray Homes & Company

See 4 furnished models open daily 10 AM till dark

Also be sure to see **UNIVERSITY HILLS**... another fine development by Ray Homes... 3 & 4 Bedrooms, 2 Baths from \$18,800

Figure 12. Advertisement for Panorama Park from 1963 (SDU March 3, 1963)

⁵⁸ SDU, "Sales Pass \$750,000 at New Project," *San Diego Union* (San Diego, CA), August 26, 1962; SDU, "Building 'Advanced' On New Panorama Unit," *San Diego Union* (San Diego, CA), April 28, 1963.

⁵⁹ SDU, "Put Your Rent Money To Work For You," Advertisement. (San Diego, CA), January 10, 1965.

Residences in the Panorama Park neighborhood share the following general character-defining features:

- Tract Ranch style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Panorama Park include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 9 provides a breakdown of all model types identified through the reconnaissance-level survey of the Panorama Park neighborhood.

Table 9. Identified Models within Map ID#5: Panorama Park (1962-1963)




Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Panorama Park</p>  <p>Example: 6755 Radcliffe Drive (Google 2020)</p>	<p>Builder: Ray Hommes Company Architect: L.C. Major & Associates Type: single-family residence Variations on Model: 3 variations distinguished by rooflines and exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Roofline variations include: cross gable, cross gable-on-hip • Offset single-door entry point • Siding options include: stucco, horizontal wood board, and wood panel with battens • Exterior end chimney • Optional details including: stone and brick veneers, faux-half timbering, structural beams visible in gable ends, and side facing, single garage • Attached double-width garage
<p>Model B – Panorama Park</p>  <p>Example: 6350 Dennison Street (Google 2020)</p>	<p>Builder: Ray Hommes Company Architect: L.C. Major & Associates Type: single-family residence Variations on Model: Variations are distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • U-shaped plan • One-story • Central double-door entry point • Complex gable-on-hip roof • Siding options include: stucco, horizontal wood board, and wood panel with battens • Optional details including: stone and brick veneers, structural beams visible in gable ends • Exterior end chimney • Attached double-width garage

Table 9. Identified Models within Map ID#5: Panorama Park (1962-1963)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model C – Panorama Park</i></p>  <p>Example: 6748 Radcliffe Court (Google 2020)</p>	<p>Builder: Ray Hommes Company Architect: L.C. Major & Associates Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Gable-on-hip with front-facing gable details over main body and a single story, gable-on-hip over garage • Projecting second story bays containing windows below gabled details • Off-set, non-visible entry point • Wood panel siding with battens • Exterior end chimney • Attached, side-facing double-width garage

3.4.4 Bren Company (1958-Present) Developments

Donald Bren, born in Los Angeles, founded the property development firm the Bren Company in 1958, initially building single-family residences in Orange County. Bren’s first subdivision on Lido Isle off the coast of Newport Beach helped fund larger projects throughout Southern California. By the early 1960s, the company was designing suburban master-planned communities in Mission Viejo after founding the Mission Viejo Company (MVC) to develop the emerging city. In 1967, Bren sold his interests in MVC and expanded his developments to Westlake Village, Newhall Ranch, and the San Francisco Bay Area. In 1970, International Paper purchased the Bren Company for \$35 million then resold the company back to Bren for \$22 million in 1972 after a financial recession.⁶⁰ In 1977, Bren along with a group of investors purchased the 146-year-old Irvine Company, a California-based real estate investment company along with the 185-square-mile Irvine Ranch. The Irvine Company continued to develop suburban master-planned communities throughout Central and Southern California including La Jolla Colony in University City in 1980. By 1996, Bren was the sole shareholder in the Irvine Company and acted as company chairman. Developing the City of Irvine and the Newport Coast.⁶¹ The Irvine Company continues to develop suburban master-planned communities.

3.4.4.1 Map ID #21: SouthPointe (1974-1979)

Bren Company’s SouthPointe (Figure 3, Map ID #21) development was constructed in four phases between 1974 and 1979. Due to the development being constructed over five years, the southern portion of the community is older than the northern portion. The community’s boundaries can loosely be described as Via Marin to the north, Caminito Mallorca to the west, Caminito Gianna to the south, and Caminito Sonoma to the east.

⁶⁰ Warren Cassell Jr., “How Donald Bren Made His Fortune,” last modified Sep. 5, 2019, <https://www.investopedia.com/articles/investing/102615/how-donald-bren-made-his-fortune.asp>.

⁶¹ “Donald Bren: Biography,” Donald Bren online, accessed Apr. 17, 2020. <https://www.donaldbren.com/biography/>.

Bren Company's 40-acre SouthPointe development consisted of one-, two-, and three-story condominium townhomes. In 1977, the condominiums were priced to start at \$81,990. Advertised features included a bold new exterior design, a quiet neighborhood, mature landscaping, safe private streets, and secluded swimming centers (Figure 13).⁶² The community also featured three communal pools, attached garages, fireplaces, and canyon views to the west. Bren Company did not name their models and archival research was unable to identify an architect for the SouthPointe development.

SouthPointe, LaJolla.

8 3/4%
9% A.P.R.
Financing available
to qualified buyers for a limited time.

SouthPointe. Exciting new townhomes in distinctive LaJolla Village. Four spacious 2 and 3 bedroom plans loaded with luxury features. Rich in appointments and conveniences. Bold, new exterior designs. All this in a quiet, sophisticated neighborhood carefully planned with you in mind. Mature landscaping, safe, private streets and secluded swimming centers. Close to all of San Diego. And in LaJolla. A really unique location. SouthPointe. What more can you say about these beautiful new homes in one of the world's most prestigious locations.

SouthPointe
From the San Diego Freeway take the Gilman offramp to Via Alicante then right to Via Mallorca. **\$81,990**
From

LaJolla Village

8112 Caminito Gianna LaJolla, California 92037
(714) 452-0122

©1977 Bren Company

Figure 13. Advertisement for SouthPointe from 1977 (SDU October 9, 1977)

Residences in the SouthPointe neighborhood share the following general character-defining features:

- Contemporary style of architecture

⁶² SDU, "SouthPointe, La Jolla," *San Diego Union* (San Diego, CA), Oct. 9, 1977.

- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete driveways
- Attached garages

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout SouthPointe include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 10 provides a breakdown of all model types identified through the reconnaissance-level survey of the SouthPointe neighborhood.

Table 10. Identified Models within Map ID#21: SouthPointe (1974-1979)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – SouthPointe</i></p>  <p>Example: 8195 Caminito Ameca (Google 2020)</p>	<p>Builder: Bren Company Architect: Unknown Type: Multi-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • Rectangular plan • One-story • Side gable roof • Siding options include: stucco, brick veneer, and wood panel with battens • Exterior end brick chimney • Attached single-car width garage • Optional details include: brick veneer, exposed rafter tails, decorative beams over entry

Table 10. Identified Models within Map ID#21: SouthPointe (1974-1979)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model B – SouthPointe</i></p>  <p>Example: 3247 Via Marin (Google 2020)</p>	<p>Builder: Bren Company Architect: Unknown Type: Multi-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • Rectangular in plan • Two-story • Central double-door entry point • Side gable roof • Siding options include: stucco and wood panel with battens • Exterior end and interior chimneys clad in brick veneer or stucco • Attached single-car width garage • Optional details including: brick veneer
<p><i>Model C – SouthPointe</i></p>  <p>Example: 3233 Via Marin (Google 2020)</p>	<p>Builder: Bren Company Architect: Unknown Type: Multi-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Rectangular in plan • Three-story • Central double-door entry point • Side gable roof • Siding options include: stucco and wood panel with battens • Exterior end and interior chimneys clad in brick veneer, wood panel, or stucco • Attached single-car width garage • Optional details including: brick veneer, exposed rafter tails

3.4.4.2 Map ID #29: EastBluff (1977)

Bren Company’s EastBluff (Figure 3, Map ID #29) was constructed in 1977. Due to its relatively small size and short development period, no portion of the development is older than another. EastBluff is located on either side of Caminito EastBluff and the community’s boundaries can loosely be described as the Woodlands development to the north, Via Mallorca to the west, Via Marin to the south, and Via Sonoma to the east.

Bren Company’s EastBluff townhomes development offered contemporary split-level plans with two and three bedrooms ranging in size from 1,090 to 1,690 square feet. In 1977, prices for condominiums started at \$83,990 for one of the 212 units. The townhome’s exteriors were advertised as being in the Mediterranean style, selling

almost the entire development prior to the opening of the models.⁶³ A total of 55 buildings were constructed as part of the development, clustered in twos, threes, and fours, with three communal pools. The development was designed to be close to Bren’s SouthPointe development, which was located just south of Via Marin. Both EastBluff and SouthPointe had a portion of their community facing Villa La Jolla Park.⁶⁴ Buyers were given the choice of three floor plans in one- and two-story designs (Figure 14). Bren Company did not name their models and archival research was unable to identify an architect for the EastBluff development.

EastBluff, La Jolla.

to qualified buyers for a limited time
8 3/4% APR.
 Financing available

We apologize for having almost sold out the first three phases of our magnificent EastBluff Townhomes prior to the opening of the models. Our success is a result of good solid value. Our homes feature dramatic Mediterranean exteriors with great split-level designs. Excellent floorplans offering two and three bedrooms and loaded with luxury features. Combine this with a prestigious

La Jolla location, and you have EastBluff, in the heart of La Jolla Village, just moments from anywhere in San Diego. But talk is cheap. Visit EastBluff now, while they're still available and affording you an opportunity to live in one of the most successful planned communities in Southern California, La Jolla Village. Because our success means a great deal for you.

EastBluff
 From **\$83,990**

From the San Diego Freeway take the Gilman off-ramp to Via Alicante then right to Via Mallorca. (714) 455-0450.

La Jolla Village

Prices subject to change
 © 1977, Bren Company

Figure 14. Advertisement for EastBluff from 1977 (SDU September 25, 1977)

Residences in the EastBluff neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete and block driveways
- Attached garages accessed by alley

⁶³ SDU, “20 More Homes Ready for Market,” *San Diego Union* (San Diego, CA), Oct. 2, 1977.


⁶⁴ SDU, “EastBluff, La Jolla,” *San Diego Union* (San Diego, CA), Sep. 25, 1977.

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout EastBluff include the following:

- Roofing replaced since initial construction
- Replacement windows

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 11 provides a breakdown of all model types identified through the reconnaissance-level survey of the EastBluff neighborhood.

Table 11. Identified Models within Map ID#29: EastBluff (1977)

Model and Photograph	Model Information	Character-Defining Features
<p>Model A – EastBluff</p>  <p>Example: 3303 Caminito Eastbluff (Google 2020)</p>	<p>Builder: Bren Company Architect: Unknown Type: Multi-family residence Variations on Model: Optional angled roof addition</p>	<ul style="list-style-type: none"> • Rectangular plan • One- and Two-story • Side gable roof • Siding options include: stucco • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Rear facing balconies and front facing garden walls • Irregularly sized fenestration
<p>Model B – EastBluff</p>  <p>Example: 3264 Caminito Eastbluff (Google 2020)</p>	<p>Builder: Bren Company Architect: Unknown Type: Multi-family residence Variations on Model: Optional two-story wings with either angled roof or side gable roofs</p>	<ul style="list-style-type: none"> • Rectangular in plan • One- and Two-story • Side gable roof • Siding options include: stucco • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Rear facing balconies and front facing garden walls • Irregularly sized fenestration

3.4.4.3 Map ID #56, 57, 58, 59, 60, 61, 62, 63, 64, and 65: La Jolla Colony (1985-1987)

In 1980, the Los Angeles-based development company, the Bren Company, received the go ahead from the Planning Commission to start development on a 222-acre, 3,600-unit housing development named La Jolla Colony. The project was developed in four major stages starting in 1985 and completed by 1987. The project was intended to house more than 10,000 people in a combination of apartments, townhomes, multi-level condominiums, and single-family homes. The community upon completion had a total of 30,417 dwelling units. As a master-planned community, the separate developments were clustered in a kidney bean shape surrounded by the streets Palmilla Drive and Charmant Drive with four other developments located to the north, south, and east with the I-5 Freeway to the west. In 1980, housing prices in the community ranged from \$85,000 and up, intended to be in the middle-market level with densities ranging from 8.5 to 45 units per acre.⁶⁵ A central park located at the western terminus of Arriba Street between Palmilla Drive and Charmant Drive, La Jolla Colony Park, acts as the development's core with pedestrian paths coming from the south at La Jolla Colony Drive and the north at Charmant Drive. La Jolla Colony, due to its size and master-planning, displays a large footprint in the University City area and houses more than 10,000 people in a range of residential types. The multi-family portions of the community included Madrid (1985-1987, Map ID #58), Las Palmas (1985-1987, Figure 3, Map ID #59), La Paz (1985-1987, Figure 3, Map ID #61), Avana La Jolla Apartments (1985-1987, Figure 3, Map ID #63), Marbella (1985-1987, Figure 3, Map ID #57), Verano (1985-1987, Figure 3, Map ID #56), Avalon La Jolla Colony (1985-1987, Figure 3, Map ID #64), and Mirada at La Jolla Colony (1985-1987, Figure 3, Map ID #65). The single-family portions of the community include Barcelona (1985-1987, Figure 3, Map ID #60) and Valencia (1985-1987, Figure 3, Map ID #62).

La Jolla Colony embodied several aspects of the New Urbanism design movement, which arose in the United States in the early 1980s. The community featured a range of housing types including apartments, townhomes, multi-level condominiums, and single-family homes. New Urbanism promoted diversity in housing types and price points to bring people of diverse ages, races, and incomes into daily interactions.⁶⁶ La Jolla Colony's occupants included families with children, married couples without children, college students, and single people that work in the University CPA.⁶⁷ The community's housing prices ranged based on the type with single-family residences at the top of the cost scale and multi-level condominiums at the bottom of the cost scale. Typically, families with children and married couples without children lived in the single-family and townhomes portions of the community while college students and single people lived in the multi-level condominiums that could also be purchased or rented monthly.

New Urbanism also promoted compact, pedestrian-friendly neighborhoods with a range of green spaces distributed within neighborhoods. Along with residential and recreational facilities, New Urbanism neighborhoods were generally mixed-use neighborhoods, where all aspects of daily living could occur within walking distance. For instance, La Jolla Colony Park was strategically located in the center of the community where it could be directly accessed from pedestrian pathways leading from the majority of the developments (Figure 15). The multi-family portions of the community offered private swimming pools for residents and landscaped pathways. The parks were private and restricted for use only by La Jolla Colony residents. The community was mixed-use due to the development of a commercial strip mall adjacent to the community at the northeast corner of Palmilla Drive and Arriba Street. The commercial center was built between 1987 and 1988 and included a grocery store, restaurants, and doctors' offices. La Jolla Colony was developed by the Bren Company and utilized several popular aspects of New Urbanism planning methodology and as a result, the development has a large footprint on the University CPA.

⁶⁵ Roger Showley, "Details of 3,600-Home La Jolla Colony Unveiled," *San Diego Union* (San Diego, CA), Aug. 27, 1980.

⁶⁶ CNU, "The Charter of the New Urbanism," accessed May 10, 2021, <https://www.cnu.org/who-we-are/charter-new-urbanism>.

⁶⁷ Statistical Atlas, "Marital Status in University City, San Diego, California," accessed May 10, 2021, <https://statisticalatlas.com/neighborhood/California/San-Diego/University-City/Marital-Status>.



Figure 15. Overview of La Jolla Colony Park with Avalon La Jolla to the left and Avana La Jolla Apartments to the right (DSC02349)

The multi-family portions of the community can be divided into three types: apartments, townhomes, and condominiums. The rentable apartment developments included Avana La Jolla Apartments (1985-1987, Map ID #63), Avalon La Jolla Colony (1985-1987, Map ID #64), and Mirada at La Jolla Colony (1985-1987, Map ID #65) (Figure 16). The townhome developments included Madrid (1985-1987, Map ID #58) and Las Palmas (1985-1987, Map ID #59) (Figure 17), and the condominium developments included La Paz (1985-1987, Map ID #61), Marbella (1985-1987, Map ID #57), and Verano (1985-1987, Map ID #56) (Figure 18).



Figure 16. Example of a La Jolla Colony apartment complex, Mirada at La Jolla Colony, Map ID #65 (DSC02372)



Figure 17. Example of a townhome development in La Jolla Colony, Las Palmas, Map ID #59 (DSC02403)



Figure 18. Example of condominium development in La Jolla Colony, La Paz, Map ID #61 (DSC02327)

The Bren Company’s Barcelona community (Figure 3, Map ID #60) developed as part of the company’s large scale 222-acre, 3,600-unit housing development called La Jolla Colony, which began construction in 1985. Construction on Barcelona began in 1985 and ended in 1987. The community’s boundaries can loosely be described as the La Jolla Blue Apartments and Porte De Palmas to the north, Charmant Drive to the west, Charmant Drive and Palmilla Drive to the south, and Palmilla Drive to the east. The Bren Company’s Barcelona community was the largest constructed around UCSD in 1980 totaling 222 acres. Housing prices in the community ranged from \$85,000 and up in 1980. Included in the community were townhouses and multi-level condominiums with densities ranging from 8.5 to 45 units per acre.⁶⁸ Barcelona was built in six phases with 177 single-family homes. A homeowner’s association maintained the common areas including two recreation centers with swimming pools and spas. In 1986, home prices ranged from \$152,990 to \$180,990 and were available in four floor plans. The four plans were sized from 1,106 to 1,554 square feet in two- or three-bedrooms. Features included a wood-burning fireplace, interior laundry area, and attached two-car garages. Exterior elevations reflected the La Jolla Colony’s Mediterranean theme (Figure 19).⁶⁹ The Bren Company did not name the communities’ models.

⁶⁸ Roger Showley. “Details of 3,600-Home La Jolla Colony Unveiled.” *San Diego Union* (San Diego, CA), Aug. 27, 1980.

⁶⁹ LAT, “Sales Momentum Building at La Jolla Colony Barcelona,” *Los Angeles Times* (Los Angeles, CA), Dec. 7, 1986.



Figure 19. Example of single-family residence in La Jolla Colony, Barcelona, Map ID #60 (DSC02415)

The Bren Company's Valencia (Figure 3, Map ID #62) community developed as a result of the company's large scale 222-acre, 3,600-unit housing development called La Jolla Colony, which began construction in 1985. Construction on Valencia began in 1985 and ended in 1986. The community's boundaries can loosely be described as Palmilla Drive to the north, La Jolla Colony Drive to the west, Caminito Cassis to the south, and Regents Road to the east.

The Bren company's Valencia community was developed in seven phases between 1985 and 1986. A total of 146 homes were planned available in five floor plans ranging in size from 1,743 to 2,616 square feet. All residences offered French doors off the master bedroom or family room, breakfast nooks, walk-in closets, interior laundry rooms, fully fenced backyards, and one- to three-fireplaces. Additionally, each home offered an attached two- or three-car garage and front courtyard with street landscaping installed and maintained by a homeowner association. The three- and four-bedroom Valencia homes ranged in price from \$227,990 to \$269,990 in 1986. In 1986, Bren added an electric gate at the neighborhood's entrance to appeal to new residents. The Bren Company named the models, but archival research was able to reveal only one name, the Las Violeta floor plan available for \$249,990 in 1986.⁷⁰

The following provides a basic listing of character-defining features for the La Jolla Colony. A pedestrian survey was conducted on April 15, 2021, by Dudek architectural historian Nicole Frank, MSHP. The survey entailed walking the public right-of-way and documenting La Jolla Colony taking notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features in the community.

⁷⁰ LAT, "Landscaped Yard, Spas Spur Sales," *Los Angeles Times* (Los Angeles, CA), July 13, 1986.

Multi-family and single-family residences in the La Jolla Colony neighborhood share the following general character-defining features:

- New Traditional style with Mediterranean Revival and Neo Spanish Colonial Revival detailing
- Rectangular and irregularly shaped in plan
- Red, barrel tile and composition roofs
- Front, side, and cross gable roofs
- Exterior walls clad in painted white or tan stucco
- Irregular window shapes, sizes, and placement
- Balconies
- Stucco clad interior and exterior chimneys
- Uniform setbacks
- Attached garages, carports, and surface parking spots
- Pedestrian pathways and access to greenspaces

3.4.5 Harry L. Summers, Inc. (1952-1990s) Developments

Harry L. Summers founded Harry L. Summers, Inc. in 1952, building 1,600 on-base rental-housing units at Camp Pendleton. Summers began master-planning communities in 1961 with the development of 6,000 acres in San Diego, which became Rancho Bernardo. Summers' Rancho Bernardo development won him international recognition and multiple building awards. He was able to transition a cattle ranch into a community of 25,000 housing units, a 650-acre industrial park, recreation centers, and golf courses with the community being one of the first to move all utilities underground. In 1968, Harry L. Summers, Inc. purchased 7,000 acres of land in Laguna Niguel in Orange County and master-planned the area selling the parcels to other builders. Throughout the 1970s and 1980s, Summers' focus moved to University City and developing 600 acres into the Plaza at La Jolla Village, an 850,000-square foot office park and residential development.⁷¹ Harry L. Summers, Inc. is no longer constructing buildings.

3.4.5.1 Map ID #32: Vista La Jolla (1977)

Harry L. Summers, Inc.'s Vista La Jolla (Figure 3, Map ID #32) was developed in 1977 adjacent to the newly opened University Towne Centre mall. The community's boundaries can loosely be described as Golden Haven Drive to the north, Montrose Way to the west, Excalibur Way to the south, and Towne Centre Drive to the east.

Vista La Jolla was a \$10 million single-family development located adjacent to University Towne Centre. The price of the homes in 1977 ranged from \$125,000 to \$165,000 with floor plans sized from 2,065 to 2,540 square feet. One-story and two-story homes were offered with a greenbelt and bike paths that connect the residential development to the shopping center. All plans featured garages with automatic door openers, two wood-burning fireplaces, sweeping spiral staircase, fenced-in rear yards, built-in ice makers, trash compactors, microwave ovens,

⁷¹ California Homebuilding Foundation, "1985 Honoree, Harry L. Summers, Summers Companies," accessed Apr. 17, 2020, <https://www.myCHF.org/summers-harry-l/>.

master baths with Roman-style ceramic tile tubs, and multiple other custom features.⁷² The three plans were named the St. Moritz, the Monaco, and the Riviera.⁷³ The St. Moritz plan was described as having over 2,500 square feet of interior space on two floors (Figure 20). An architect for this development could not be identified.

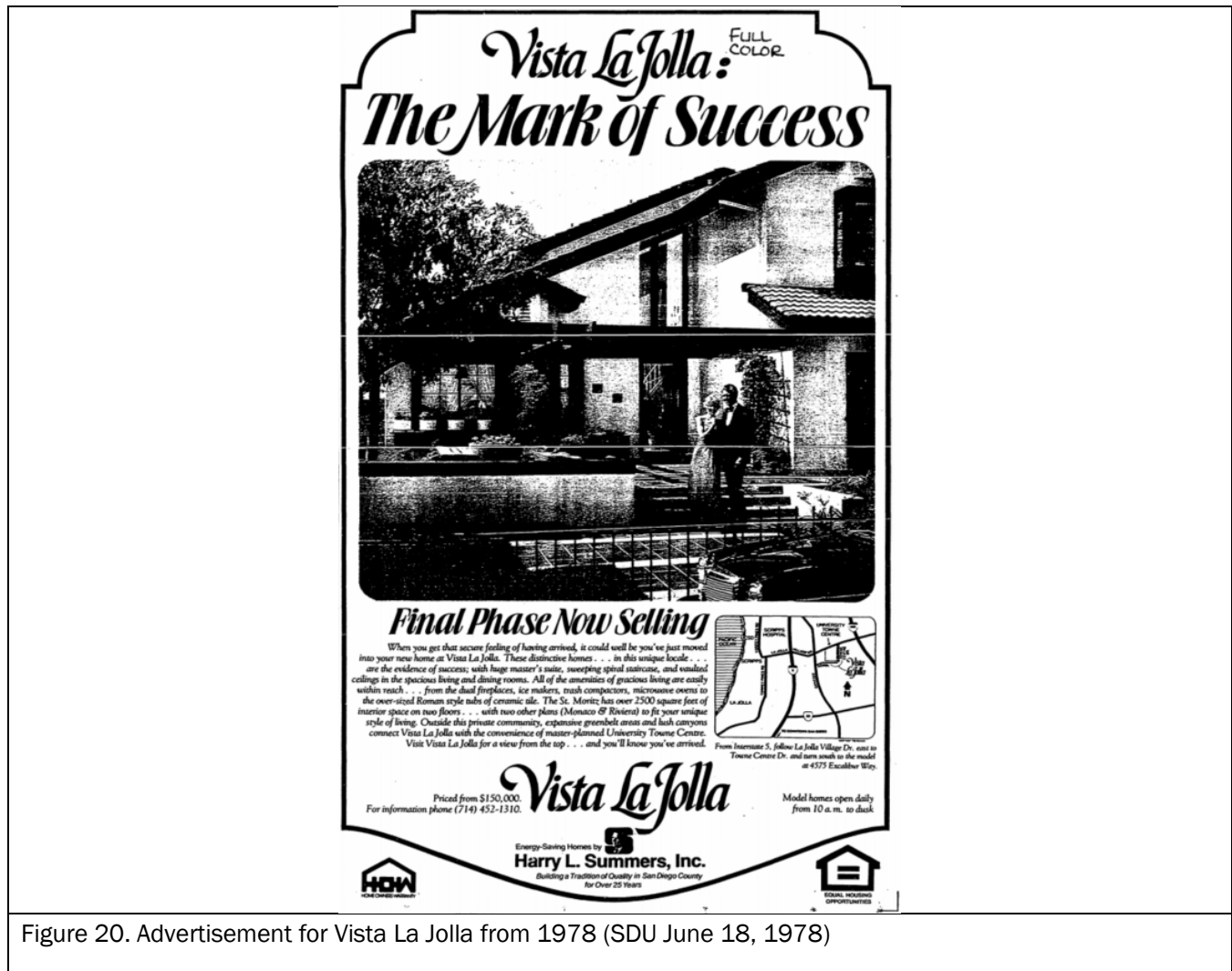


Figure 20. Advertisement for Vista La Jolla from 1978 (SDU June 18, 1978)

Residences in the Vista La Jolla neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- One- and two-story options available
- Uniform setback from the street
- Single entry doors
- Parcels and home designs often follow the topography of the neighborhood

⁷² SDU, “Homes Opened Adjacent to New Center,” *San Diego Union* (San Diego, CA), Oct. 30, 1977.

⁷³ SDU, “Steps Up to Elegance,” *San Diego Union* (San Diego, CA), Sep. 10, 1978.

- Concrete driveways
- Attached garages
- Minimal exterior ornamentation
- Mixed exterior cladding materials that include stucco, wood, and brick veneer
- Complex rooflines with gabled, flat, shed, and hipped components

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout San Clemente Park include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 12 provides a breakdown of all model types identified through the reconnaissance-level survey of the Vista La Jolla neighborhood.

Table 12. Identified Models within Map ID#32: Vista La Jolla (1977)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Vista La Jolla</i></p>  <p>Example: 8983 Montrose Way (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations are distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in barrel tile • Irregular fenestration with a variety of window shapes and sizes • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior cladding options include stucco and wood siding • Centered single-door entry point with sidelight • Prominent chimney located on front elevation: Stucco or brick variation • Attached garage
<p><i>Model B – Vista La Jolla</i></p>  <p>Example: 9035 January Place (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by rooflines and exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Two-story • Multi- front-facing gabled roofline (Variation with shed roof section above garage) • Articulated elevations • Stucco is primary cladding material with wood board details seen in some variations • Single, offset entry point • Irregular fenestration with a variety of window shapes and sizes on main elevation • Attached double-width garage • Concrete driveway

Table 12. Identified Models within Map ID#32: Vista La Jolla (1977)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model C – Vista La Jolla</i></p>  <p>Example: 8998 Montrose Way (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished with exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped in plan • Two-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in barrel tile • Irregular fenestration with a variety of window shapes and sizes • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior siding options include wood or stucco • Offset single-door entry point • Exterior chimney • Attached garage
<p><i>Model D – Vista La Jolla</i></p>  <p>Example: 9005 January Place (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Stucco cladding • Multi-gabled roofline over the main block of the house with flat roof over the garage • Fenestration is irregular with a variety of window styles and sizes • Roof clad in barrel tile • Exterior end chimney • Offset entry point • Attached double-width garage

3.4.5.2 Map ID #40: Vista La Jolla Townhomes (1979)

Harry L. Summers, Inc.’s Vista La Jolla Townhomes (Figure 3, Map ID #40) began development in 1979. The community’s boundaries can loosely be described as Via Precipicio to the northwest, Nobel Drive to the southwest, Towne Centre Drive to the southeast, and Via Andar to the northeast.

Vista La Jolla Townhomes is a master-planned townhome complex constructed in three phases within one year. The complex was planned to contain 117 townhomes with two to four-bedrooms. Every 39 homes had their own recreation facility including a swimming and therapy pool, bathhouses, and barbecues. A central clubhouse was

also located on the site. The complex was advertised as being within walking distance of University Towne Center and prices started at \$147,000 in 1979 (Figure 21).⁷⁴ The complex's model names and architect are unknown.

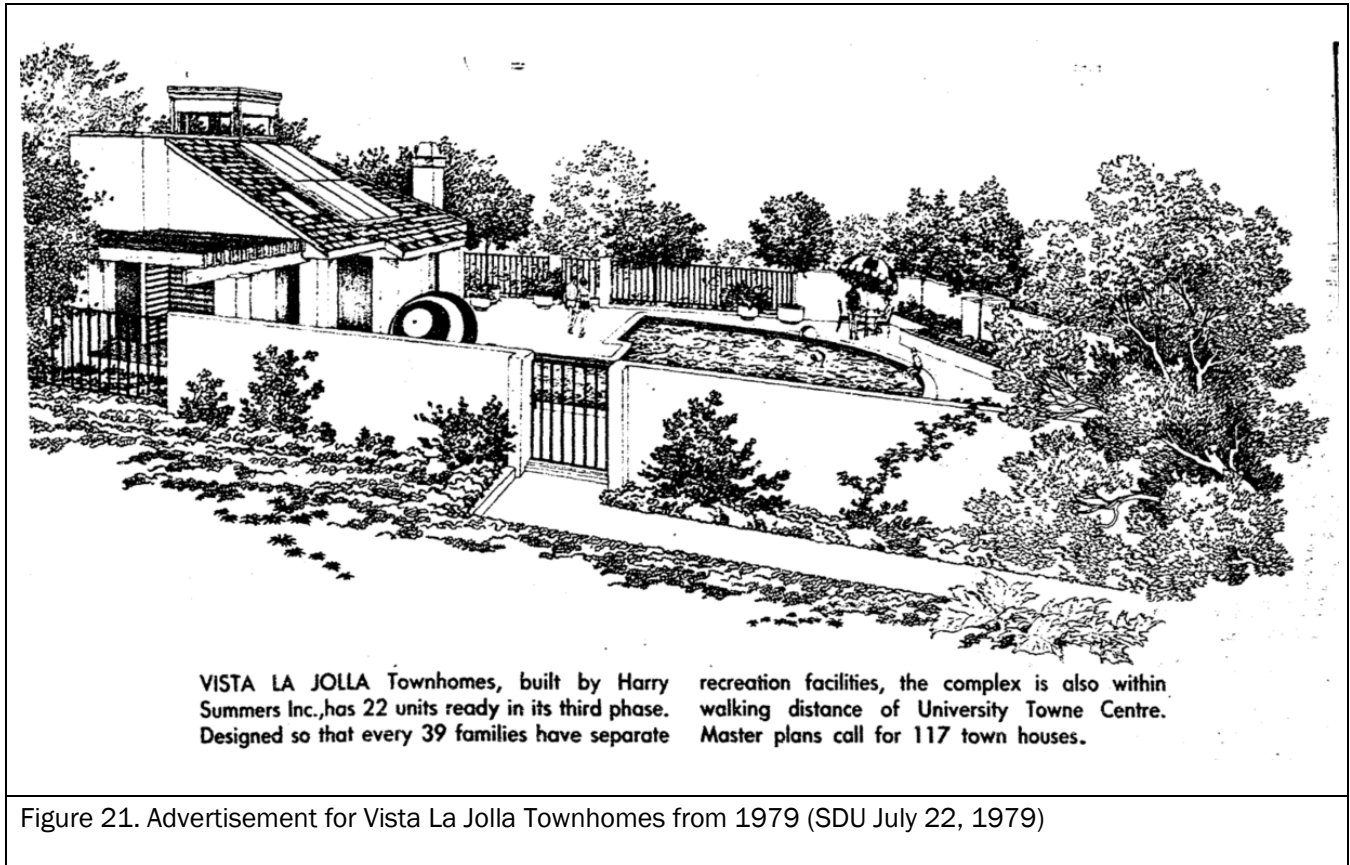


Figure 21. Advertisement for Vista La Jolla Townhomes from 1979 (SDU July 22, 1979)

Residences in the Vista La Jolla Townhomes neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Attached single-car width garage
- Mixed materials exterior cladding includes stucco and horizontal and angled wood boards
- Recessed and offset entry points
- Combination side gable and angled roof sections
- Roof sheathed in composition shingles
- Variation in fenestration size
- Buildings situated in long rows

⁷⁴ SDU, "Mission Valley Condos on Sale," *San Diego Union* (San Diego, CA), July 22, 1979.

Vista La Jolla Townhomes display the same repeated front gabled and angled roof two-story design repeated throughout the development. Rows of townhomes are situated in a cluster around the roads Via Precipicio, Via Andar, Via Amable, Via Pasear, Via La Rambles, and Via Realzar. Due to this repeated design, individual models could not be identified, rather, slight variations on the single model, including differences in garage doors, exterior paint color, and the placement of various exterior materials, distinguished the townhomes (Figure 22). Overall, the Vista La Jolla Townhomes development displays relative uniformity in plan, design, massing, and fenestration.



Figure 22. Overview of Vista La Jolla Townhomes, Map ID #48, View to northwest (Google 2020)

3.4.5.3 Map ID #46: Canyon Ridge (1980-1984)

Harry L. Summers, Inc.'s Canyon Ridge (Figure 3, Map ID #46), also called University Garden Villas, began development in 1978 and officially opened sales in 1979 and continued in multiple phases through 1984. The community's boundaries can loosely be described as Governor Drive to the north, The University City Village development to the west, State Route 52 (SR-52) to the south, and a large group of business parks to the east.

Canyon Ridge was designed as 178 single-family, "executive-style," luxury residences. Homes were offered in four models, the "Wisteria," "Jasmine," "Heather," and "Laurel."⁷⁵ These came as two, three, and four bedroom homes with one or two stories, and between 2,065 and 3,000 square feet.⁷⁶ All models included dual fireplaces, master bedroom suites, bath and dressing areas, Strauss Crystal chandeliers, stained glass entry windows, a Thermadore self-cleaning oven, microwave oven, dishwasher, trash compactor, Jenn-air separate cooktop with barbeque, steel-

⁷⁵ SDU, "Canyon Ridge," *San Diego Union* (San Diego, CA), December 3, 1978.

⁷⁶ SDU, "Grand Opening – A Choice of Elegance," *San Diego Union* (San Diego, CA), March 18, 1979.

cased floor safes, and garden windows.⁷⁷ Despite being advertised with model names, descriptions of the individual model features were not available through research. In 1978 advertisements, home prices began at \$149,000, and ranged to \$200,000 for larger residences. Only conventional financing was offered, with a 9.75% interest rate. This was only marginally lower than the national 10% annual interest rate. VA financing was also offered, but not enumerated in advertisements.⁷⁸ By 1979, the lowest-priced home had increased to \$173,000, and up to \$185,000 in 1980.⁷⁹ During the economic downturn later in the early 1980s, home prices dropped back to \$165,000, but interest rates had gone up to 14% for the 30-year fixed rate (Figure 23).⁸⁰

**PREVIEW...
Extraordinary
Elegance**

Artist's concept of the 24-D Plan

**Harry L. Summers, Inc., proudly presents Canyon Ridge
... probably the finest single-family home complex ever constructed
within San Diego city limits.**

These truly distinctive homes, ranging from 2,065 sq. ft. to 3,000 sq. ft. offer a superlative selection of elegant homes in an atmosphere; only minutes from the convenience of California's freeway system. Enjoy world famous recreational areas and major shopping areas, as well as exciting boutiques and restaurants.

Your new home will include features generally found only in custom-built homes, such as:

- Strauss Crystal chandeliers (some models)
- Stained glass entry windows
- Two wood-burning fireplaces (marble - some models)
- Thermadore self-cleaning oven, microwave oven, dishwasher and trash compactor
- Jenn-air separate cooktop with bar-b-que feature
- Steel cased floor safes - see feature list
- Garden window

and much, much more.

Finally, our conventional financing program features 9 3/4% (10% annual percentage rate), a bonus in today's escalating market place. VA financing also available.
Offered from \$149,000 to \$200,000

Be sure to ask about the Guaranteed Trade Plan

Visit our beautiful model complex from 10 a.m. to dusk each day

CANYON RIDGE

INFORMATION CENTER
4975 Corlita Court
San Diego, CA 92122
Telephone (714) 453-0160

HOW
HOME OWNERS WANT IT

Energy Saving Homes by
Harry L. Summers, Inc.
Building a Tradition of Quality in San Diego County for Over 25 Years

EQUAL HOUSING OPPORTUNITIES

Figure 23. Advertisement for Canyon Ridge from 1978 (SDU December 3, 1978)

⁷⁷ SDU, "Preview... Extraordinary Elegance," *San Diego Union* (San Diego, CA), November 26, 1978.

⁷⁸ SDU, "Preview... Extraordinary Elegance," *San Diego Union* (San Diego, CA), November 26, 1978.

⁷⁹ SDU, "Week In Housing," *San Diego Union* (San Diego, CA), June 1, 1980.

⁸⁰ SDU, "A Financing Plan With No Surprises," *San Diego Union* (San Diego, CA), July 4, 1982.

Residences in the Canyon Ridge neighborhood share the following general character-defining features:

- Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages
- Articulated elevations with protruding bays
- Irregular window shapes, sizes and placement
- Red, barrel tile roofs

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Canyon Ridge include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 13 provides a breakdown of all model types identified through the reconnaissance-level survey of the Canyon Ridge neighborhood.

Table 13. Identified Models within Map ID#46: Canyon Ridge (1980-1984)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Canyon Ridge</i></p>  <p>Example: 4919 Via Cinta (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in red barrel tile • Irregular shape windows • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior cladding options include a stucco or angled wood board • Centered single-door entry point with sidelight • Prominent chimney located on front elevation: Stucco or brick variation • Attached garage
<p><i>Model B – Canyon Ridge</i></p>  <p>Example: 6054 Via Regla (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: 3 variations distinguished by rooflines, exterior cladding, and exterior ornamentation</p>	<ul style="list-style-type: none"> • L-shaped plan • Two-story • A-line, multi- gabled roofline (Variation with shed roof section above garage) • Articulated elevations • Combination of stucco-cladding with wood board details • Stucco pilasters delineate bays • Decorative wood panels surrounding fenestration • Protruding window surrounds of varying shapes and depths • Single, off-set entry door • Irregular window shapes and sizes on main elevation • Optional details include: Balconette above garage; chimney on front elevation; arched frame around entry point • Attached single-car width garage • Concrete driveway

Table 13. Identified Models within Map ID#46: Canyon Ridge (1980-1984)

Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Canyon Ridge</p>  <p>Example: 6058 Via Regla (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations are distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped in plan • Two-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in red barrel tile • Irregular shape windows • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior siding options include a stucco with decorative, geometric wood paneling • Centered single-door entry point with sidelight • Exterior chimney • Attached double-width garage
<p>Model D – Canyon Ridge</p>  <p>Example: 6143 Lakewood Street (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Front gable roofline • Articulated elevations with protruding bays • Horizontal board siding • Centered entry point with low stoop • Single entry doors with side lights and enlarged transom • Exterior end chimney • Attached double-width garage • Concrete driveway
<p>Model E – Canyon Ridge</p>  <p>Example: 6136 Lakewood Street (Google 2020)</p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by exterior cladding and rooflines</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Stucco • Complex roof with side gable version over the main block of the house and saltbox roof over the garage • Roof clad in red barrel tile • Exterior end brick chimney • Centered entry point • Attached double-width garage

Table 13. Identified Models within Map ID#46: Canyon Ridge (1980-1984)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model F – Canyon Ridge</i></p>  <p><i>Example: 5041 Via Cinta (Google 2020)</i></p>	<p>Builder: Harry L. Summers, Inc. Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by cladding materials</p>	<ul style="list-style-type: none"> • L-shaped in plan • One-story • Side gable roofline with flat parapet roof over garage • Stucco exterior siding • Central entry point • Single entry door • No visible chimney • Attached double-width garage

3.4.6 Lear Land Corporation (1961-2000s) Developments

Lear Simpson moved his family from Pennsylvania to San Diego in 1961. In the early 1960s, Simpson acted as sales manager for the Collins Development Company and the Sunset International Petroleum Corporation before operating his own development company under his name in 1966. The company’s first development, Hyde Park Estates in San Carlos began in 1966. In 1967, Simpson announced a new housing development in University City called University Hyde Park. In 1967, Simpson announced the organization of the Lear Land Corporation, a firm “organized for diversified real estate developments throughout San Diego County.” The company planned to diversify into apartments, commercial, and industrial construction in addition to single-family housing developments.⁸¹ The development company continued to build housing projects including the Lakes in Santee and Del Cerro Highlands. By the mid-2000s, the Lear Land Corporation stopped constructing buildings.

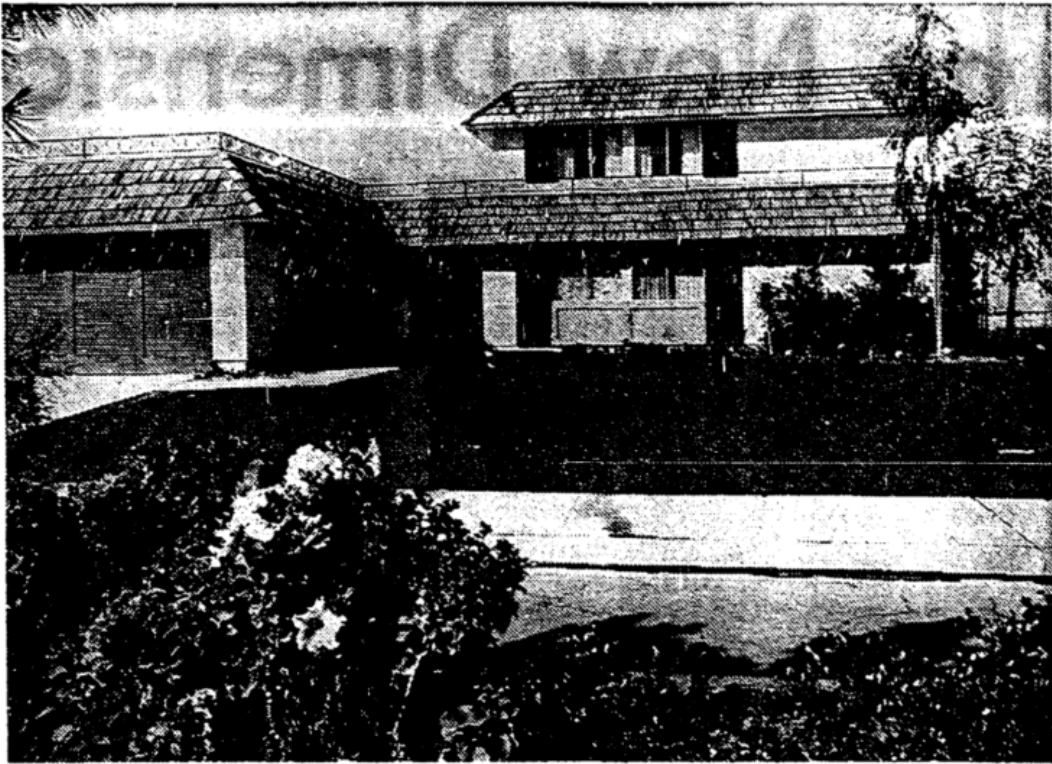
3.4.6.1 Map ID #9: University Hyde Park (1967)

The Lear Land Corporation developed University Hyde Park (Figure 3, Map ID #9) between 1967 and 1968. The community’s boundaries can loosely be described as Stresemann Street to the north, Honors Drive to the west, Curie Street to the south, and Sandburg Avenue to the east.

The Lear Land Corporation’s University Hyde Park began in 1968 along Pennant Way at Regents Road. Three-, four- and five-bedroom residences in one and two-story styles were available, all designed by Del Mar architect, Daniel Nick Salerno & Associates. The home’s styles were described as Spanish, French, Contemporary, Traditional, and California Ranch with cedar shingle roofs and wrought iron exterior accents. In 1967, prices ranged from \$29,600 to \$33,550. Originally, four floor plans with 1,655 to 2,200 square feet and 13 elevations were offered. Early purchasers had their choice of color décor, fireplace masonry and style, floor coverings, and optional installations. All houses were designed around a patio kitchen concept, which was combined into one large room composed of the family room, breakfast area, and kitchen with a serving bar. From the kitchen, double sliding glass doors and

⁸¹ SDU, “Reality Roundup,” *San Diego Union* (San Diego, CA), Oct. 29, 1967.

kitchen pass-through windows opened onto the patio. Other amenities included attached double garages, ceramic tile entry hallways, and master bedroom suites (Figure 24).⁸²



FRENCH CHATEAU STYLING with Mansard roof and wrought iron trim is featured on a two-story, five-bedroom house that is one of four model homes included in a preview showing of University Hyde Park, a new development at Pennant Way and Regents Road in University City.

Figure 24. Article for University Hyde Park from 1967 (SDU May 21, 1967)

Residences in the University Hyde Park neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- One- and two-story options
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple side-gabled rooflines with hipped, or front gable elaborations

⁸² SDU, "Preview Showing to Open at University Hyde Park," *San Diego Union* (San Diego, CA), May 21, 1967.

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout the University Hyde Park neighborhood include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Solar panels added to the roof
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 14 provides a breakdown of all model types identified through the reconnaissance-level survey of the University Hyde Park neighborhood.

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – University Hyde Park</i></p>  <p>Example: 5465 Pire Avenue (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • T-shaped in plan • Flat roof with mansard detail • Post-and-beam/clerestory detail at front entrance • Exterior end chimney • Offset, sheltered entry point • Stucco exterior cladding • Attached single-car garage • Concrete driveway

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)



Model and Photograph	Model Information	Character-Defining Features
<p><i>Model B – University Hyde Park</i></p>  <p>Example: 5429 Pire Avenue (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Shallowly pitched, hipped roof • Exterior end chimney; rear elevation • Centered, recessed entry point • Double door with sidelights • Stucco exterior cladding • Attached single-car garage • Concrete driveway • Minimal exterior ornamentation
<p><i>Model C – University Hyde Park</i></p>  <p>Example: 5411 Pire Avenue (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • L-shaped plan • Flat roof with mansard detail • Offset, recessed entry point • Double doors with sidelights • Stucco exterior cladding • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)



Model and Photograph	Model Information	Character-Defining Features
<p>Model D – University Hyde Park</p>  <p>Example: 3044 Curie Street (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • T-shaped in plan • Cross-gabled, with offset garage • Sloping wing walls on main elevation • Exterior end chimney • Centered entry point in recessed courtyard • Arched entry to courtyard • Notched roof section with open rafters above the main point of entry • Stucco exterior cladding • Attached single-car width garage • Concrete driveway
<p>Model E – University Hyde Park</p>  <p>Example: 3075 Curie Street (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Rectangular in plan • Gable on hip roof • Interior chimney • Partial, integral porch • Centered entry point • Double doors • Combination board-and-batten and stone veneer exterior cladding • Attached single-car width garage • Concrete driveway

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)



Model and Photograph	Model Information	Character-Defining Features
<p>Model F – University Hyde Park</p>  <p>Example: 5410 Sandburg Ave (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • T-shaped in plan • Cross-gabled • Exterior end chimney • Offset, recessed entry point • Double doors with sidelights • Stucco exterior cladding • Attached garage • Concrete driveway
<p>Model G – University Hyde Park</p>  <p>Example: 5474 Sandburg Avenue (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Shallowly pitched hipped roof • Inset pilasters on main elevation • Interior chimney • Offset, recessed entry point • Double doors • Various exterior cladding materials: stucco, brick veneer, board-and-batten • Attached single-car garage • Concrete driveway • Minimal exterior ornamentation

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)



Model and Photograph	Model Information	Character-Defining Features
<p>Model H – University Hyde Park</p>  <p>Example: 5619 Sandburg Avenue (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Side gabled roof • Exterior end chimney • Centered, recessed entry point • Single door • Various exterior cladding materials: stucco, asbestos shingle, and brick veneer cladding • Attached garage oriented 90 degrees to the street • Curving concrete driveway • Gabled dormers breaking the roofline • Minimal exterior ornamentation
<p>Model I – University Hyde Park</p>  <p>Example: 5488 Sandburg Ave (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Gable-on-hip roof • Exterior end chimney • Offset entry point • Double doors • Horizontal board and stone veneer cladding • Attached garage • Concrete driveway • Minimal exterior ornament

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model J – University Hyde Park</i></p>  <p>Example: 5647 Sandburg Avenue (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Side gabled roof • Exterior end chimney • Offset, recessed entry point with double entry doors • Exterior cladding options include stucco, brick/stone veneer, and vertical wood board • Exterior cladding • Attached garage oriented 90 degrees to the street • Curving concrete driveway • Wood fin decoration on garage side elevation
<p><i>Model K – University Hyde Park</i></p>  <p>Example: 5464 Honors Drive (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled, with gable on hip detail • Exterior end chimney • Offset, recessed entry point • Single door • Protruding window bays with support corbeling • Various exterior cladding materials: stucco, board-and-batten, stone veneer • Attached garage • Concrete driveway

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model L – University Hyde Park</i></p>  <p>Example: 5539 Dalen Ave (Google 2020)</p>	<p>Builder: Lear Land Corporation Architect: Daniel Nick Salerno & Associates Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Cross-gabled • Exterior end chimney • Offset, recessed entry point, sheltered under edge of roof • Double door • Various exterior cladding materials: stucco, vertical board, brick veneer • Attached garage oriented 90 degrees to the street • Curving concrete driveway

3.4.7 American Housing Guild (1951-Present) Developments

Martin Gleich moved to San Diego from New York in 1951 and established the American Housing Guild San Diego Division in 1952. The American Housing Guild had nine divisional operations including San Diego, San Francisco, Los Angeles, Denver, Dallas, Houston, Chicago, Columbus, and Washington-Maryland. In 1952, under the provisions of the Defense Housing Act, the company built 42 homes in San Diego. In 1960, Guild Mortgage Company was founded as a home financing company for the American Housing Guild in San Diego. In 1972, the company expanded its services to include resale mortgage financing, eventually becoming a national mortgage banking company with more than 175 branch and satellite offices in 16 states by 2013.⁸³ The American Housing Guild became one of the nation’s first geographically diversified builders with divisions expanding across the country throughout the 1960s and 1970s, producing more than 17,000 residential units by 1973. The company placed an emphasis on good management, modern construction techniques, economical buying practices, practical design aesthetics, and careful marketing research. They also provided homebuyers a full year’s warranty that guaranteed the buyer complete satisfaction with their new home.⁸⁴ American Housing Guild developments in San Diego County included Flair in Chula Vista, Tempo near Lake Murray, and the Bluffs in University City. In 1982, the American Housing Guild San Diego merged with the American Housing Guild while Guild Mortgage remains in business.

⁸³ TA, “Guild Mortgage opens Branch in Baton Rouge,” *The Advocate* (Baton Rouge, LA), Oct. 6, 2013.

⁸⁴ TA, “American Housing Guild’s San Diego Division Oldest,” *Times-Advocate* (Escondido, CA), Sep. 16, 1973.

3.4.7.1 Map ID #6: Flair (1963)

American Housing Guild's Flair development (Figure 3, Map ID #6) began in 1963. The community's boundaries can loosely be described as Pavlov Avenue to the north, Cozzens Street to the west, the southern tremulous of Dirac Street and a canyon to the south, and a canyon and Dirac Street to the east.

American Housing Guild's Flair development began in 1963 as 90-homes built off Governors Drive along Dirac Street. By 1964, the development totaled 100 homes.⁸⁵ Herb Seltzer, the American Housing Guild's general sales manager said prospective buyers "flocked" to the opening of the Flair subdivision paying particular attention to the two-story model units. The two-story houses were available in two exterior stylings with more than 2,000 square-feet of floor space, four bedrooms, three baths, a family room, kitchen, living room, and dining area. One-story and two-story models were available in Contemporary and Tract Ranch architectural styles ranging from 1,300 to 2,000 square feet. Features included fences, fireplaces, carpeting, drapes, family rooms, central heating, double garages, built-in ranges, ovens, and disposals.⁸⁶ The development's one-story models included Fanfare, Golden Gate, Herald, Festival, Gala, and Holiday and the two-story models were named Karnival and Kornona (Figure 25).⁸⁷ The architect for the development could not be identified through archival research.

⁸⁵ SDU, "Final Unit under Way at Flair," *San Diego Union* (San Diego, CA), Aug. 9, 1964.

⁸⁶ SDU, "New Split-Level Model is Ready," *San Diego Union* (San Diego, CA), June 14, 1964.

⁸⁷ Rose Creek Watershed Alliance, "History," Accessed May 22, 2020. <http://www.rosecreekwatershed.org/about-our-watershed/history/>.

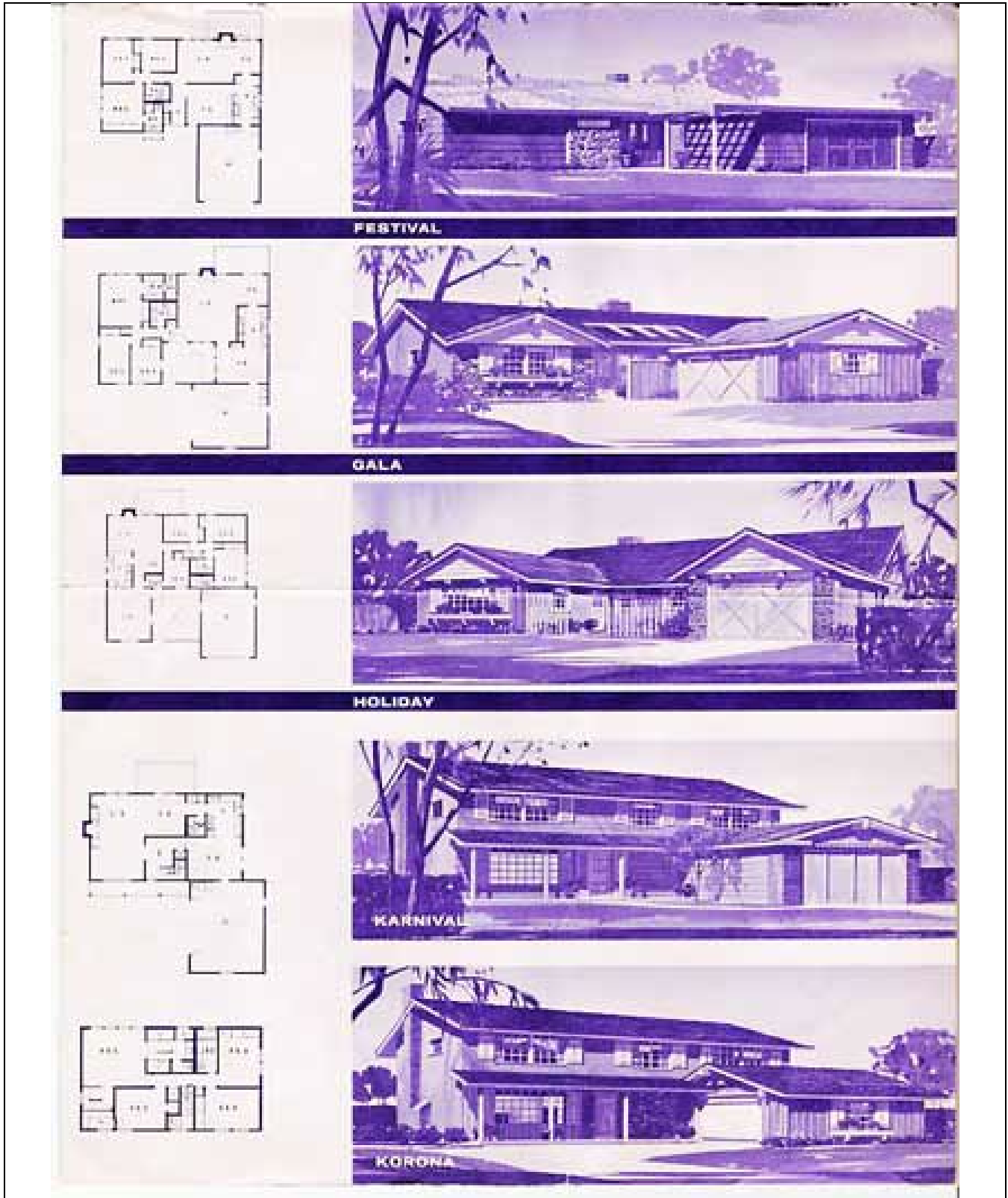


Figure 25. Flair Development House Promotion Book, date unknown (www.rosecreekwatershed.org)

Residences in the Flair neighborhood share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass-produced and economic materials
- One- and two-story options available
- Uniform setback from the street
- Single entry doors
- Concrete driveways
- Attached garages
- Mixed exterior cladding materials that include stucco, wood, and brick veneer

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Flair include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement doors including the addition of security doors
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials
- Additions to the rear of the buildings

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by the names assigned in plan books by the American Housing Guild. Table 15 provides a breakdown of all model types identified through the reconnaissance-level survey of the Flair neighborhood.

Table 15. Identified Models within Map ID#6: Flair (1963)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A “Fanfare” – Flair</i></p>  <p>Example: 5860 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: No variations</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Cross hipped roof • Entry point is obscured by freestanding wooden screen • Exterior cladding typically board and batten • Offset entry point • Attached single-car garage • Concrete driveway
<p><i>Model B “Golden Gate” – Flair</i></p>  <p>Example: 5865 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Multi-side gable roofs • Offset entry point • Exterior cladding typically mixed materials shingled and board and batten • Attached garage facing away from the street • Concrete driveway
<p><i>Model C “Festival” – Flair</i></p>  <p>Example: 5937 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: No variations noted</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Combination flat and side gable roof • Offset entry point with large overhang • Mixed materials exterior cladding including stone veneer and horizontal wood board • Attached single-car garage • Concrete driveway • Lacks exterior ornament

Table 15. Identified Models within Map ID#6: Flair (1963)



Model and Photograph	Model Information	Character-Defining Features
<p><i>Model D "Korana" – Flair</i></p>  <p>Example: 5906 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Two-story • Side gabled roofline • Irregular fenestration with multiple window configurations and sizes on main elevation • Centered single-door entry point sheltered by a simple projecting porch supported by three posts • Exterior cladding is typically a mix of materials with popular examples including brick veneer, horizontal wood siding, and board and batten • Exterior end chimney • Attached garage set 90 degrees to the street • Concrete driveway
<p><i>Model E "Herald" – Flair</i></p>  <p>Example: 5948 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • One-story • Complex roofline with gable on hip elements and regular hipped elements • Exposed rafter tails on the gable on hip sections of the roofline • Irregular fenestration with multiple window configurations and sizes on main elevation • Centered single-door entry point sheltered by a simple projecting porch supported by three posts • Exterior cladding is typically a mix of materials with popular examples including brick veneer and stucco • Some examples have decorative half-timbering • Interior end chimney • Attached garage • Concrete driveway

Table 15. Identified Models within Map ID#6: Flair (1963)




Model and Photograph	Model Information	Character-Defining Features
<p>Model F “Gala” – Flair</p>  <p>Example: 5901 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Cross-gabled roofline with additional front-facing gable above the main window on the façade • Exposed rafter tails • Entry point is obscured by freestanding wooden screen • Exterior cladding is typically a mix of materials with popular materials including brick veneer, wood siding, stucco and board and batten • Attached garage set 90 degrees to the street • Concrete driveway
<p>Model G “Holiday” – Flair</p>  <p>Example: 5836 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • One-story • Cross-gabled roofline with two front-facing gables • Exposed rafter tails • Entry point is obscured, but appears to be centered • Exterior cladding is typically a mix of materials with popular materials including brick veneer and stucco • Attached garage • Concrete driveway

Table 15. Identified Models within Map ID#6: Flair (1963)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model H "Karnival" – Flair</i></p>  <p>Example: 6040 Dirac Street (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Two-story • Side gabled roofline on main block of the house with a front-facing gable on the garage • Fenestration on the main elevation includes multiple window configurations and sizes • Centered single-door entry point sheltered by a simple projecting porch supported by three posts • Exterior cladding is typically a mix of materials with popular examples including brick veneer, horizontal wood siding, and board and batten • Exterior end chimney • Attached garage • Concrete driveway

3.4.7.2 Map ID #12: The Bluffs (1968)

American Housing Guild’s The Bluffs (Figure 3, Map ID #12) began development in 1968. The community was built in several units, opening, on average, 22 homes at a time. The first unit was opened in 1968,⁸⁸ the second in 1969,⁸⁹ and the remainder by the end of 1969.⁹⁰ The community’s boundaries can loosely be described as Rose Canyon to the north and west, University Hills Housing development to the south and east, as well as Panorama Park housing development to the east.

The Bluffs was designed as between 113 single-family residences⁹¹. Homes were offered in three models. These came as one-and two-story offerings, with three-to-six bedrooms and two or three bathrooms, ranging in size from 1,613 square feet to 2,184 square feet. The model designs used for The Bluffs were “selected from the most popular plans in three other AHG subdivisions: Flair, in Chula Vista, Bay Ho, overlooking Mission Bay, and Accent, in the San Carlos area.”⁹² This indicates that no new designs were present at The Bluffs, instead recycling older, successful designs. All models included dishwashers, carpeting, fireplaces, stainless steel sinks with waste disposals, electric ranges, self-cleaning ovens, ceramic tile bathrooms, fencing, landscaping and shake roofs. The development advertised views to nearby UCSD, Scripps Hospital, and the Salk Institute. In 1968 advertisements,

⁸⁸ SDU, “Guild Starts New Subdivision,” *San Diego Union* (San Diego, CA), Dec. 1, 1968.

⁸⁹ SDU, “New Unit to Start at The Bluffs,” *San Diego Union* (San Diego, CA), July 6, 1969.

⁹⁰ SDU, “8 Bluffs Homes Nearly Ready,” *San Diego Union* (San Diego, CA), Nov. 16, 1969.

⁹¹ SDU, “8 Bluffs Homes Nearly Ready,” *San Diego Union* (San Diego, CA), Nov. 16, 1969.

⁹² SDU, “Guild Starts New Subdivision,” *San Diego Union* (San Diego, CA), Dec. 1, 1968.

home prices began at \$26,000, and ranged to \$35,000 for larger residences. VA, CalVet, and conventional term financing was available.⁹³ Prices increased over time, asking \$31,700 for the smallest model in 1969 (Figure 26).⁹⁴

**GRAND OPENING
THE BLUFFS
IN UNIVERSITY CITY!**

\$28,100
4 Bedrooms
3 Baths

IS THIS UNIVERSITY CITY'S BEST BUY?

This is the **Kerry**, built by American Housing Guild to be **the best buy** in University City at \$28,100.

You can buy it as a two-story, or as an exciting tri-level, at a location with sweeping views of the new university, and the northern hills.

You get a host of luxury features which include such items as wood shake roof, Frigidaire self-cleaning oven, dishwasher, carpeting, landscaping, rear yard fencing and much more.

You may also compare it with four other stunning models on location—the fastest-selling homes that American Housing Guild has ever built!

To see THE BLUFFS, drive north on Genesee to University City. Turn left on Governor Drive. Then very shortly, turn right on Mercer. Phone 276-3131

AHG'S WONDERFUL WORLD OF HOMES!
American Housing Guild is an equal opportunity home builder.

Figure 26. Advertisement for The Bluffs from 1969 (SDU March 9, 1969)

Residences in The Bluffs neighborhood share the following general character-defining features:

- Tract Ranch, Neo-Mansard, and Contemporary styles of architecture
- Mass-produced and economic materials
- Mostly two-story
- View vistas of the canyon
- Customizable from an exterior materials standpoint (Shingles, wood, and veneers: stone, brick)
- Concrete driveways

⁹³ SDU, "Guild Starts New Subdivision," *San Diego Union* (San Diego, CA), December 1, 1968

⁹⁴ SDU, "Home Sales Top \$3 Million Mark," *San Diego Union* (San Diego, CA), October 5, 1969.

- Double-width garages

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout The Bluffs include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Second story additions or additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 16 provides a breakdown of all model types identified through the reconnaissance-level survey effort of The Bluffs neighborhood.

Table 16. Identified Models within Map ID#12: The Bluffs (1968)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – The Bluffs</i></p>  <p>Example: 7015 Condon Drive (Google 2020)</p>	<p>Builder: American Housing Guild</p> <p>Architect: Unknown</p> <p>Type: single-family residence</p> <p>Variations on Model: Two variations distinguished by exterior cladding and rooflines</p>	<ul style="list-style-type: none"> • Rectangular plan • 2-story • Side-gable or cross-gable roofline • Second story overhangs first story • Central double-door entry point • Siding options include a combination of stucco, stone and brick veneers, horizontal wood board, or shingles • Shutters surrounding fenestration • Exterior end chimney • Attached double-width garage

Table 16. Identified Models within Map ID#12: The Bluffs (1968)



Model and Photograph	Model Information	Character-Defining Features
<p>Model B – The Bluffs</p>  <p>Example: 3416 Tony Drive (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residences Variations on Model: 3 variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Gambrel roof with dormers or side-gable roof: both with front-facing gable over garage • Second story overhangs first story • Siding options include a combination of stucco, brick veneers, and shingles • Central double-door entry point • Shutters surrounding fenestration • Optional details including: structural beams visible in gable ends; a second story balcony • Exterior end chimney • Attached double-width garage
<p>Model C – The Bluffs</p>  <p>Example: 6825 Condon Drive (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular in plan • One-story • Cross-hipped roof • Vertical wood or stucco siding • Central entry point with double-door entry • Exterior end chimney • Attached double-width garage
<p>Model D – The Bluffs</p>  <p>Example: 7070 Condon Drive (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Side-gable roof with hipped roof over garage • Combination vertical wood and stucco-cladding • Central entry point with double-door entry • Exterior end chimney • Attached garage

Table 16. Identified Models within Map ID#12: The Bluffs (1968)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model E – The Bluffs</i></p>  <p>Example: 3333 Galloway Drive (Google 2020)</p>	<p>Builder: American Housing Guild Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • One-story • Cross-gable roof • Combination horizontal wood and stucco-cladding • Central entry point with double-door entry • Integral covered walkway to entry point created by the garage roofline • Exterior end chimney • Attached garage

3.4.8 Tech Bilt, Inc. (1956-Present) Developments

Paul Tchang moved to Palmdale, California in 1956 from Stamford, Connecticut to start a construction company. Tchang quickly realized he was unable to compete with the established Los Angeles firms and moved his business to San Diego in 1956. Tchang’s company Tech Bilt Inc. purchased its first piece of undeveloped land in 1956 in San Diego to build a 100-unit housing development offering VA and FHA homes starting at \$11,000. The company found a niche in building quality starter homes throughout the San Diego suburbs. In 1966, Tech Bilt Inc. collaborated in the creation of the Lomas Santa Fe Golf Course and 1,000 single-family homes in the Lomas Santa Fe community. The company continued to develop in the San Diego area with Harbour Heights in Pacific Beach, La Jolla Alta in La Jolla, Solana Del Mar in Solana Beach and La Jolla Scenic Knolls, and University Park North in University City. By 2001, the company either built or developed nearly 15,000 homes and lots from modest entry-level dwellings to large showcase homes. Under the leadership of Tchang in the 2000s, the company expanded into the industrial market, developing office parks in Carlsbad and Poway.⁹⁵ Tech Bilt, Inc. continues to develop commercial and residential properties in Southern California.

3.4.8.1 Map ID #13: University Park North (1968)

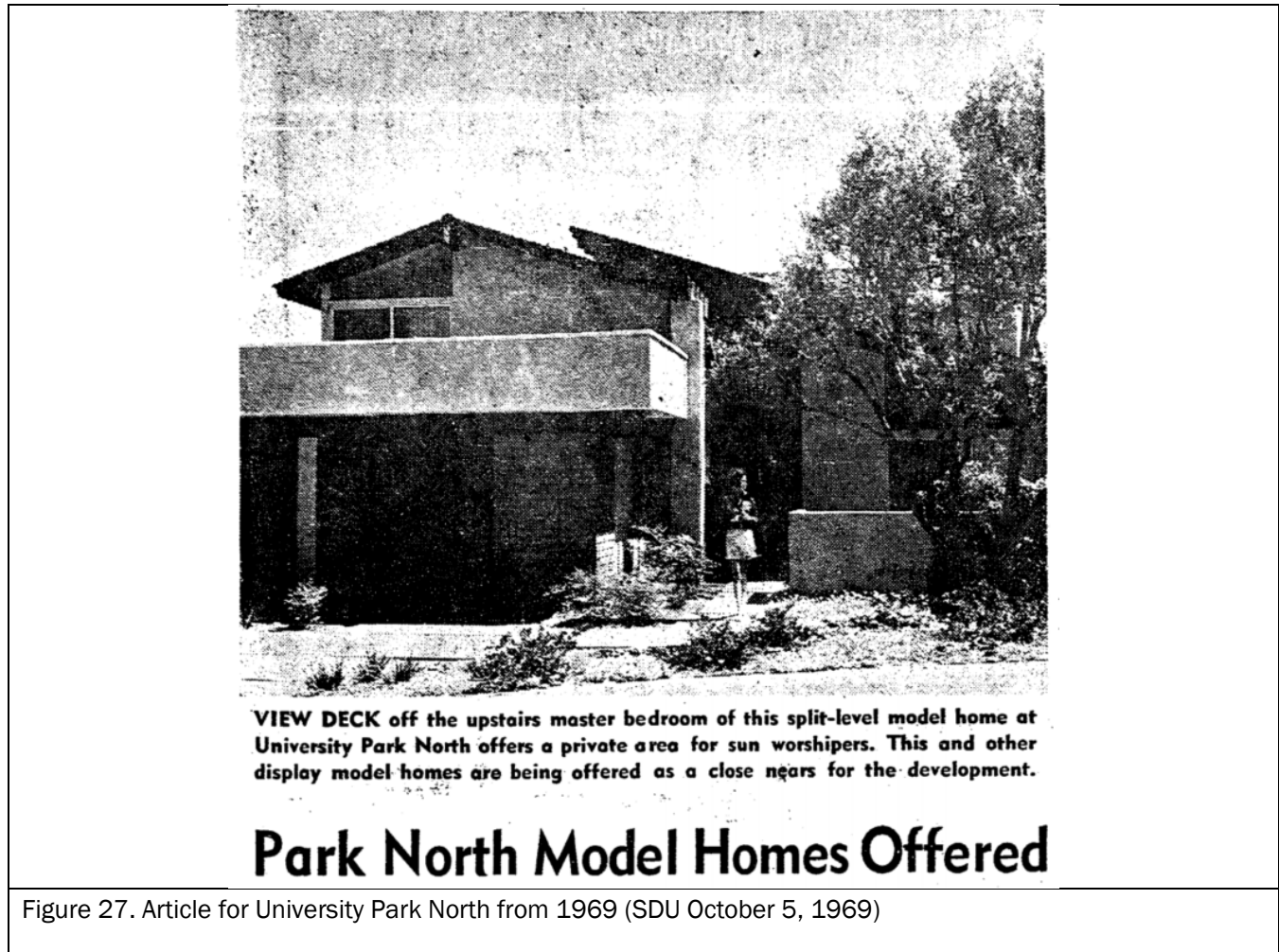
Tech Bilt Inc.’s University Park North (Figure 3, Map ID #13) began development in 1968. Due to its moderate size, the community was built as units, with the first unit (36 homes) completed in 1968, the second unit (37 homes) completed in 1969, and the remaining units in late 1969 and 1970. The community’s boundaries can loosely be described as Standley Middle School to the north, Standley Park to the west, State Route 52 (SR-52) to the south, and Genesee to the east.

Tech Bilt Inc.’s University Park North was planned by San Diego real estate developer Paul Tchang and included 146 single-family dwellings with five-, four-, and three-bedroom/2-3 bath homes in single level, split-level, and two-story designs. Five floor plans were offered: two single-story plans, one split-level plan, and two two-story plans.⁹⁶ The five plans could be further grouped in fifteen “stylings,” and ranged in size from 1,610 square feet to 2,365

⁹⁵ California Homebuilding Foundation, “2001 Honoree, Paul K. Tchang, Tech-Bilt, Inc.,” accessed Apr. 17, 2020, <https://www.myCHF.org/tchang-paul-k/>.

⁹⁶ SDU, “Park North’s Sale Pace Builder,” *San Diego Union* (San Diego, CA), Jan. 5, 1969.

square feet.⁹⁷ Each model also featured three-car garages, though double-car garages were also offered. Early advertisements promoted the development’s “architect-designed” homes with “cedar shake roofs, covered patios, patio-to-kitchen service bar, self-cleaning kitchen ranges, luminous kitchen ceilings, dishwashers, nylon carpeting, and fireplaces.”⁹⁸ The picturesque location on the rim of San Clemente Canyon Park and proximity to schools, shopping centers, and churches was also advertised. FHA, VA, and conventionally financed loans were offered, with the sale price beginning at \$29,875, though the loan interest rates were not mentioned in advertisements.⁹⁹ Later, the house prices increased to between \$34,000 and \$42,900.¹⁰⁰ Though architect-designed homes were a prominent selling point for University Park North, Tech Bilt Inc. did not advertise the name of the architect for this community, nor did they give the models individual names (Figure 27).



Residences in the University Park North neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and Neo-Mansard styles of architecture
- Mass-produced and economic materials

⁹⁷ SDU, “Park North Opening Under Way,” *San Diego Union* (San Diego, CA), June 30, 1968.

⁹⁸ SDU, “Models Open In New University Subdivision,” *San Diego Union* (San Diego, CA), May 12, 1968.

⁹⁹ SDU, “Models Open In New University Subdivision,” *San Diego Union* (San Diego, CA), May 12, 1968.

¹⁰⁰ SDU, “Park North Model Homes Offered,” *San Diego Union* (San Diego, CA), Oct. 5, 1969.

- One- and two-story options
- Uniform setback from the street
- Concrete driveways
- Attached garages, most are multi-car garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout University Park North include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 17 provides a breakdown of all model types identified through the reconnaissance-level survey of the University Park North neighborhood.

Table 17. Identified Models within Map ID#13: University Park North (1968)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – University Park North</p>  <p>Example: 6136 Radcliffe Drive (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Exterior end chimney • Offset entry point sheltered by covered walkway • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Exterior cladding is typically a mix of materials including stucco, board and batten, wood siding, and brick veneer • Attached garage (two car or three car) • Concrete driveway • Minimal exterior ornamentation
<p>Model B – University Park North</p>  <p>Example: 6104 Radcliffe Drive (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular in plan • Multiple front-facing gables with exposed rafter tails and flat roof over the garage • Exterior end chimney on the main elevation • Offset entry point sheltered by roof overhang • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Stucco exterior cladding with brick veneer and wood accents • Attached multi-car garage • Concrete driveway • Minimal exterior ornamentation

Table 17. Identified Models within Map ID#13: University Park North (1968)



Model and Photograph	Model Information	Character-Defining Features
<p>Model C – University Park North</p>  <p>Example: 3683 Syracuse Avenue (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Mansard roof • Exterior end chimney on the main elevation • Centered entry point that is recessed and features double entry doors • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Stucco exterior cladding • Attached multi-car garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
<p>Model D – University Park North</p>  <p>Example: 3511 Syracuse Avenue (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Cross-hipped roofline • Exterior end chimney on main elevation • Offset entry point sheltered by roof overhang • Fenestration includes multiple sizes and configurations of windows on main elevation • Variety of exterior cladding materials seen throughout the models including stucco, board and batten, wood siding, and brick/stone veneer • Attached garage set 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation

Table 17. Identified Models within Map ID#13: University Park North (1968)




Model and Photograph	Model Information	Character-Defining Features
<p>Model E – University Park North</p>  <p>Example: 3443 Syracuse Avenue (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Cross-hipped roofline with gabled elements • Interior chimney • Offset entry point sheltered by roof overhang • Variety of exterior cladding materials seen throughout the models including stucco, board and batten, wood siding, and brick/stone veneer, mixing of exterior cladding materials is also popular • Attached garage set 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation
<p>Model F – University Park North</p>  <p>Example: 6185 Radcliffe Drive (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof with gabled, saltbox, shed and flat roof components • Exterior end chimney • Offset entry point • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Variety of exterior cladding materials seen throughout the models including stucco with wood and brick veneer accents • Attached multiple-car garage • Concrete driveway • Minimal exterior ornamentation

Table 17. Identified Models within Map ID#13: University Park North (1968)

Model and Photograph	Model Information	Character-Defining Features
<p>Model G – University Park North</p>  <p>Example: 6227 Syracuse Lane (Google 2020)</p>	<p>Builder: Tech Bilt, Inc. Architect: Unknown Type: single-family residences Variations on Model: Variations are distinguished by exterior cladding materials</p>	<ul style="list-style-type: none"> • L-shaped plan • Mansard roof • Exterior end chimney on main elevation • Offset entry point with double-doors that is slightly recessed and sheltered by roof overhang • Stucco exterior cladding is the predominate material with board and batten and/or brick veneer accents • Attached garage • Tilt-up garage door • Concrete driveway • Lacks exterior ornament

3.4.8.2 Map ID #66: Villas at University Park (1987)

Tech Bilt Inc.’s Villas at University Park (Figure 3, Map ID #66) began development in 1987. Due to its moderate size, the community was built within a short period of time therefor no portion is older than another. The community’s boundaries can loosely be described as Radcliffe Lane to the north, Caminito Carrena to the west, Mount Soledad Freeway to the south, and Genesee Avenue to the east.

Tech Bilt Inc.’s Villas at University Park townhome development ranged in size from 875 to 1,637 square feet with one-, two-, and three-bedroom units available in four floor plans. In 1987 the townhomes ranged in price from \$88,990 to \$154, 990. All units were prewired for cable TV and equipped with smoke detectors and kitchens with microwaves, self-cleaning ovens, dishwashers, pantries, and ceramic tile countertops. Two- and three-bedroom plans had wood-burning fireplaces. The central recreation building offered a swimming pool, spa, cabana, and sauna.¹⁰¹ The development had a total of 59 homes and emphasized privacy and spaciousness. In 1986, the plan won the Gold Nugget award from the Pacific Coast Builders Conference due to the complex’s quiet garden-type setting providing residents seclusion and privacy, which was hard to achieve in a condominium setting.¹⁰² An architect and model names were not identified through archival research for this community.

Residences in the Villas at University Park neighborhood share the following general character-defining features:

- New Traditional with Neo-Spanish Colonial Revival detailing style of architecture
- Mass-produced and economic materials
- Uniform setback from the street

¹⁰¹ LAT, “Move-in Begin at Techbilt’s Award-Winning Villas at University Park,” *The Los Angeles Times* (Los Angeles, CA), Mar. 22, 1987.

¹⁰² LAT, “Location and Design Credited for Sales of Townhomes at the Villas Community,” *The Los Angeles Times* (Los Angeles, CA), Nov. 30, 1986.

- Attached single-car width garage
- Red tile side and angled roofs

Visibility of the Villas at University Park development was minimal and as a result, a full survey identifying specific models and model variations could not be conducted. Archival research revealed that the one-, two-, and three-bedroom units were available in four floor plans displaying relatively the same exterior elements of style, materials, fenestration, and decorative elements. Clusters of two to ten townhomes are situated in rows along Caminito Baeza, Caminito Carrena, and Caminito Araya (Figure 28).



Figure 28. Overview of Villas at University Park, Map ID #12, View to southwest (Google 2020)

3.4.9 Time Development Corporation (Time for Living, Inc.) (1970s-2000) Developments

The Time Development Corporation held property throughout San Diego and had its headquarters located in the office park section of University City at 5075 Shoreham Place, Suite 250. The company also went by the name Time for Living, Inc.¹⁰³ Archival research did not reveal who started the Time Development Corporation only a brief summary of the company's real estate developments and land holdings in San Diego County. These included 5.5 acres on South Escondido Boulevard and Sunset Drive in Escondido, and 80-unit apartment building at 5150 Balboas Arms Drive in Clairemont, a 96-unit development located at 5400 Balboa Arms Drive in Clairemont, the Times Square Shopping Center in the San Carlos Area, and Topeka Vale in University City.¹⁰⁴

¹⁰³ SDU, "Occupancy Given at 'The Gardens,'" *San Diego Union* (San Diego, CA), Jan. 2, 1972.

¹⁰⁴ Denise A. Carabet, "Topeka Vale Development Approved," *San Diego Union* (San Diego, CA), May 26, 1977.

3.4.9.1 Map ID #35: Topeka Vale (1978)

Time Development Company's Topeka Vale development (Figure 3, Map ID #35) began and completed construction in 1978. The community's boundaries can loosely be described as Millikin Avenue and Lahitte Court to the north, Regents Road to the west, Willard Street to the south, and Mercer Street to the east.

The Topeka Vale development was part of a year-long battle between a group of University City residents and the Time Development Company. The development's name came from the Topeka Vale Canyon, a finger canyon located near Rose Canyon on the east side of Regents Road north of Governor Drive in the University City area. Residents were against the development of this canyon in favor of keeping it open land or to be developed in a sensitive manor to the natural topography. In 1977, the City Council voted 5-4 against the community group's plea to block the project. Within six months, The Time Development Company started the \$7 million project constructing 105 three to five-bedroom homes on the 31-acre site with six acres of community open space. Due to the grade of the canyon, the company had to grade 370,000 cubic yards of land before it could be built. Archival research did not reveal any other details of the development including model names and an architect name.¹⁰⁵

Residences in the Topeka Vale neighborhood share the following general character-defining features:

- Contemporary and New Traditional with Craftsman detailing styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages
- Articulated elevations with protruding bays
- Irregular window shapes, sizes, and placement

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Topeka Vale include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 18 provides a breakdown of all model types identified through the reconnaissance-level survey of the Topeka Vale neighborhood.

¹⁰⁵ Denise A. Carabet, "Topeka Vale Development Approved," *San Diego Union* (San Diego, CA), May 26, 1977.

Table 18. Identified Models within Map ID#35: Topeka Vale (1978)



Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Topeka Vale</i></p>  <p>Example: 3263 Lahitte Court (Google 2020)</p>	<p>Builder: Time Development Company Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Complex roofline • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco, shingle, and horizontal wood siding • Central single entry point • Integral trellis shades entry walkway • Circular louvered vent in the gable above the garage, • Decorative window frame • Chimney located on front elevation • Attached double car width garage
<p><i>Model B – Topeka Vale</i></p>  <p>Example: 3222 Lahitte Court (Google 2020)</p>	<p>Builder: Time Development Company Architect: Unknown Type: single-family residence Variations on Model: 2 variations distinguished by materials and presence of courtyard</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Complex roofline (One variation features a tiled roof) • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco or shingle siding • Offset single entry point • Integral roofline shades entry walkway • Semi-circular louvered vent in the gable above the garage, • Optional enclosed courtyard/entry • Chimney located on front elevation (One variation features stucco) • Attached double car width garage with paneled door

Table 18. Identified Models within Map ID#35: Topeka Vale (1978)




Model and Photograph	Model Information	Character-Defining Features
<p><i>Model C – Topeka Vale</i></p>  <p>Example: 3233 Lahitte Court (Google 2020)</p>	<p>Builder: Time Development Company Architect: Unknown Type: single-family residence Variations on Model: No variations noted</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Complex, multi-gabled, A-line roof • Contemporary style • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco, shingle, and horizontal wood siding • Central single entry point • Protruding second story bay creates protected entry porch area • Circular louvered vent in the gable above the garage, • Decorative window frames • Chimney located on front elevation • Two attached single-car width garage openings with paneled tilt-up doors
<p><i>Model D – Topeka Vale</i></p>  <p>Example: 3213 Lahitte Court (Google 2020)</p>	<p>Builder: Time Development Company Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Complex, multi-gabled roofline • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco or shingle siding • Central single entry point • Integral trellis shades entry walkway • Option of either quarter circle louvered vent or multiple circular tile vents in the gable above the garage, • Decorative window frames • Chimney located on front elevation • Attached double car width garage with paneled tilt-up door

Table 18. Identified Models within Map ID#35: Topeka Vale (1978)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model E – Topeka Vale</i></p>  <p>Example: 3274 Millikin Avenue (Google 2020)</p>	<p>Builder: Time Development Company Architect: Unknown Type: single-family residence Variations on Model: Variations are distinguished by exterior cladding materials</p>	<ul style="list-style-type: none"> • L-shaped plan • Two-story • Side gable roofline • Articulated elevation featuring pilasters that delineate bays • Stucco or shingle siding • Offset single entry point • Integral roofline (or a trellis) shades entry walkway • Chimney located on front elevation • Attached double car width garage

3.4.10 Fireside Homes (1960s-1980s) Developments

Charles Feurzeig founded Fireside Homes in the early 1960s after leaving his spot as president of Tri-W Builders located in San Diego. Feurzeig became a developer in the 1950s after moving to San Diego in 1952 from Los Angeles. He constructed subdivisions throughout San Diego County including Kearny Mesa, Clairemont, La Mesa, Fletcher Hills, San Carlos, and University City. He later become more focused on constructing shopping centers in the 1980s. His business not only included Fireside Homes but Pacific View Construction and Golden State Realty.¹⁰⁶ Fireside Properties typically named its subdivisions using the Fireside name including Fireside Homes in Fullerton, Fireside Park Mesa College in Kearny Mesa, and Fireside Park in Clairemont.

3.4.10.1 Map ID #10: Fireside University City Homes (1967)

Fireside Homes’ Fireside University City Homes development (Figure 3, Map ID #10) began and completed construction in 1967. The community’s boundaries can loosely be described as Pavlov Avenue to the north, Tamilynn Street to the west, Agee Street to the south, and Cossens Street to the east.

Fireside University City Homes development began in 1967 with the completion of underground utilities and street grading for the complex of 276 residences. The development offered seven floor plans, 16 exterior styles with shake roofs, board and batten, brick, stone, and wrought iron accents in three- and four-bedroom and two- and two-and-a-half baths designs. The residences were single, two-story, and tri-level with styles including Neo-Spanish and Contemporary. The primary selling feature of the Fireside University City was the view sites, situated on a high point in University City all homes overlooked the adjacent San Clemente Park and had views extending north and west to La Jolla. The houses ranged in size from 1,300 to 1,900 square feet. Features included fenced rear yards, large patio slabs, pass-through kitchen windows to patio bars, underground utilities, separate dining rooms, and eating areas, family rooms, double electric ovens, soft water pre-plumbing, entry halls, luminous kitchen ceilings, ceramic tile tub, and shower enclosures.¹⁰⁷ In 1967, the homes were priced from \$23,825 to \$29,275. Berry Lou Gilmore

¹⁰⁶ Blanca Gonzalez, “Businessman Known for Generosity,” *San Diego Union-Tribune* (San Diego, CA), Aug. 20, 2010.

¹⁰⁷ SDU, “Start Set for Fireside Homes,” *San Diego Union* (San Diego, CA), June 18, 1967.

of Walburn & Associates decorated the furnished model homes (Figure 29).¹⁰⁸ Archival research did not reveal the architect for the development nor did it reveal the model names.

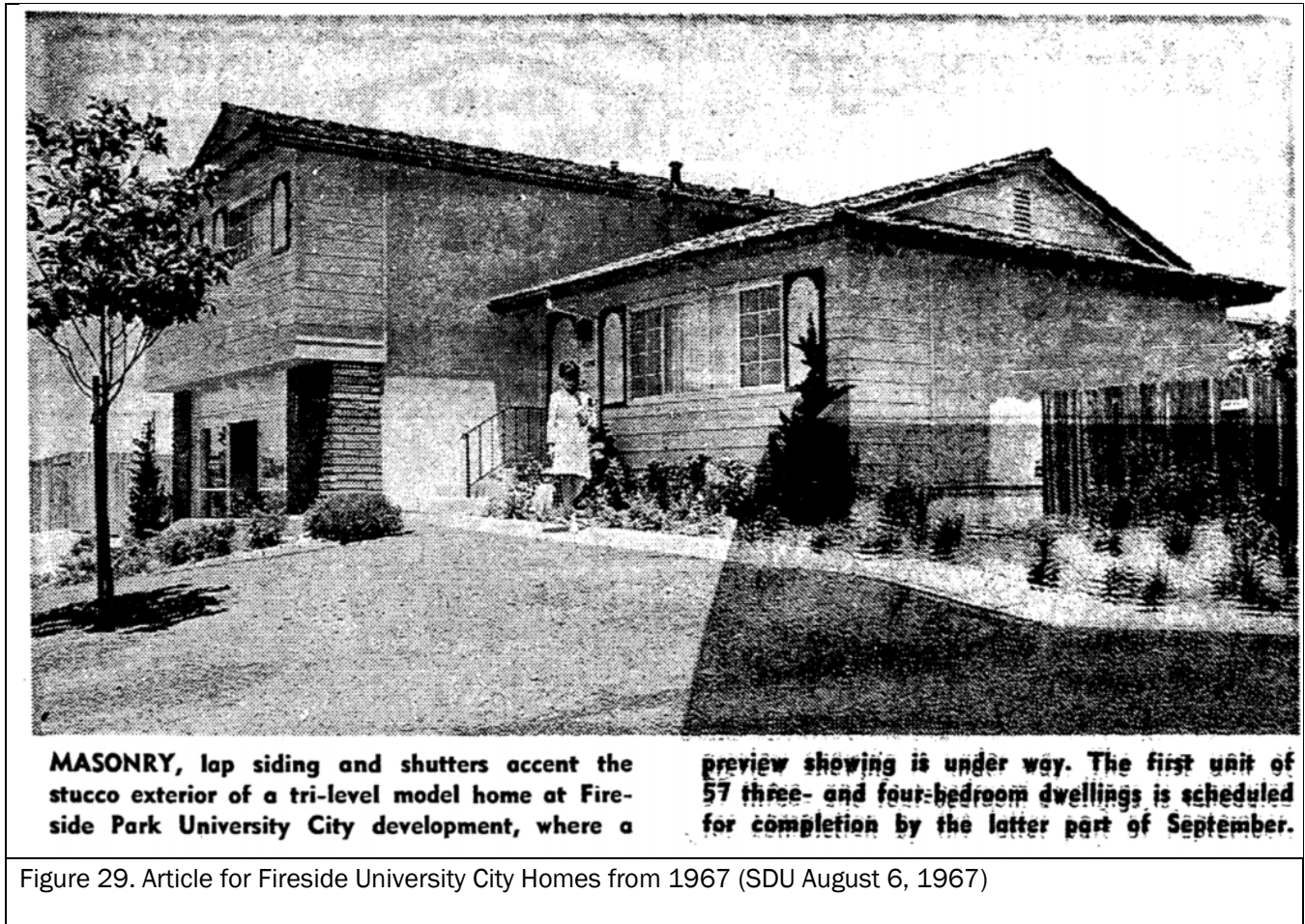


Figure 29. Article for Fireside University City Homes from 1967 (SDU August 6, 1967)

Residences in the Fireside University City Homes neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, New Traditional with Neo-Spanish Colonial Revival detailing, and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- One and two-story options available
- Uniform setback from the street
- Concrete driveways
- Attached garages
- Simple exterior ornamentation

¹⁰⁸ SDU, "Sales Mark Preview Showing at Fireside," *San Diego Union* (San Diego, CA), Aug. 6, 1967.

- Mixed exterior cladding materials that include stucco, wood siding, board and batten, and brick/stone veneer

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout the Fireside neighborhood include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials
- Installation of solar panels

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 19 provides a breakdown of all model types identified through the reconnaissance-level survey of the Fireside University City Homes neighborhood.

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Fireside University City Homes</i></p>  <p>Example: 6178 Tamilynn Street (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Cross-gabled roofline with exposed rafter tails • Exterior end chimney • Irregular fenestration across the main elevation with varying window configurations and sizes • Slightly offset entry point with double entry doors • Stucco exterior cladding is the predominate material with brick veneer as an accent material • Attached garage set 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)





Model and Photograph	Model Information	Character-Defining Features
<p>Model B – Fireside University City Homes</p>  <p>Example: 6184 Tamilynn Street (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Complex roof with gable on hipped section and a side-gabled section • Chimney at the rear of the building • Entry point set 90 degrees to the street • Mixed materials used for exterior cladding including stucco and brick/stone veneer with wood detailing • Attached garage • Concrete driveway • Simple exterior ornamentation
<p>Model C – Fireside University City Homes</p>  <p>Example: 5980 Cozzens Street (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Also available with a gable on hip roof design</p>	<ul style="list-style-type: none"> • Irregular plan • Cross-hipped roofline with an additional hipped roof projection • Irregular fenestration on main elevation with bay window in the projection available on some models • Slightly offset entry point sheltered by the roof overhang • Exterior is typically mixed materials with stucco and brick veneer being popular options • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)

Model and Photograph	Model Information	Character-Defining Features
<p>Model D – Fireside University City Homes</p>  <p>Example: 6076 Cozzens Street (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Gambrel roof on main block of the building • Exterior end chimney • Slightly offset entry point with double entry doors • Irregular fenestration with a mix of window sizes and styles including dormer windows on the second story • Exterior cladding has a mix of materials with popular choices being stucco and brick veneer • Attached garage with front-facing gable • Concrete driveway • Minimal exterior ornamentation
<p>Model E – Fireside University City Homes</p>  <p>Example: 4215 Karensue Avenue (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Variations are distinguished by exterior cladding and use of bracketed eaves</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof with gabled and hipped components • Bracketed eaves seen on some models • Exterior end chimney • Slightly offset entry point that is accessed by a set of stairs • Irregular fenestration with variety of window sizes and styles including an optional bay window • Exterior cladding is a mix of materials that include stucco, brick/stone veneer, board and batten, and wooden siding • Attached garage with second story projecting slightly over the garage on the first story • Concrete driveway • Simple exterior ornamentation

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)

Model and Photograph	Model Information	Character-Defining Features
<p>Model F – Fireside University City Homes</p>  <p>Example: 5862 Cozzens Street (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Side gabled roof on the main block of the building • Exterior end chimney • Slightly offset entry point sheltered by shed roof, projecting porch supported by simple posts • Irregular fenestration with variety of window sizes and configurations • Attached garage with a hipped roof • Concrete driveway • Simple exterior ornament
<p>Model G – Fireside University City Homes</p>  <p>Example: 5880 Cozzens Street (Google 2020)</p>	<p>Builder: Fireside Homes Architect: Unknown Type: single-family residence Variations on Model: Variations distinguished by exterior cladding</p>	<ul style="list-style-type: none"> • L-shaped plan • Mansard roof • Exterior end chimney on main elevation • Offset entry point with double-doors that is slightly recessed and sheltered by roof overhang • Stucco exterior cladding is the predominate material with board and batten and/or brick veneer accents • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

3.4.11 Lion Property Company (1970-1981) Developments

The Lion Property Company was co-founded by Doug Allred and Donald F. Sammis in 1970. The company functioned as a real estate and construction firm specializing in property development. The firm was involved in every step of its developments including planning, financing, and construction. Allred served as the firm’s president and chief executive officer for 11 years. The firm built commercial, industrial, and residential projects throughout San Diego with offices in downtown San Diego.¹⁰⁹ The company was dissolved in 1981 when Allred and Sammis formed their own real estate development firms, including the Douglas Allred Company.

¹⁰⁹ SDU, “Lion Property Founders Split Partnership,” *San Diego Union* (San Diego, CA), Dec. 24, 1981.

3.4.11.1 Map ID #19 Woodlands North (1974)

Lion Property Company’s Woodlands North (Figure 3, Map ID #19) was constructed in 1974. Due to its relatively small size and short development period, no portion of the development is older than another. Woodlands North is located on Villa La Jolla Drive and the community’s boundaries can loosely be described as the Cambridge development to the north (Map ID #49), the La Jolla Terrace development to the west (Map ID #45), the Villa Mallorca development to the south (Mao ID #44), and Villa La Jolla Drive to the east.

Lion Property Co.’s Woodlands North development was part of a project called The Woodlands, a 125-townhome development with waterways and local trees including eucalyptus, cup of gold, and bougainvillea. The development was designed for small families with one- to three-bedroom townhomes. Plans included a one bedroom one bath, two bedrooms two and a half baths, two bedrooms with a study and two baths, and three bedrooms two and a half baths. Other features included garages with remote door openers, fireplaces, vaulted ceilings, private patios, and balconies. Prices in 1974 ranged from \$33,500 to \$48,500. Along with the townhomes the development included a clubhouse with a sunken conversation area and fireplace, billiard room, furnished kitchen, and dining accommodations. A separate building housed recreation a facility including a table tennis room, sauna, and dressing facilities. The courtyard area contained a swimming pool, gas barbeque, and a tennis court. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.’s Woodland developments (Figure 30).¹¹⁰

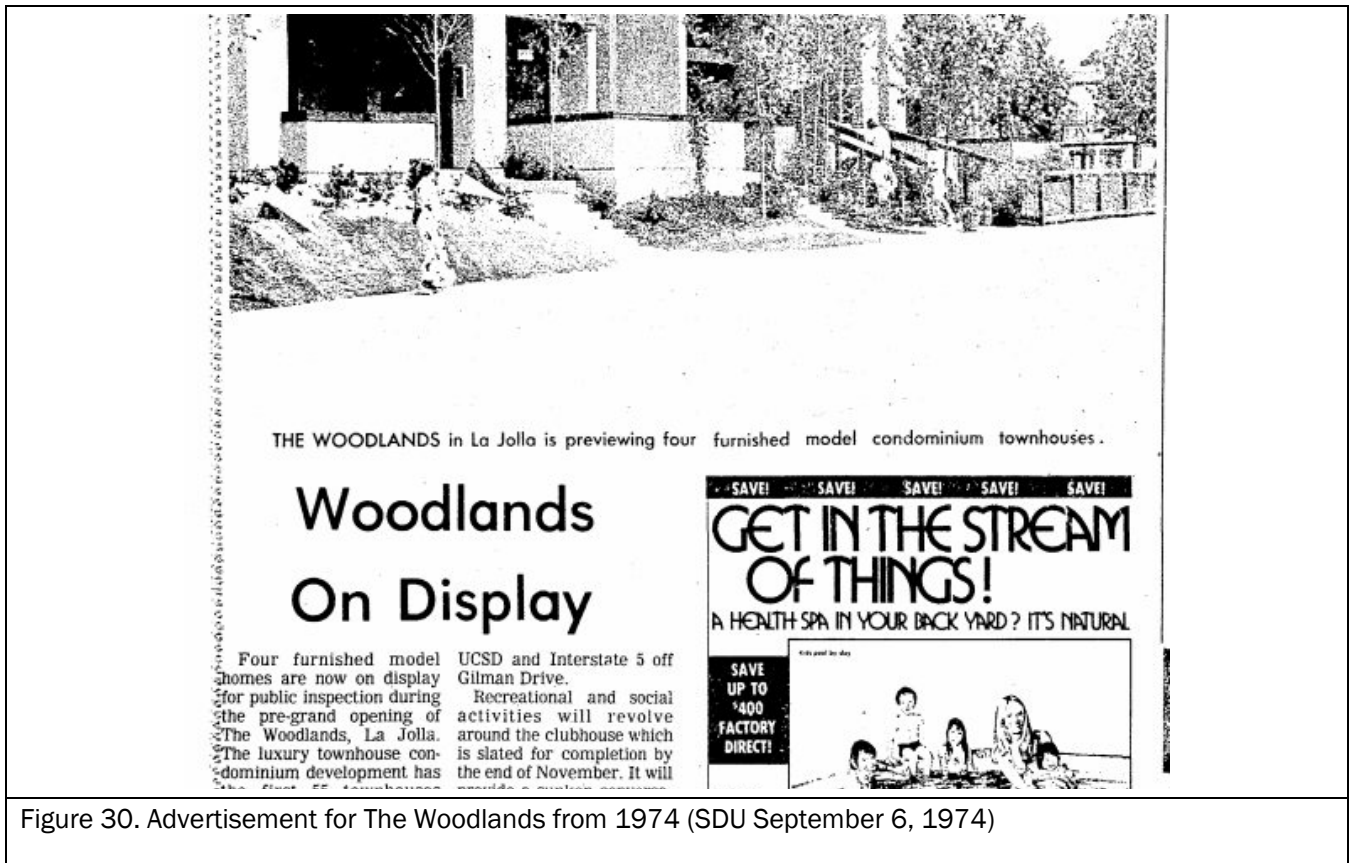


Figure 30. Advertisement for The Woodlands from 1974 (SDU September 6, 1974)

¹¹⁰ SDU, “The Woodlands Condos Planned,” *San Diego Union* (San Diego, CA), July 7, 1974.

Residences in the Woodlands North neighborhood share the following general character-defining features:



- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete driveways and pedestrian walkways
- Attached elevated balconies
- Attached garages accessed by alley

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Examples of consistently observed alterations throughout Woodlands North include the following:

- Roofing replaced since initial construction
- Replacement windows
- Garage door replacement
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 20 provides a breakdown of all model types identified through the reconnaissance-level survey of the Woodlands North neighborhood.

Table 20. Identified Models within Map ID#19: Woodlands North (1974)

Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Woodlands North</p>  <p>Example: 8744 Villa La Jolla Drive (Google 2021)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Optional front chimney</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Front gable roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration
<p>Model B – Woodlands North</p>  <p>Example: 8746 Villa La Jolla Drive (Google 2021)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Optional side and interior chimneys</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Front gable roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

3.4.11.2 Map ID #23 Woodlands La Jolla (1975)

Lion Property Company’s Woodlands La Jolla (Figure 3, Map ID #23) was constructed in 1975. Due to its relatively small size and short development period, no portion of the development is older than another. Woodlands La Jolla is located on Via Mallorca and the community’s boundaries can loosely be described as Eucalyptus Lane to the north, Via Mallorca to the west, Via Alicante to the south, and Eucalyptus Lane to the east.

Lion Property Co.'s Woodlands La Jolla development was part of a project called the Woodlands, a 125-townhome development that began construction in 1974. Woodlands La Jolla included 55 condominium townhouses built in clusters of three, four, six, and seven with a multi-purpose clubhouse. The buildings featured a plan called the Space-Flow with high ceilings and pitched roofs, which allowed for the smaller buildings to appear larger. Additionally, an individual orientation to large private-view patios and balconies allowed for a feeling of openness with clerestory windows, and skylights. Floor plans included one bedroom one bath, two bedrooms two and a half baths, two bedrooms with a study and two baths, and three bedrooms two and a half baths. Other features included garages with remote door openers, fireplaces, vaulted ceilings, private patios, and balconies. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.'s Woodland developments (Figure 31).¹¹¹

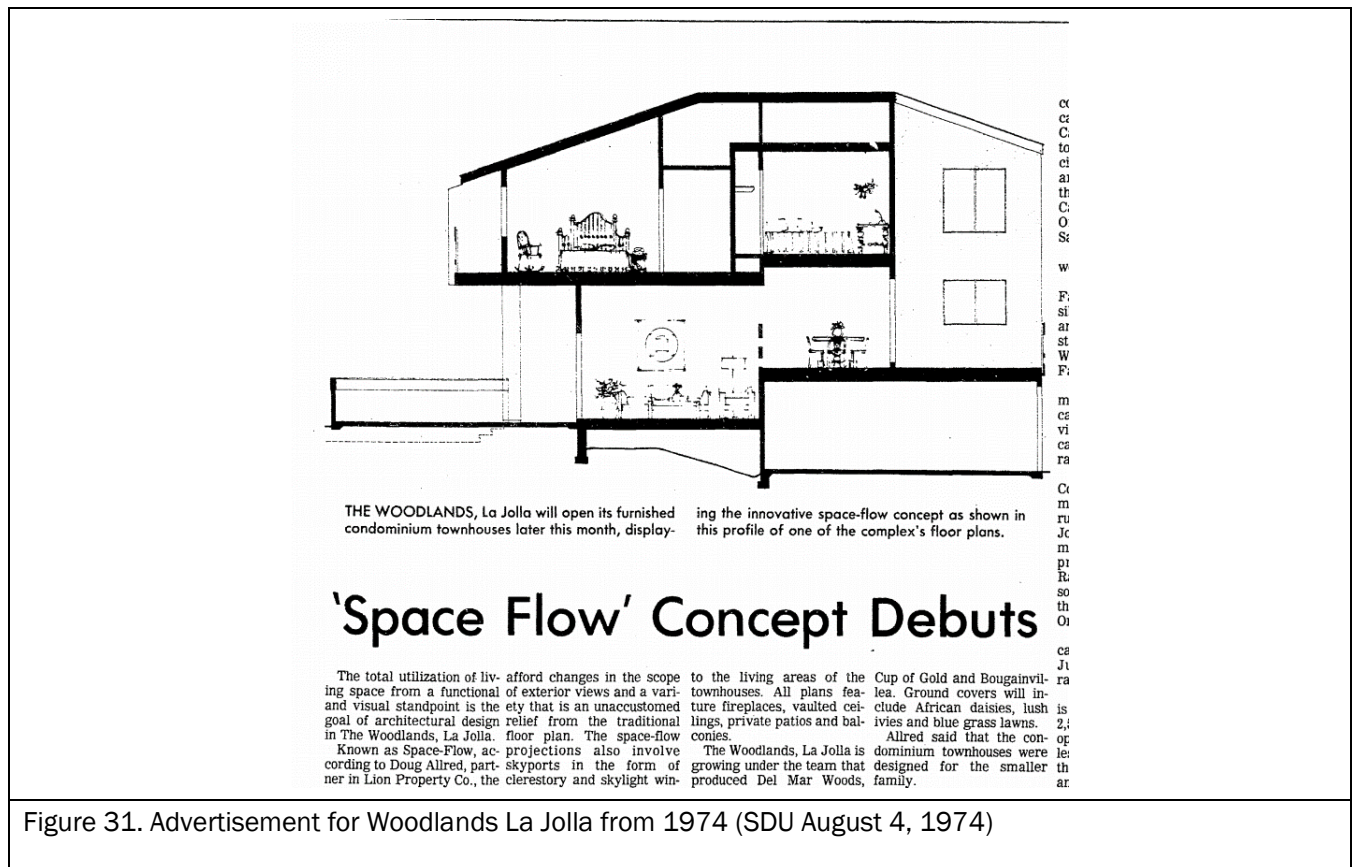


Figure 31. Advertisement for Woodlands La Jolla from 1974 (SDU August 4, 1974)

Residences in Woodlands La Jolla neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete driveways

¹¹¹ SDU, "Space Flow Concept Debuts," *San Diego Union* (San Diego, CA), Aug. 4, 1974.

- Attached garages accessed by driveways
- High ceilings and pitched roofs
- Private view patios and balconies

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Examples of consistently observed alterations throughout Woodlands La Jolla include the following:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 21 provides a breakdown of all model types identified through the reconnaissance-level survey of Woodlands La Jolla neighborhood.

Table 21. Identified Models within Map ID#23: Woodlands La Jolla (1975)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Woodlands La Jolla</i></p>  <p>Example: 3218 Via Alicante (DSC02482)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Second story balcony</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Second story balcony • Deeply inset entry • Irregularly sized fenestration

Table 21. Identified Models within Map ID#23: Woodlands La Jolla (1975)




Model and Photograph	Model Information	Character-Defining Features
<p>Model B – Woodlands La Jolla</p>  <p>Example: 3440 Via Alicante (DSC02471)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: First story balcony</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • First story balcony • Deeply inset entry • Irregularly sized fenestration
<p>Model C – Woodlands La Jolla</p>  <p>Example: 3402 Via Alicante (DSC02481)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: No balcony on second story</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Deeply inset entry • Irregularly sized fenestration

Table 21. Identified Models within Map ID#23: Woodlands La Jolla (1975)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model D – Woodlands La Jolla</i></p>  <p>Example: 8541 Via Mallorca (DSC02492)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: First story balcony</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • First story balcony • Deeply inset entry • Vertical design elements • Irregularly sized fenestration

3.4.11.3 Map ID #36 Woodlands South (1974-75)

Lion Property Company’s Woodlands South (Figure 3, Map ID #36) was constructed between 1974-1975. Woodlands South is located on Via Sonoma and the community’s boundaries can loosely be described as the La Jolla Park Villas development to the north (Map ID #38), Villa La Jolla Park to the west, Via Marin to the south, and Via Sonoma to the east.

Lion Property Co.’s Woodlands South development was part of a project called Woodlands, a 125-townhome development that began construction in 1974. Woodlands South included 60 units south of Woodlands West. The project offered four townhome floor plans including one bedroom one bath, two bedrooms two and a half baths, two bedrooms with a study and two baths, and three bedrooms two and a half baths. In 1978, the townhomes ranged in price from \$59,900 to \$87,900. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.’s Woodland developments.¹¹²

Residences in Woodlands South neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Attached elevated balconies

¹¹² SDU, “Unit Will Open at Bon Vivant,” *San Diego Union* (San Diego, CA), Feb. 16, 1975.

- Attached garages accessed by alley

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Examples of consistently observed alterations throughout Woodlands South include the following:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 22 provides a breakdown of all model types identified through the reconnaissance-level survey of the Woodlands South neighborhood.

Table 22. Identified Models within Map ID#36: Woodlands South (1978)


Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Woodlands South</p>  <p>Example: 8314 Via Sonoma (Google 2021)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Optional front chimney</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

Table 22. Identified Models within Map ID#36: Woodlands South (1978)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model B – Woodlands South</i></p>  <p>Example: 8316 Via Sonoma (Google 2021)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Optional side and interior chimneys</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

3.4.11.4 Map ID #37 Woodlands West I and II (1976-78)

Lion Property Company’s Woodlands West I and II (Figure 3, Map ID #37) were constructed in 1976 and 1978. The development’s western side, Woodlands West I was constructed two years before the eastern side, Woodlands West II. Woodlands West I and II is located on Via Mallorca and the community’s boundaries can loosely be described as Via Alicante to the north, Via Mallorca to the west, the EastBluff community to the south (Map ID #29), and Via Sonoma to the east.

Lion Property Co.’s Woodlands West I and II development consisted of 112 townhomes. The two-story townhouses were built in two phases with 64 units in the first phase. The development offered six floor plans in one- and two-bedroom designs ranging in price from \$39,500 to \$59,500. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.’s Woodland developments.¹¹³

Residences in the Woodlands West I and II neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Attached elevated balconies
- Attached garages accessed by alley

¹¹³ SDU, “New Townhouse Project Started,” *San Diego Union* (San Diego, CA), Feb. 20, 1977.

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Examples of consistently observed alterations throughout Woodlands West I and II include the following:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 23 provides a breakdown of all model types identified through the reconnaissance-level survey of the Woodlands West I and II neighborhood.

Table 23. Identified Models within Map ID#37: Woodlands West I and II (1976-78)



Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Woodlands West I and II</i></p>  <p>Example: 8203 Via Mallorca (Google 2021)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Optional front chimney</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

Table 23. Identified Models within Map ID#37: Woodlands West I and II (1976-78)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model B – Woodlands West I and II</i></p>  <p>Example: 8453 Via Mallorca (Google 2021)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Optional side and interior chimneys</p>	<ul style="list-style-type: none"> • Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

3.4.11.5 Map ID #47 Boardwalk (1981)

Lion Property Company’s Boardwalk (Figure 3, Map ID #47) was constructed in 1981. Due to its relatively small size and short development period, no portion of the development is older than another. Boardwalk is located on Villa La Jolla Drive and the community’s boundaries can loosely be described as Villa Norte to the north, Gilman Drive and Evening Way to the west, Morning Way to the south, and Villa La Jolla Drive to the east.

Lion Property Co.’s Boardwalk development was a 216-unit condominium project constructed in two phases. The development offered one-, two-, and three-bedroom units in townhomes and single level floor plans. In 1981, the units ranged in price from \$130,000 to \$185,000.¹¹⁴ Features offered included large closets, private sundecks, wood-burning fireplaces, and etched glass on the solid oak entry doors. Shared amenities included tennis courts, a pool and sauna, spa, and clubhouse. The project cost \$25 million to build in 1980 and included wooden walkways and boardwalks. A selling point for the development was the electronic security system which included a private elevator from the underground parking garage to each level of Boardwalk. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.’s Woodland developments (Figure 29).¹¹⁵

¹¹⁴ SDU, “Luxury Units’ Grand Opening,” *San Diego Union* (San Diego, CA), March 15, 1981.

¹¹⁵ SDU, “Boardwalk/La Jolla Phase II. The Success Story Continues,” *San Diego Union* (San Diego, CA), June 27, 1982.



Figure 32. Advertisement for Boardwalk from 1982 (SDU June 27, 1981)

Residences in the Boardwalk development share the following general character-defining features:

- Contemporary style of architecture
- Mixed exterior materials including stucco and wood shingles
- Projecting and inset balconies
- Below-ground garages accessed by shared driveway
- Pergolas
- Wooden walkways and boardwalks
- Etched glass on the solid oak entry doors

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Examples of consistently observed alterations throughout Boardwalk include the following:

- Roofing replaced since initial construction
- Replacement windows

- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 24 provides a breakdown of all model types identified through the reconnaissance-level survey of the Boardwalk neighborhood.

Table 24. Identified Models within Map ID#47: Boardwalk (1981)




Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Boardwalk</p>  <p>Example: 8870 Villa La Jolla Drive (DSC02437)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Side or front facing balcony</p>	<ul style="list-style-type: none"> • Rectangular plan • Three-story • Flat roof • Siding options include: stucco and wood shingle • Projecting roof overhang with pergolas • Bellow ground garages accessed by shared driveway • Projecting balconies • Irregularly sized fenestration
<p>Model B – Boardwalk</p>  <p>Example: 8860 Villa La Jolla Drive (DSC02448)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Wood shingle or stucco-clad balconies</p>	<ul style="list-style-type: none"> • Irregular in plan • Three-story • Low pitched side gable roof • Siding options include: stucco and wood shingle • Bellow ground garages accessed by shared driveway • Projecting balconies • Irregularly sized fenestration

Table 24. Identified Models within Map ID#47: Boardwalk (1981)

Model and Photograph	Model Information	Character-Defining Features
<p><i>Model C – Boardwalk</i></p>  <p>Example: 8860 Villa La Jolla Drive (DSC02450)</p>	<p>Builder: Lion Property Company Architect: Dale Naegle Type: Multi-family residence Variations on Model: Side or front facing balcony</p>	<ul style="list-style-type: none"> • Irregular in plan • Three-story • Low pitched side gable roof • Siding options include: stucco and wood shingle • Bellow ground garages accessed by shared driveway • Projecting and inset balconies • Irregularly sized fenestration

3.4.12 The Douglas Allred Company (1981-Present) Developments

Douglas Allred started the Douglas Allred Company in 1981 as a real estate development, investment, and asset management company. The firm developed over 6,300 multi-family and single-family residential units in San Diego County as well as more than 5,500,000 square feet of commercial, industrial, and retail space. Allred was credited with being among the first developers to build fitness centers and sports facilities as part of planned residential communities. The company remains in operation as a full-service real estate firm with projects in the commercial, industrial, retail, and residential sectors. The Douglas Allred Company is based in coastal, north San Diego County and has expanded its developments and property management services into Phoenix and Chandler, Arizona as well as North Carolina and Florida.¹¹⁶

3.4.12.1 Map ID # 54 University Towne Square (1983-87)

The Douglas Allred Company’s University Towne Square (Figure 3, Map ID #54) began development in 1983 and was completed in 1987. Phase I, the eastern side of the development was constructed before Phase II, the western side of the development. The community’s boundaries can loosely be described as Nobel Drive to the north, Genesee Avenue to the west, La Jolla City Club development to the south, and Nobel Drive and Via Andar to the east.

The Douglas Allred Company’s University Towne Square developed as a \$25 million townhome community at the corner of Nobel Drive and Genesee Avenue. The development was planned to be constructed in two phases. The first phase totaled 240 units with 700 to 1,100 square feet averaging under \$100,000 per unit in 1983.¹¹⁷ There were three floor plans offered each with a two-car garage. Plan I was 1,498 square feet, two bedroom, two and a half bath with a large kitchen and breakfast nook. Plan II was 1,596 square feet, two bedroom, two and a half bath

¹¹⁶ Boys & Girls Clubs of San Dieguito, “Douglas Allred: Douglas Allred Company,” accessed Apr. 9, 2021, <https://bgcsandieguito.org/douglasallred/>.

¹¹⁷ Connie A. Salamy, “Building Begins at \$25 Million Planned Community,” *San Diego Union* (San Diego, CA), Dec. 18, 1983.

with a den, formal dining room, and breakfast nook. Plan III was 1,751 square feet, a master bedroom suite and two bedrooms, two and a half baths, a family room, and a large kitchen. The development's second phase of construction complimented in scale and massing the earlier buildings and offered larger two- and three-bedroom homes that included large, attached garages. Design elements included corner windows, trellised areas over private drives, skylights, fireplaces, and private decks. The development included a recreation center, which contained a solar-heated swimming pool, therapy spa, gas barbeques, and a clubhouse with a fireplace, conversation lounge, and kitchen. Both phases were designed by the architecture firm Lorimer-Case (Figure 33).¹¹⁸

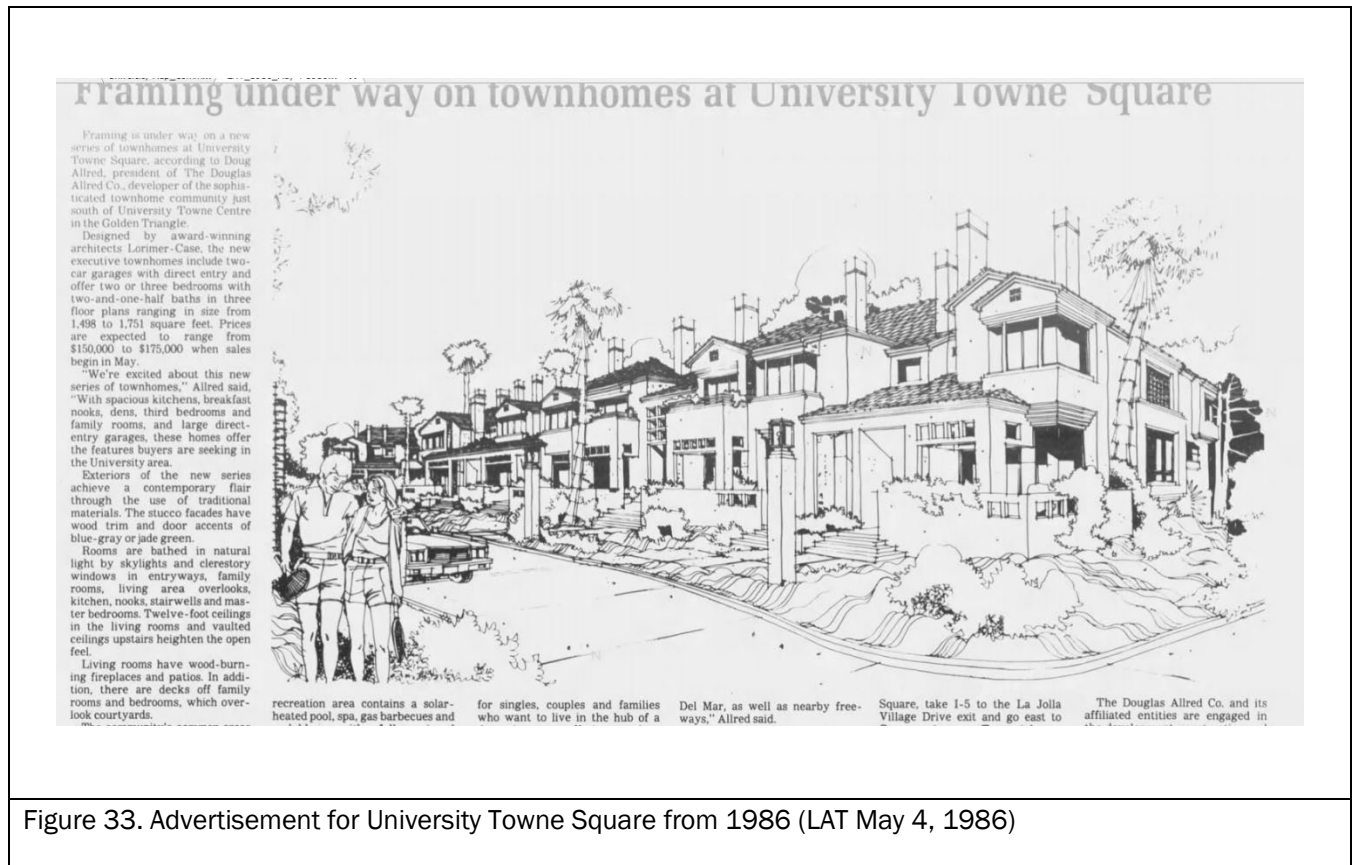


Figure 33. Advertisement for University Towne Square from 1986 (LAT May 4, 1986)

Residences in the University Towne Square neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Below ground and attached garages
- Corner windows and skylights
- Trellised areas over private drives and private decks
- Communal recreation center

¹¹⁸ LAT, "Architects Named to Design University Towne Square Development," *Los Angeles Times* (Los Angeles, CA), Sep. 29, 1985.

In addition to shared character-defining features, most buildings within the neighborhood have been somewhat altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Recent construction adjacent to and within University Towne Square has further diminished the overall architectural cohesion and original setting of the neighborhood. Examples of consistently observed alterations throughout University Towne Square include the following:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 25 provides a breakdown of all model types identified through the reconnaissance-level survey of the University Towne Square neighborhood.

Table 25. Identified Models within Map ID#54: University Towne Square (1983-87)

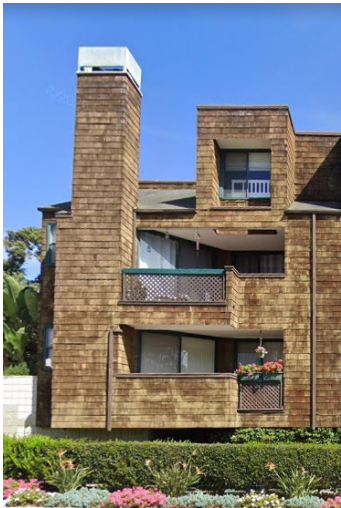
Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – University Towne Square</i></p>  <p>Example: 4435 Nobel Drive (Google 2021)</p>	<p>Builder: The Douglas Allred Company Architect: Lorimer-Case Type: Multi-family residence Variations on Model: Parking garage below units</p>	<ul style="list-style-type: none"> • Rectangular in plan • Two and a half stories • Flat roof with side gable sections • Siding options include wood shingle • Entry doors from interior courtyard • Prominent chimneys on front elevations • Parking garages bellow units • Vertical and boxy massing • Buildings are approached on foot and do not feature drive-up access

Table 25. Identified Models within Map ID#54: University Towne Square (1983-87)





Model and Photograph	Model Information	Character-Defining Features
<p>Model B – University Towne Square</p>  <p>Example: 4435 Nobel Drive (Google 2021)</p>	<p>Builder: The Douglas Allred Company Architect: Lorimer-Case Type: Multi-family residence Variations on Model: Vertical wood boards around first story unit</p>	<ul style="list-style-type: none"> • Rectangular in plan • Two and a half stories • Flat roof with side gable sections • Siding options include wood shingle • Entry doors from interior courtyard • Prominent chimneys on front elevations • Vertical and boxy massing • First story covered balcony • Buildings are approached on foot and do not feature drive-up access
<p>Model C – University Towne Square</p>  <p>Example: 4351 Nobel Drive (Google 2021)</p>	<p>Builder: The Douglas Allred Company Architect: Lorimer-Case Type: Multi-family residence Variations on Model: Front facing pediment and corner windows</p>	<ul style="list-style-type: none"> • Rectangular in plan • Two stories • Hipped roof • Siding options include stucco • Deeply inset entry doors • Offset interior chimneys • Vertical and boxy massing • Attached garages • accessed by shared alleys • Residence buildings are approached on foot and do not feature drive-up access • Open square elements above balconies

Table 25. Identified Models within Map ID#54: University Towne Square (1983-87)

Model and Photograph	Model Information	Character-Defining Features
<p>Model D – University Towne Square</p>  <p>Example: 4351 Nobel Drive (Google 2021)</p>	<p>Builder: The Douglas Allred Company Architect: Lorimer-Case Type: Multi-family residence Variations on Model: No decorative open square elements</p>	<ul style="list-style-type: none"> • Rectangular in plan • Two stories • Hipped roof • Siding options include stucco • Deeply inset entry doors • Offset interior chimneys • Vertical and boxy massing • Attached garages accessed by shared alleys • Residence buildings are approached on foot and do not feature drive-up access
<p>Model E – University Towne Square</p>  <p>Example: 4341 Nobel Drive (Google 2021)</p>	<p>Builder: The Douglas Allred Company Architect: Lorimer-Case Type: Multi-family residence Variations on Model: Front facing gable with decorative open square elements</p>	<ul style="list-style-type: none"> • Rectangular in plan • Two stories • Hipped roof • Siding options include stucco • Deeply inset entry doors • Offset interior chimneys • Vertical and boxy massing • Attached garages accessed by shared alleys • Residence buildings are approached on foot and do not feature drive-up access • Open square elements above balconies and entries

Notable Residential Architects

Research was conducted to identify architects for every master-planned community and housing development in the University CPA. Archival research, including review of historic newspapers, architecture magazines, and publications, was conducted for each architect. Architects were only researched when identified through archival research of the developers, master-planned communities, and the University CPA. After conducting an initial review of primary and secondary sources including newspaper articles and advertisements, AIA online resources, architecture publications, and local, state, and national architectural awards, architects could not be identified for every master-planned community. The architects found to have worked in the University CPA between the years 1960 and 1990 all frequently designed tract housing developments in the Southern California area. Awards won by architects working in the University CPA include the Gold Nugget Award and SAM Awards (Sales & Marketing Awards). William Krisel was identified as being a “Master Architect” in the City of San Diego in 2018 with the designation of the Del Prado Condominiums, 666 Upas Street, San Diego (HRB 18-034).¹¹⁹ Dale Naegle was also established as a “Master Architect” in the City of San Diego in 2005 with the designation of the Mansfield and Katherine Mills House, 7105 Country Club Dr, La Jolla (HRB-05-007).¹²⁰ The communities in each of the architects’ select list of known works located within the University CPA are identified with an asterisk.

3.4.13 Dan Saxon Palmer (1920-2007) & William Krisel (1924-2017)

William Krisel was born in 1924 in Shanghai, China to American parents. Krisel and his parents, State Department employees, returned to the United States in 1937. Krisel enrolled in the University of Southern California (USC) in 1941 but enlisted in the U.S. Army later the same year. He graduated from USC in 1949, studying architecture and landscape design. Krisel briefly worked for Victor Gruen. Krisel became a licensed landscape architect in 1954.¹²¹ Palmer was born July 5, 1920, in Budapest, Hungary, and moved to New York with his parents at the age of two. In 1942, he earned a bachelor’s degree in architecture from New York University and served in the Army Corps of Engineers during World War II as a mapmaker, draftsman, and photographer. After the war, he went to work for architect Morris Lapidus in New York and Victor Gruen in Los Angeles. Palmer and Krisel met in Gruen’s office and soon formed their own Los Angeles-based partnership in 1950.¹²²

As Palmer & Krisel, they first branched out into tract home design designing single-family homes for Alexander Construction Company in the San Fernando Valley and later the Coachella Valley. They brought modernist and Googie designs such as elegant butterfly and M-roofs to the mass-produced housing market.¹²³ Palmer & Krisel continued to design for the Alexander Construction Company into the 1960s, but this was cut short when the entire Alexander Construction Company family was killed in a plane crash in 1965. Around the same time, Palmer & Krisel dissolved their partnership and Krisel focused his efforts further south in the San Diego area. Next, Krisel worked

¹¹⁹ California Historical Resource Inventory Database, “Local Designation: Del Prado/ William Krisel Condominiums,” accessed April 13, 2021,

https://sandiego.cfwebtools.com/search.cfm?local=true&res_id=17980&local_id=1&display=resource&key_id=3339.

¹²⁰ California Historical Resource Inventory Database, “Local Designation: Mansfield and Katherine Mills House,” accessed April 14, 2021, https://sandiego.cfwebtools.com/search.cfm?local=true&res_id=15159&local_id=1&display=resource&key_id=731.

¹²¹ Modern San Diego, “William Krisel: 1924-2017,” Modern San Diego Website. Accessed May 21, 2020. <https://www.modernsandiego.com/people/william-krisel>.

¹²² Claire Noland, “Dan Saxon Palmer, 86; architect of 1950s Modernist tract homes,” *The Los Angeles Times* (Los Angeles, CA), Jan. 29, 2007.

¹²³ Heritage Architectural and Planning, *San Diego Modernism: Historic Context Statement*. Prepared for the City of San Diego. (San Diego, CA), Oct. 17, 2007. https://www.sandiego.gov/sites/default/files/modernism_2007.pdf.

as William Krisel, AIA (1966-1969) followed by Krisel/Shapiro & Associates (1969-1980).¹²⁴ In 1980, he returned to the firm name William Krisel, AIA Krisel typically designed homes for suburban Southern California and specialized in post-and-beam “Desert Modernist” construction, with designs that often featured butterfly roofs, exterior cladding including sections of concrete shadow block, concrete screen block privacy walls, use of clerestory, extensive use of glass, and open floor plans.¹²⁵¹²⁶ In 2018, Krisel was established by the City of San Diego Historical Resource Board as a Master Architect with the designation of the Del Prado/ William Krisel Condominiums (HRB 18-034).

Combined list of Dan Saxton Palmer and William Krisel’s known work is included below:

- Corbin Palms subdivision, Woodland Hills, 1953-1955
- Ocotillo Lodge, Palm Springs, 1956
- Twin Palms tract, Palm Springs, 1956
- Coffee Dan’s Coffee Shop, Los Angeles, 1958
- Racquet Club Road Estates, Palm Springs, 1958-1962
- Living Conditioned Homes tract, Northridge, 1959
- University City tract, University City, 1960-1962*
- Loma Lodge, Point Loma, 1960
- Pacifica tract, Pacific Beach, San Diego, 1960
- Drogin Homes tract, San Diego, 1960
- La Jolla Crest tract, La Jolla, 1961
- Paradise Palms tract, Las Vegas, 1962
- Chamber Building, San Diego, 1962
- Bankers Hill Apartments, San Diego, 1962
- House of Tomorrow, Palm Springs, 1962
- Point Loma Estates, Point Loma, 1962
- Point Loma Tower Apartments, Point Loma, 1964
- Shorepoint Apartments, La Jolla, 1967
- Coronado Shores Condominiums, Coronado, 1970-1977
- Del Prado Condominiums, Marston Hills, 1972

3.4.14 Daniel Nick Salerno (1960s -1990s)

Daniel Nick Salerno was born in Los Angeles in 1930 and received a degree in architecture from USC in 1957 after retiring from the U.S. Navy in 1951. Salerno held several jobs before working as “City Architect” for the City of San Diego. His previous jobs included the following: project architect for Edward H. Fickett, AIA, job captain for Daniel, Mann, Johnson & Mendenhall, and draftsman for the Cunneen Company. In 1965, Salerno designed a residence for himself and his family in Del Mar. The typography and shape of the lot presented unique challenges for Salerno’s design. The residence was published in *LA Time Home Magazine* after construction ended.¹²⁷ The home’s basement

¹²⁴ LAT, “Modernist Architect to the Masses,” *The Los Angeles Times* (Los Angeles, CA), June 9, 2017.

¹²⁵ John Mares. “William Krisel’s University City Development,” Website: University City Community Association (UCCA). May 2016. Accessed May 21, 2020. <https://www.universitycitynews.org/william-krisels-university-city-development/>.

¹²⁶ Despite both being made of concrete, Krisel’s concrete shadow blocks and screen block walls had two different design functions. The concrete shadow blocks were intended to use light and shadow to create patterns on the residence’s exterior walls. The concrete screen blocks were intended to be used as privacy walls and obscure sections of the residence from the street.

¹²⁷ Modern San Diego, “Daniel Nick Salerno,” accessed June 25, 2020, <https://www.modernsandiego.com/people/daniel-salerno>.

doubled as an office and a bomb shelter and in 1967 won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition that incorporated fallout shelters into homes.¹²⁸ In 1970, Salerno designed another home for him and his family in La Jolla. By 1970, Salerno had established his own practice under the name Daniel Nick Salerno & Associates, located at 1355 Front Street San Diego, and no longer worked for the City of San Diego.¹²⁹ Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project.¹³⁰ The concept of cluster planning became popular in the 1960s, which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. In 1973, Daniel Nick Salerno & Associates won the award for “distinction” from the National Association of Builders and the Pacific Coast Builders Conference for his design of the Camello Vista residential development in the “cluster or innovative housing project” category.¹³¹ By 1981, he practiced under the firm name Salerno, Livingston & Partners, and in 1983, was installed as president of the San Diego chapter of Associated Builders and Contractors.¹³² In the mid-1990s Salerno retired and moved to Incline Village, Nevada.¹³³

Select list of known works:

- Salerno Mountain Home, Green Valley, 1960
- Balboa Park Nursery Additions, San Diego, 1961
- Salerno Residence #1, Del Mar, 1965
- Hyde Park Estates, San Carlos, 1967
- University Hyde Park, University City, 1967*
- No. 55 The Point Residence, Coronado Cays, 1970
- Salerno Residence #2, La Jolla, 1971
- Mesa Village, Mira Mesa, 1972
- The Camello Vista, Scottsdale, 1973
- Cannon Green, Goleta, 1973
- The Alameda, Rancho Bernardo, 1974
- Village Woods, Scripps Ranch, 1974
- Laguna Village, Laguna Hills, 1980
- Laguna Meadows, Laguna Hills, 1985

3.4.15 Hai C. Tan, AIA (1963-1990s)

Hai C. Tan was born in Guangdong, China and came to the United States in 1945. After graduating from the University of Oregon, in 1963 he founded his own architectural firm Hai C. Tan, Architect & Associates based out of Fullerton, California. In 1964, he began working on large residential development projects in Oxnard and Aptos. He continued designing residential tract housing throughout Southern California and Florida advertising as specializing

¹²⁸ SDU, ““Del Mar Architect Wins National Award,” *San Diego Union* (San Diego, CA), Jan. 8, 1967.

¹²⁹ American Architects Directory, “1970 American Architects Directory: Daniel Nick Salerno, AIA,” *R.R. Bowker LLC*. Third edition, 1970, http://content.aia.org/sites/default/files/2018-09/Bowker_1970_S.pdf.

¹³⁰ LAT, “Grand Awards,” *Los Angeles Times* (Los Angeles, CA), June 4, 1972.

¹³¹ Arizona Republic, “Award for Distinction goes to Camello Vista,” *Arizona Republic* (Phoenix, AZ), June 10, 1973.

¹³² LAT, “Salerno Installed as Head of Associated Builders Unit,” *Los Angeles Times* (Los Angeles, CA), March 6, 1983.

¹³³ Modern San Diego, “Daniel Nick Salerno,” accessed June 25, 2020, <https://www.modernsandiego.com/people/daniel-salerno>.

in “cluster housing programs.”¹³⁴ In 1965, Tan won the first place Gold Nugget Award for his design of Lakeside Sunny Hills in Fullerton in the cluster development category from the Pacific Coast Builders Conference.¹³⁵ In 1969, Tan received the commission to design the home of Jack C. Lee, the owner of Yee Sing Chong Company, a popular Chinatown market in Los Angeles. In 1972, he designed Chinatown’s Mandarin Plaza located at 970 North Broadway in Los Angeles which was also owned by Lee. The plaza was the first of Chinatown’s major commercial plazas built since the 1950s.¹³⁶ Tan continued to design residential communities primarily in Southern California until the 1990s.

Select list of known works:

- Peacock Hills, Tustin, 1963
- The Cluster, Pomona, 1964
- Midwood Manor, Long Beach, 1964
- Lakeside Sunny Hills, Fullerton, 1965
- Hill’ndale Townhomes, Whittier, 1967
- Jack C. Lee Residence, 1933 Redcliff Street, Los Angeles, 1969
- San Clemente Park Estates, University City, 1970*
- Stonehenge, Orlando, FL, 1971
- Mandarin Plaza, 970 North Broadway, Los Angeles, 1972
- Whittier Monterey Townhomes, Whittier, 1976
- Courtside, Orange, 1976
- Bahia Vista, Avalon Catalina Island, 1977
- Far East National Bank, 300 W. Sunset Blvd., 1978
- Laguna Terrace, Fullerton, 1979

3.4.16 Leonard R. Brunswick & Associates, AIA (1963-1973)

Brunswick was born in Buffalo, New York on July 24, 1918. He received his degree in architecture from the University of Southern California in 1956. Prior to opening his architectural firm in 1963 Brunswick worked for the Roseglen Construction Company, Paul R. Williams, and Alfred March. He began designing under the firm name Leonard R. Brunswick & Associates and in 1964 became a member of the AIA. Brunswick primarily designed single-family and multiple-family residential communities in Southern California and worked with development companies such as the Richard Cavanaugh Development company and the Ray Hommes Company. Brunswick died on April 22, 1973, in his home in South Laguna and designed developments up until that time.¹³⁷ Archival research failed to indicate any architectural awards associated with the architects or firm.

Select list of known works:

- University Hills, University City, 1962-1971*
- Larkwood Hills, Whittier, 1963
- Palm Villa, Los Angeles, 1964

¹³⁴ LAT, “Designers,” *Los Angeles Times* (Los Angeles, CA), May 5, 1963.

¹³⁵ LAT, “Lakeside Sunny Hills Preview Set Today,” *Los Angeles Times* (Los Angeles, CA), July 11, 1965.

¹³⁶ Eric Brightwell, “Pan-Asian Metropolis — Pioneering Asian-American Architects in Los Angeles,” Oct. 5, 2016. Accessed June 26, 2020. <https://ericbrightwell.com/2016/05/10/early-asian-angeleno-architects/>.

¹³⁷ AIA, “Leonard R. Brunswick (1918-1973): Membership File,” last updated March 27, 2020. accessed June 26, 2020. <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36771043/ahd1005626>.

- Glenmeade, San Bernardino, 1964
- Whispering Palms, Rancho Santa Fe, 1965
- Bristol Woods, Van Nuys, 1973

3.4.17 L.C. Major & Associates (1945-2000)

LeRoy Cluff “L.C.” Major was born in Arizona in 1913 and began his career in 1933 as a real estate appraiser working for the Federal Housing Administration, the Veterans Administration, and a bank. After World War II, Major began drafting and designing, establishing his architectural firm, L.C. Major & Associates in 1945. He started with designing two-bedroom, one-bathroom bungalows and offered developers and builders not only designs but master plans, market research, cost analysis, architectural renderings, color coordination, model home furnishing, landscaping, merchandising promotions, and financial council. Throughout the 1950s and 1960s, he designed the master plans of thousands of residential housing tracts, adapting easily to the changing tastes of perspective home buyers. From single-family developments, he evolved into luxury custom homes, condominium complexes, retirement housing, and institutional buildings such as convalescent homes. Major also sold building plans through trade magazines and to individual builders. Throughout his career, he earned several Gold Nugget awards from the Pacific Coast Builders Conference. Time magazine gave Major the title of America’s “tractioneer” for his creation of over a million tract homes throughout the United States. Major died in 2000 at the age of 85 and his company was still developing and designing homes up until 2001.¹³⁸

Select list of known works:

- College Park Estates, Ventura, 1955
- Raven Homes, North Hollywood, 1956
- Ponty Capistrano, Los Angeles, 1958
- Country Club Village, Palm Desert, 1959
- Eastgate, Long Beach, 1959
- Westwood Ranchos, Pomona, 1960
- Country Club Estates, Ventura, 1961
- Private Club Estates, Ventura, 1962
- Panorama Park, University City, 1962*
- Hillside Haven, Ventura, 1963
- Whispering Hills, Northridge, 1964
- Greentree Townhomes, Carmichael, 1970
- Shadow Palms, Palm Springs, 1966
- Oakhill Terrace, Escondido, 1968
- Villa del Oro Townhomes, Las Vegas, NV, 1972
- Sunset Oaks, Thousand Oaks, 1980

3.4.18 Dale Naegle, FAIA (1928-2011)

Dale Naegle was born in Los Angeles in 1928 and later moved to Santa Barbara with his family. After pursuing a career as a musician, Naegle began attending classes at the University of Southern California (USC) for architecture under faculty such as A. Quincy Jones, an architect known for his innovative modernist buildings. In 1954, Naegle

¹³⁸ Myrna Oliver, “Obituaries: LeRoy Cluff Major; Tract Housing King,” *Los Angeles Times* (Los Angeles, CA), July 1, 2000.

received a bachelor's in architecture from USC. He decided to leave Los Angeles because of the high number of big-name architects in the area and move to San Diego where he was particularly drawn to La Jolla. Naegle began partnering with developers and designing houses that could easily be marketed to a wide audience. In 1964, he formed Naegle and Malone with Ed Malone who had worked for architects such as Clarence Joseph Paderewski and Carl Tavares, that partnership ended in 1966 and he soon formed Dale Naegle & Associates in 1966. Dale Naegle & Associates practiced in San Diego until 1991 when Naegle formed Naegle Architects and continued to work within San Diego.¹³⁹

Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to low-income affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. In 1990, Naegle approximated that he had designed up to 100,000 homes in San Diego and a San Diego Magazine article stated he “has probably designed more housing for the masses than any other San Diego architect.”¹⁴⁰ While the majority of his works were residential, Naegle also designed retail, office buildings, education facilities, and land use planning projects. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the “Shopkeeper Homes” in La Jolla Shores, the Bell’s Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.¹⁴¹ Naegle became a member of the AIA in 1958 and was named a fellow of the AIA in 1982. Naegle died in 2011 at the age of 83. In 2005, Naegle was established by the City of San Diego Historical Resource Board as a Master Architect with the designation of the Mansfield and Katherine Mills House (HRB 05-007).

Select list of known works:

- Bell’s Pavilion and Tramway “Mushroom House,” La Jolla, 1955-65
- Mansfield and Katherine Mills House, 7105 Country Club Drive, La Jolla, 1957
- Walker Residence, 2451 Ellentown Ave, La Jolla, 1958
- Naegle Residence #1, 8310 El Paseo Grande, La Jolla, 1960
- Monte Vista Lodge, 2211 Massachusetts Avenue, Lemon Grove, 1965
- Colony Hill, Via Avola, La Jolla, 1967
- Tioga and Tenaya Hall, UC San Diego, John Muir College Campus, 1969
- Naegle Residence #2, 29754 Caminito Bello, San Diego, 1970
- Mercado Shopping Center, Rancho Bernardo, 1970s
- Windemere planned community, Mount Soledad, late 1970s
- Woodlands North, La Jolla Village, 1974*
- Woodlands La Jolla, La Jolla Village, 1975*
- Woodlands West I and II, La Jolla Village, 1976-78*
- Woodlands South, La Jolla Village, 1978*
- Naegle Residence #3, La Jolla, 1980
- Coast Walk, La Jolla, 1980s
- Prospect Point, La Jolla, 1980s
- Boardwalk, La Jolla Village, 1981*
- Shopkeeper Homes, 2210 Avenida de la Playa, La Jolla, 1994

¹³⁹ Modern San Diego, “Dale William Naegle,” accessed April 14, 2021, <https://www.modernsandiego.com/people/dale-naegle>.

¹⁴⁰ David Ogul, “Dale Naegle, 83, Master Architect of Multi-Unit Dwellings,” *San Diego Union* (San Diego, CA), Nov. 30, 2011.

¹⁴¹ Jennifer Feeley, Tricia Olsen, Ricki Siegal, and Ginger Weatherford. *Biographies of Established Masters*. Historical Resources Board (HRB), 2011.

3.4.19 Lorimer-Case, AIA (1974-1990s)

The San Diego-based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. Lorimer moved to San Diego in 1966 after receiving his architectural degree from the University of Arizona. For several years he worked as a designer for multiple local firms before establishing his architectural firm with Larry L. Case in 1974, known as Lorimer-Case.¹⁴² The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single-family and multiple-family residential developments for San Diego developers including the Douglas Allred Company, Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget Award of Merit for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the Pacific Coast Builders Conference and Builder Magazine to Pardee Home Builders.¹⁴³ In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM Awards. The awards were hosted by the Sales and Marketing Council and the Building Industry Association.¹⁴⁴ The firm continued to receive accolades including in 1991 the Attached Home of the Year honors, three Grand Awards, and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show. This award show included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.¹⁴⁵ Archival research did not reveal the final date of Lorimer and Case's partnership but by the mid-1990s their commissions were no longer advertised in newspapers.

Select list of known works:

- Mesa Woods, Mira Mesa, 1977
- Parkdale, Mira Mesa, 1981-1993
- Concord Square, Mira Mesa, 1981-1983
- Kentfield, Rancho Peñasquitos, 1982
- Charter Point, Bonita Vista, 1982
- Mission Pacific, San Carlos, 1982
- Fox Run, Clairemont, 1982
- University Towne Square, University City, 1983-87*
- The Villas, Mira Mesa, 1983
- Summer Ridge, Chula Vista, 1984
- Pointe Del Mar, Del Mar, 1985
- Classic Homes, Spring Valley, 1985
- Castillos San Marcos, San Marcos, 1985
- Restoration of the Bottlery Building, San Diego, 1986
- Concord Villas, Mira Mesa, 1987-1988
- Los Altos, Vista, 1991
- Uptown District, San Diego, 1991
- Valencia Homes, Rancho Del Oro, 1991
- The Villas of Ivanhoe, La Jolla Village, 1992

¹⁴² SDU, "Obituary: David Lorimer," *San Diego Union* (San Diego, CA), May 26, 2013.

¹⁴³ SDU, "Concord Square," *San Diego Union* (San Diego, CA), August 3, 1980.

¹⁴⁴ LAT, "Fieldstone-Encinitas ties for Coveted Grand Award at SAM Awards," *Los Angeles Times* (Los Angeles, CA), Nov. 4, 1984.

¹⁴⁵ LAT, "Architects Lorimer-Chase Wins Gold Nugget Award in Attached-Home Category, 10 other Awards," *Los Angeles Times* (Los Angeles, CA), July 21, 1991.

- Stratford Estates, Olivenhain, 1994
- Valencia, Oceanside, 1994
- The Reserve, Orange Park Acres, 1995

4 Survey Results

The following presents master-planned communities that appear eligible as a result of the reconnaissance-level survey and research conducted from April to May 2020 as well as a pedestrian survey conducted on April 15, 2021. This section includes information obtained through archival research, as well as a reconnaissance-level survey of master-planned communities within the University CPA that were constructed between 1969 and 1990. The communities are organized by architectural firms responsible for their design.

As previously discussed in Section 2, master-planned communities within the University CPA largely developed between 1969 and 1990. Most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood development. Therefore, the communities were addressed from the perspective of a district rather than individual properties because tract-style homes cannot rise to a level of individual significance in most cases. The following evaluation of the potential districts addresses the NRHP/CRHR/City of San Diego criteria.

Application of Criteria for Evaluation

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

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

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

All residential communities constructed between 1960 and 1990 within the CPA were extensively researched as districts to determine if they rose to the level of significance required for associations with broad patterns of development under NRHP/CRHR Criteria A/1 and City of San Diego Criterion A. The communities surveyed and researched in the CPA are representative of common tract-style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate these communities as a whole were extraordinary or representative of larger patterns of development on the local, State, or National level. While it was noted that some of the communities within the plan area were given awards throughout the years, the reasons for those awards are for architectural, planning, and construction reasons, not for their representation of significant associations with broader patterns of development. Therefore, all of the communities surveyed within the CPA are recommended not eligible under NRHP/CRHR Criteria A/1 and under City of San Diego Criterion A.

NRHP Criterion B: Associated with the lives of significant persons in our past.

CRHR Criterion 2: Associated with the lives of persons important in our past.

City of San Diego Criterion B: Is identified with persons or events significant in local, state, or national history.

All residential communities constructed between 1960 and 1990 within the CPA were extensively researched as districts to determine if they rose to the level of significance required for associations with important people at the local, State, or National level. No evidence was found to suggest that there are any significant associations under NRHP/CRHR Criteria B/2 and City of San Diego Criterion B.¹⁴⁶

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

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

City of San Diego Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship

City of San Diego Criterion D: Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched to determine if they appear eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of University's architectural development and for embodying distinctive characteristics of the notable architect's housing or master-planned community development design. Section 4.1 below presents evaluations of master-planned communities to evaluate whether or not they appear eligible under criteria related to the significance of their architectural designs.

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

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

This survey addresses the history of the built environment. An archaeological survey was not conducted for this project. At this time, there is no indication that the master-planned communities within the University CPA have the potential to yield information important to state or local history. Therefore, all of the surveyed communities are recommended not eligible under NRHP/CRHR Criteria D/4.

¹⁴⁶ Please refer to Section 2 Methods for a description of the distinction between districts and individual properties. Individual properties within the master-planned communities may rise to the level of significance required for associations with important people at the local, State or National level following property-specific research of an individual, single-family home.

Additional City of San Diego Criteria:

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

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

Integrity Assessment

From an integrity evaluation standpoint, it is understood that the City of San Diego has some leniency on replacement materials for individual properties. For instance, window replacements and in-kind material replacements in these communities are not enough to render an individual residence ineligible under the City's integrity thresholds. Despite this leniency, when evaluating the communities as part of this study, they were evaluated from the standpoint of the district, whereby the whole of the alterations completed throughout the neighborhood are the basis for eligibility findings. Throughout the course of the survey, multiple examples of incompatible and unsympathetic material replacements were found. Other substantial alterations included large additions to homes, changes in fenestration, and porch alterations. The eligibility of communities within the CPA was not based solely on the integrity of the individual residences and considered all local, State and National criteria for eligibility. Therefore, integrity was only one factor in the determination of eligibility for the communities.

Discussed in further detail in Section 2 is the tiered system that was used to determine where communities fell on the scale of no significance (Tier 3) to additional study required (Tier 1).

4.1 Master-Planned Communities Evaluated for Eligibility

4.1.1 Daniel Nick Salerno & Associates (1960s -1990s)

University Hyde Park (1967-1968) Map ID #9

Daniel Nick Salerno & Associates was known for master-planned communities designed in cluster housing-type configurations. Due to extensive alterations, Lear Land Corporation's University Hyde Park (1967-1968) does not appear eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for embodying distinctive characteristics of the architect Daniel Nick Salerno & Associates' cluster housing design.

Daniel Nick Salerno was born in Los Angeles in 1930 and received a degree in architecture from the University of Southern California in 1957. Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In 1967, Salerno won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition that incorporated fallout shelters into homes for his residence designs in Del Mar. Salerno's design of Mesa Village located in Mira Mesa won the 1972 Grand Award at the Gold Nugget Awards for a notable project in the "cluster or innovative housing project" category. In 1973, Daniel Nick Salerno & Associates won the award

for distinction from the National Association of Builders and the Pacific Coast Builders Conference for their design of the Camillo Vista residential development in the “cluster or innovative housing project” category.

Individually, Salerno’s best representative work is his Salerno Residence #1, Del Mar, 1965, which won an Award of Merit from the Department of Defense in 1967. Despite this residence being notable, it does not represent Daniel Nick Salerno & Associates as a firm and their body of work. The firm frequently designed cluster housing, which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. The firm won two notable awards for his designs of Mesa Village and Camillo Vista, although no known award was won for his designs of University Hyde Park. In addition to the lack of accolades for the project’s design and planning, the wide variety of styles offered from Contemporary to Traditional has resulted in a lack of overall neighborhood architectural continuity. Over time alterations to the neighborhood including replacement cladding, roofing replaced since initial construction, replacement windows, doors, and garage doors, and additions have made it more difficult to identify this neighborhood as a 1960s Daniel Nick Salerno & Associates design. In comparison to the other neighborhoods designed by Salerno between 1960 and 1979 University Hyde Park does not rise to the level of being notable and does not represent the cluster housing planning concept, which Salerno was known for.

Therefore, University Hyde Park **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for embodying distinctive characteristics of the architect Daniel Nick Salerno & Associates.

4.1.2 Hai C. Tan, AIA (1963-1990s)

San Clemente Park Estates (1970) Map ID #14

Peñasquitos Inc.’s San Clemente Park Estates (1970) does not embody the distinctive characteristics of the designs of architect Hai C. Tan, AIA. and appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C. In 1963, Tan founded his eponymous architectural firm Hai C. Tan, Architect & Associates in Fullerton, California. In 1964, he began working on large residential development projects in Oxnard and Aptos, California. He primarily designed residential tract housing throughout Southern California and Florida and advertised the firm as specializing in “cluster housing programs.” Tan’s cluster housing designs followed typical patterns, with a portion of green space set aside and densely grouped surrounding housing on the remaining land. In 1965, Tan won the first place Gold Nugget Award at the Pacific Coast Builders Conference in the cluster housing category for his design of Lakeside Sunny Hills in Fullerton. Tan was a member of the Chinese-American community in Los Angeles. In 1969, Jack C. Lee, the owner of Yee Sing Chong Company, a popular Chinatown market in Los Angeles commissioned Tan to design his residence. In 1972, Lee commissioned Tan to design Mandarin Plaza in Los Angeles’ Chinatown. While these commissions were notable, the work of Hai C. Tan, AIA as a firm was primarily cluster planned tract housing developments.

The firm does not appear to have won awards for the design or planning of San Clemente Park Estates, nor does this development appear to represent an important example of the firm’s cluster housing planning. Over time, San Clemente Park Estates’ substantial exterior alterations including the replacement of original cladding, roofing replaced since initial construction, replacement of original windows, doors, and garage doors, and additions, have diminished the integrity of Hai C. Tan’s 1970 design. In comparison to the other neighborhoods designed by Tan within the same period of the 1960s and 1970s, San Clemente Park Estates is not a notable representation of the cluster housing planning concept, for which Tan was known. Additionally, the San Clemente Park Estates developments utilize designs found in other neighborhoods designed by Tan, such as Laguna Terrace in Fullerton, and the designs are not unique to the University CPA.

Therefore, San Clemente Park Estates does not embody the distinctive characteristics of the designs of architect Hai C. Tan, AIA., and **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C.

4.1.3 Leonard R. Brunswick & Associates, AIA (1963-1973)

University Hills (1962-1970) Map ID #4

Ray Hommes Company's University Hills (1962-1970) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm Leonard R. Brunswick & Associates, AIA. The firm Leonard R. Brunswick & Associates was established in 1964. The firm primarily designed single-family and multiple-family residential communities in Southern California and worked with development companies such as the Richard Cavanaugh Development company and the Ray Hommes Company.

Archival research failed to identify any awards associated with any of the developments designed by Leonard R. Brunswick & Associates between 1963 and 1973. The University Hills neighborhood offered 25 exterior designs ranging from Early American to "Oriental" and Contemporary. This resulted in a neighborhood that lacked visual cohesion or architectural continuity and did not display a strong sense of planning methodology. Additionally, the neighborhood had a long period of construction (eight years) and is spread across four separate locations throughout the University CPA. It does not convey a clear sense of design or planning. Additionally, alterations to the neighborhood including replacement cladding, roofing replaced since initial construction, replacement windows, doors, and garage doors, and additions have made it more difficult to identify this neighborhood as a Leonard R. Brunswick & Associates design from the 1960s and 1970s. University Hills does not appear to be a notable design of the firm Leonard R. Brunswick & Associates. It did not receive accolades.

Therefore, University Hills does not embody the distinctive characteristics of the designs of architectural firm Leonard R. Brunswick & Associates, AIA, and **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C.

4.1.4 L.C. Major & Associates (1945-2000)

Panorama Park (1962) Map ID #5

Ray Hommes Company's Panorama Park (1962) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm L.C. Major & Associates. L.C. Major & Associates was established in 1945 by LeRoy Cluff "L.C." Major. Major was not trained as an architect and was not a member of the AIA. He started with designing two-bedroom, one-bathroom bungalows and offered developers and builders not only designs but master plans, market research, cost analysis, architectural renderings, color coordination, model home furnishing, landscaping, merchandising, promotions, and financial counsel. Throughout the 1950s and 1960s, he designed the master plans of thousands of residential housing tracts, adapting easily to the changing tastes of prospective home buyers. Throughout his career, he earned several Gold Nugget awards from the Pacific Coast Builders Conference. Time magazine gave Major the title of America's "tractioneer" for his creation of over a million tract homes throughout the United States.

Archival research failed to identify any awards won for the design and planning of Panorama Park by L.C. Major & Associates. Throughout the 1950s and 1960s the firm is known to have designed thousands of residential housing tracts, primarily in Southern California. Archival research failed to identify Panorama Park as unique among these

thousands of developments. Additionally, alterations to the neighborhood, including replacement cladding, roofing replaced since initial construction, replacement windows, doors, and garage doors, and additions have affected the development's visual cohesion and integrity. Panorama Park is not distinguished from the thousands of developments attributed to Major and is neither the first nor the last of L.C. Major & Associates' residential tracts, nor does it display a new or innovative idea within this housing type.

Therefore, Panorama Park **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm L.C. Major & Associates.

4.1.5 Dale Naegle, FAIA (1928-2011)

Woodlands North (1974) Map ID #19

Lion Property Company's Woodlands North (1974) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Woodlands North. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands North as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands North fits within this context is neither the first nor the last of Naegle's multi-family developments and does not display a new or innovative idea within this housing type.

Therefore, Woodlands North **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Woodlands La Jolla (1975) Map ID #23

Lion Property Company's Woodlands La Jolla (1975) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment

communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the “Shopkeeper Homes” in La Jolla Shores, the Bell’s Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle’s design and planning of Woodlands La Jolla. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands La Jolla as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development’s visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands La Jolla fits within this context and is neither the first nor the last of Naegle’s townhome developments and does not display a new or innovative idea within this housing type.

Therefore, Woodlands La Jolla **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Woodlands South (1974-75) Map ID #36

Lion Property Company’s Woodlands South (1974-75) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the “Shopkeeper Homes” in La Jolla Shores, the Bell’s Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle’s design and planning of Woodlands South. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands South as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development’s visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands South fits within this context is neither the first nor the last of Naegle’s townhome developments and does not display a new or innovative idea within this housing type.

Therefore, Woodlands South **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Woodlands West I and II (1976-78) Map ID #37

Lion Property Company's Woodlands West I and II (1976-78) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Woodlands West I and II. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands West I and II as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands West I and II fits within this context and are neither the first nor the last of Naegle's townhome developments and do not display a new or innovative idea within this housing type.

Therefore, Woodlands West I and II **appear ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Boardwalk (1981) Map ID #47

Lion Property Company's Boardwalk (1981) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Boardwalk. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Boardwalk as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for

the masses than any other San Diego architect. Boardwalk fits within this context is neither the first nor the last of Naegle's townhome developments and does not display a new or innovative idea within this housing type.

Therefore, Boardwalk **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

4.1.6 Lorimer-Case, AIA (1974-1990s)

University Towne Square (1983-87) Map ID #54

The Douglas Allred Company's University Towne Square (1983-87) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm Lorimer-Case. The firm was established in 1974 as a partnership of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as rehabilitation of historic buildings. The majority of their work comprised single-family and multi-family residential developments for San Diego developers, including the Douglas Allred Company, Corky McMillins Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. Notable works of Lorimer-Case included Pardee's Concord Square development, Pointe Del Mar project, and Pacific Scene's Summer Ridge. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

Archival research failed to identify any awards won for Lorimer-Case's design and planning of University Towne Square. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. Though the firm won awards for multiple developments in the San Diego area, University Towne Square was never recognized as a notable development by the firm and was neither the first nor the last of Lorimer-Case's multi-family communities.

Therefore, University Towne Square **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm L Lorimer-Case.

5 Recommendations and Findings

A total of 78 residential communities in the University CPA were subject to a reconnaissance-level survey and cursory background research as part of this survey report. Of the 78 communities surveyed, 14 were found to be Tier 1, 23 were found to be Tier 2, and 42 were found to be Tier 3. A discussion of findings and a detailed analysis is provided below with summary tables showing the community Map ID# from Figure 3, master-planned community name, eligibility recommendation, and reason for eligibility recommendation.

As a result of the survey, the 14 Tier 1 communities were found to merit future intensive-level survey and evaluation for potential historical significance: La Jolla Colony (Figure 3, Map ID#s 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65), University Hyde Park (Figure 3, Map ID #9), San Clemente Park Estates (Figure 3, Map ID #14), University City West A (Figure 3, Map ID #1A), and University City West B (Figure 3, Map ID #1B).

As previously discussed in Section 2, master-planned communities within the University CPA were largely developed between 1960 and 1990. Most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood development. Therefore, the communities were addressed from the perspective of a district as the property type rather than the individual, single-family residence, because in almost all cases tract style homes do not have the potential to rise to a level of individual significance under most designation criteria. The following sections address the potential eligibility of the districts under the NRHP/CRHR/City of San Diego criteria.

A note on terminology

Notable: Research revealed the master-planned communities created by these developers and architects were noted by peers and industry leaders for achievements and innovation.

Ubiquitous: Research revealed the master-planned communities created by these developers and architects may reflect the high productivity of these firms; however, their work was not noted for innovation or distinction. Their work appears to be standard and unremarkable in the field of master-planned communities.

5.1 Tier 1 Communities

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

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

As a result of the survey, 14 communities were found to merit future intensive-level survey and evaluation for potential historical significance: La Jolla Colony (Figure 3, Map ID #s 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65), University Hyde Park (Figure 3, Map ID #9), San Clemente Park Estates (Figure 3, Map ID #14), University City West A (Figure 3, Map ID #1A), and University City West B (Figure 3, Map ID #1B).

Table 29 lists master-planned communities recommended for additional study as possible districts.

Table 29. Tier 1 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Future Study
56, 57, 58, 59, 60, 61, 62, 63, 64, and 65	La Jolla Colony	Master-planned community with varied housing typologies, incorporation of greenspaces, installation of pedestrian pathways, and recreational features such as community swimming pools
9	University Hyde Park	Palmer & Krisel-designed single-family homes within one tract
14	San Clemente Park Estates	Palmer & Krisel-designed single-family homes within one tract
1A	University City West A	Palmer & Krisel-designed single-family homes within one tract
1B	University City West B	Palmer & Krisel-designed single-family homes within one tract

5.1.1 Tier 1 Communities Significance Findings

5.1.1.1 La Jolla Colony

The Bren Company’s La Jolla Colony (1985-1987) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for representing a master-planned community constructed in the late 1980s. The La Jolla Colony meets the definition of a district, as a distinguishable entity whose components lack individual distinction. La Jolla

Colony was developed in four major stages beginning in 1985 and finishing in 1987. The project was intended to house more than 10,000 people in 3,600 units on 222 acres in a combination of apartments, townhomes, multi-level condominiums, and single-family homes. La Jolla Colony, due to its size and master planning, displays a large footprint in the University CPA and houses more than 10,000 people in a range of residential types.

La Jolla Colony incorporates several aspects of the New Urbanism design movement, which gained popularity in the United States in the early 1980s. The community features a range of housing types, allowing for multiple price points and the option to own or rent, creating daily interactions for people of diverse ages, races, and incomes into daily interaction. La Jolla Colony's original occupants included families with children, married couples without children, college students, and single people who worked in the University CPA. The community's housing prices ranged based on the type, with single-family residences at the top of the cost scale and the i-level condominiums at the bottom of the cost scale. La Jolla Colony's individual neighborhoods lack distinction and do not represent the work of a master or possess high artistic value. Rather La Jolla Colony is a distinguishable entity when looked at as a district, which possesses a significant concentration of buildings linked as a master-planned community developed by the Bren Company. La Jolla Colony is an intact representation of the New Urbanism design movement in the University CPA, combining multiple housing types with communal recreation facilities and walkable retail space. Therefore, La Jolla Colony **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for representing a master-planned community constructed in the late 1980s, and as a distinguishable entity whose components lack individual distinction. Dan Saxon Palmer (1920-2007) and William Krisel (1924-2017)

Architects Dan Saxton Palmer (1920-2007) and William Krisel (1925-2017) worked with Peñasquitos Inc. in the early residential development period of University City. Palmer and Krisel are notable architects of affordable, Post-War tract developments throughout Southern California. Krisel is also recognized as a master architect in the City of San Diego. Throughout the course of the survey, it was discovered that the bulk of the buildings attributed to Palmer & Krisel was located in the University City West Neighborhood's Section A (Figure 3, Map ID#1A), Section B (Figure 3, Map ID#1B), San Clemente Park Estates (Figure 3, Map ID#14), and in the University Hyde Park neighborhood (Figure 3, Map ID#9). The survey also indicated that Palmer & Krisel's single-family home designs were distinguished by their Contemporary style of architecture, whereas the remaining homes in the neighborhoods followed Contemporary and Tract Ranch styles of architectural design. Therefore, it is recommended that any buildings known to be designed by Palmer & Krisel within these neighborhoods or any buildings designed in the Contemporary style of architecture within these two neighborhoods be studied further for potential architectural significance under NRHP/CRHR/City of San Diego HRB Criteria C/3/C.

5.2 Tier 2 Communities

The communities that are assigned a Tier 2 status for the purposes of this study are those that exceeded the requirements under Tier 3, but failed to rise to the level of significance required for additional study and intensive survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were oftentimes associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and was therefore found to be ineligible. Given the fact that these communities rose to the level of significance required under Tier 2, a detailed analysis is provided below to support the recommendations of ineligibility for these communities. A summary of these communities and the reason(s) for their assignment to Tier 2 can be found in Table 28 below. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

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

Table 28. Tier 2 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Exclusion from Future Study
2	Pennant Village	Lacks visual cohesion, unknown architect
8	University City Village	Ubiquitous multi- and single-family tract, unknown architect
3	University Village	Heavily altered, unknown architect, lacks visual cohesion
20	Genesee Highlands	Ubiquitous multi-family housing tract, unknown architect, lacks visual cohesion
21	SouthPointe	Ubiquitous multi-family housing tract, unknown architect
29	EastBluff	Ubiquitous multi-family housing tract, unknown architect
32	Vista La Jolla	Ubiquitous single-family tract, unknown architect
40	Vista La Jolla Townhomes	Ubiquitous multi-family housing tract, unknown architect
46	Canyon Ridge	Unknown architect, ubiquitous single-family housing tract
6	Flair	Ubiquitous single-family tract, unknown architect, heavily altered
12	The Bluffs	Ubiquitous single-family tract, unknown architect, heavily altered
13	University Park North	Lacks visual cohesion, ubiquitous single-family housing tract, unknown architect
66	Villas at University Park	Ubiquitous multi-family housing tract, unknown architect
35	Topeka Vale	Unknown architect, lacks visual cohesion
10	Fireside University City Homes	Unknown architect, lacks visual cohesion

Table 28. Tier 2 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Exclusion from Future Study
4	University Hills	Lacks visual cohesion, heavily altered, no awards or accolades
5	Panorama Park	No awards or accolades, no architectural merit, heavily altered
19	Woodlands North	Ubiquitous multi-family housing tract, no awards or accolades
23	Woodlands La Jolla	Ubiquitous multi-family housing tract, no awards or accolades
36	Woodlands South	Ubiquitous multi-family housing tract, no awards or accolades
37	Woodlands West I and II	Ubiquitous multi-family housing tract, no awards or accolades
47	Boardwalk	Ubiquitous multi-family housing tract, no awards or accolades
54	University Towne Square	Ubiquitous multi-family development

5.3 Tier 3 Communities

The communities that are assigned a Tier 3 status for the purposes of this study are those that failed to rise to the level of significance as a district required for additional study and intensive survey under Tiers 1 or 2. Archival research revealed minimal information and in some cases no information about builders, architects, or developers associated with the communities under this Tier. A reconnaissance-level survey was also conducted of all of these communities to determine the potential for architectural significance, but the communities under this Tier were found to be at least one of the following: altered, ubiquitous, or lacking architectural merit. It is also notable that most of the communities assigned to Tier 3 had multiple reasons for a recommendation of ineligibility. A summary of these communities and the reason(s) for their assignment to Tier 3 can be found in Table 27 below. The following is a comprehensive list of reasons why communities were assigned to Tier 3:

- The community lacked architectural merit
- The community lacked architectural cohesion
- The community represented ubiquitous housing forms that lacked distinction
- No innovative building techniques, materials, or construction methodologies were used within the community
- No notable developer was found through the course of archival research
- No architect was found through the course of archival research
- The community was heavily altered and no longer retained the requisite integrity required for significance
- No innovative design principles or planning methods were found within the community
- No evidence was found to suggest that the community was associated with broader patterns of development at the Local, State, or National level.

Table 27. Tier 3 Master-Planned Communities

Map ID#	Community	Reason(s) for Exclusion from Survey
11	Diamond Manor	Heavily altered tract housing with no notable developer
27	West Hills Homes	Heavily altered tract housing with no notable developer
49	Cambridge	Ubiquitous multi-family development and no notable developer
24	La Jolla Village Tennis Club	Ubiquitous multi-family development and no notable developer
78	Park Place	Ubiquitous multi-family development and no notable developer
38	La Jolla Park Villas	Ubiquitous multi-family development and no notable developer
42	La Jolla Village Park	Ubiquitous multi-family development and no notable developer
51	Villa Europa	Ubiquitous multi-family development and no notable developer
44	Villa Mallorca	Ubiquitous multi-family development and no notable developer
17	Genesee Vista	Ubiquitous multi-family development and no notable developer
30	Playmor Terrace West	Ubiquitous multi-family development and no notable developer
7	University City Manor	Heavily altered tract housing with no notable developer
45	La Jolla Terrace	Ubiquitous multi-family development and no notable developer
53	Regency Villas	Ubiquitous multi-family development
43	The Pines	Ubiquitous multi-family development and no notable developer
50	La Jolla City Club	Ubiquitous multi-family development and no notable developer
34	Playmor Terrace	Ubiquitous multi-family development and no notable developer

Table 27. Tier 3 Master-Planned Communities

Map ID#	Community	Reason(s) for Exclusion from Survey
52	La Jolla International Gardens	Ubiquitous multi-family development and no notable developer
68	La Jolla del Sol	Ubiquitous multi-family development and no notable developer
18	La Jolla Mesa	Ubiquitous multi-family development and no notable developer
15	La Jolla Vista	Ubiquitous multi-family development and no notable developer
31	Canyon Park Apartments	Ubiquitous multi-family development and unknown developer
25	Eastgate Village	Ubiquitous multi-family development and no notable developer
76	Devonshire Woods	Ubiquitous multi-family development and unknown developer
16	La Jolla Village Apartments	Ubiquitous multi-family development and unknown developer
22	Villa Tuscana	Ubiquitous multi-family development and unknown developer
69	Villa Vicenza	Ubiquitous multi-family development and unknown developer
48	La Jolla Gardens	Ubiquitous multi-family development and unknown developer
77	Pacific Regents	Single tower not a master plan and unknown developer
67	The Venetian	Ubiquitous multi-family development and unknown developer
26	La Jolla Terrace	Ubiquitous multi-family development and unknown developer
41	Dieguenos	Ubiquitous multi-family development and unknown developer
28	Pacific Gardens Apartments	Ubiquitous multi-family development and unknown developer
70	Cambridge Terrace	Ubiquitous multi-family development and unknown developer
33	Torrey Pines Village Apartments	Ubiquitous multi-family development and unknown developer
71	La Florentine	Ubiquitous multi-family development and minimal visibility
72	Avanti	Ubiquitous multi-family development and minimal visibility
73	Capri	Ubiquitous multi-family development and minimal visibility
74	Casabella	Ubiquitous multi-family development and minimal visibility
75	Lucera	Ubiquitous multi-family development and minimal visibility
39	The Park	Ubiquitous multi-family development and unknown developer
55	Star Village	Heavily altered tract housing with unknown developer

5.4 Additional Study Recommendations

The following are recommendations for the ongoing identification and evaluation of potential historic resources within the University CPA. The University CPA is a relatively new community within the City of Diego; its oldest development dates to the 1960s. Due to the relatively recent construction and the average age of buildings, the majority of built environment resources within the University CPA have not warranted evaluations as potential historic resources. Until these built environment resources reach a historic age, there are limited measures in place to assess the potential for adverse effects to potential historic resources in the University CPA. In an effort to minimize the potential loss of University's historic built environment, it is essential to identify and evaluate potentially eligible historic resources prior to changes that would cause a substantial loss of integrity.

The following recommendations are outlined in the order of priority:

Recommendation 1:

Continued research and observation of study list properties. These properties were identified during the course of research as potentially significant within the context of the history of the University CPA. As such, consideration should be made during planning decisions pertaining to properties identified on the study list throughout each of the established significance periods and themes in Section 3.

Recommendation 2:

Additional study and intensive level survey are recommended for properties that were designed by the master architectural firm Palmer & Krisel. Based on a visual inspection of the buildings within the University City West and University Hyde Park neighborhoods, it appears that 27 buildings can be attributed to the firm. Thirty other buildings were likely designed by the firm but cannot be fully confirmed without additional research. It is further recommended that any building designed by Palmer & Krisel be given special consideration during the planning process to avoid the loss of potentially significant resources.

Recommendation 3:

Additional study and research should be conducted to identify architects and builders within the University CPA. Further information should be gathered on each previously identified architect's body of work and how the buildings they designed within the CPA fit within that body of work. Additional research should be conducted during the planning process to determine if a building was designed by an architect and if that architect may be considered a master. During the planning process, buildings within the CPA identified as being architect-designed should be given further consideration during the planning process. For instance, the most significant residential architectural firm found through the course of archival research is Palmer & Krisel (as mentioned in Recommendation 2), but there is potential for other significant architects and builders to be identified during the course of additional property-specific research.

Recommendation 4:

Research conducted for the Historic Context Statement did not reveal that Asian and Pacific Islander community's presence and influence in University is a historically important theme to the development of the community. This was due to an insufficient passage of time that would provide an appropriate level of perspective. However, this should be re-evaluated, and it is recommended that a focused Historic Context Statement and Reconnaissance

Survey regarding the Asian and Pacific Islander community presence and influence in University be prepared in the future. These documents will aid in the determination of whether or not this is a significant theme in the development of the University CPA or the City of San Diego as a whole, and whether any potential resources may be eligible for designation as individual sites and/or contributors to a Historic District for an association with the Asian and Pacific Islander community.

Recommendation 5:

Additional study and research should be conducted for the master-planned community of Renaissance-La Jolla. Renaissance-La Jolla was not surveyed as part of this study because of its age: multiple portions of the development had a completion date after 1990. Portions of this neighborhood constructed post-1990 include the retail space Renaissance Towne Centre (1991), the Villas Apartment Homes (1993), Valentina (1994), Casabella (1995), Andria (1996), and Toscana (1997). For a master-planned community to be evaluated, it should be looked at as a whole, not in smaller portions. Renaissance-La Jolla was one of the United States' largest master-planned communities consisting solely of multi-family housing and, as such, has the potential to embody distinctive characteristics of a master-planned community containing residences, retail, and green space from the 1990s. Therefore, it is recommended that the Renaissance-La Jolla master-planned community be surveyed and evaluated in a future study.

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7 Appendix

A Residential Study List

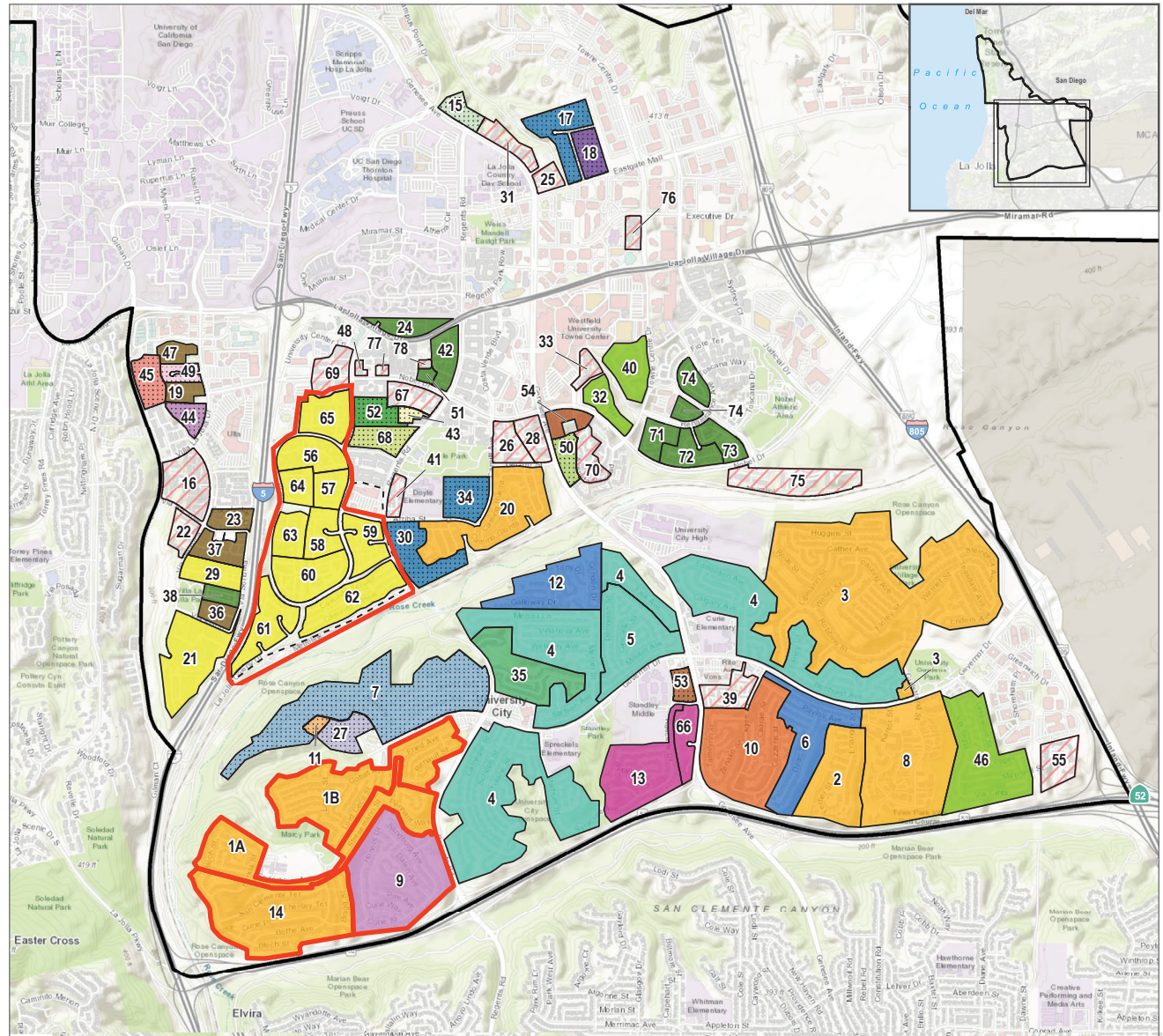
Master-Planned Community	Map ID #	Developer	Architect	Date of Construction	Associated Theme
University City West A	1A	Peñasquitos Inc. (Irvin J. Kahn)	Palmer & Krisel	1960	Residential Development (1960-1971)
University City West B	1B	Peñasquitos Inc. (Irvin J. Kahn)	Palmer & Krisel	1960	Residential Development (1960-1971)
University Hyde Park	9	Lear Land Corporation	Daniel Nick Salerno & Associates	1967	Residential Development (1960-1971)
San Clemente Park Estates	14	Peñasquitos Inc. (Irvin J. Kahn)	Hai C. Tan, AIA	1970	Residential Development (1960-1971)
La Jolla Colony	56, 57, 58, 59, 60, 61, 62, 63, 64, and 65	Bren Company	Unknown	1985-1987	Residential Development (1972-1990)

Address	Assessor's Parcel Number	Developer	Architect	Date of Construction	Style
5540 Sandburg Avenue	670-252-03-00	Peñasquitos Inc. (Irvin J. Kahn)	Palmer & Krisel	1963	Contemporary

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Master-Planned Communities

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| 1. University City West B (1960) | 40. Vista La Jolla Townhomes (1979) |
| University City West A (1960) | 41. Dieguenos (1979) |
| 2. Pennant Village (1961) | 42. La Jolla Village Park (1979) |
| 3. University Village (1961-1969) | 43. The Pines (1979) |
| 4. University Hills (1962-1971) | 44. Villa Mallorca (1980) |
| 5. Panorama Park (1962) | 45. La Jolla Terrace (1980) |
| 6. Flair (1963) | 46. Canyon Ridge (1980-1984) |
| 7. University City Manor (1964) | 47. Boardwalk (1981) |
| 8. University City Village (Leisure Life Village) (1965) | 48. La Jolla Gardens (1981) |
| 9. University Hyde Park (1967) | 49. Cambridge (1982) |
| 10. Fireside University City Homes (1967) | 50. La Jolla City Club (1982) |
| 11. Diamond Manor (1967-68) | 51. Villa Europa (1982) |
| 12. The Bluff (1968) | 52. La Jolla International Gardens (1982) |
| 13. University Park North (1968) | 53. Regency Villas (1983) |
| 14. San Clemente Park Estates (1970) | 54. University Towne Square (1985) |
| 15. La Jolla Vista (1971) | 55. Star Village (1985) |
| 16. La Jolla Village Apartments (1972) | 56. Verano (1985-1987) |
| 17. Genesee Vista (1973) | 57. Marbella (1985-1987) |
| 18. La Jolla Mesa (1974) | 58. Madrid (1985-1987) |
| 19. Woodlands North (1974) | 59. Las Palmas (1985-1987) |
| 20. Genesee Highlands (1974) | 60. Barcelona (1985-1987) |
| 21. SouthPointe (1974-1979) | 61. La Paz (1985-1987) |
| 22. Villa Tuscana (1975) | 62. Valencia (1985-1987) |
| 23. Woodlands La Jolla (1975) | 63. Avanan La Jolla Apartments (1985-1987) |
| 24. La Jolla Village Tennis Club (1976) | 64. Avalon La Jolla Colony (1985-1987) |
| 25. La Jolla Canyon (1976) | 65. Mirada at La Jolla Colony (1985-1987) |
| 26. La Jolla Terrace (1976) | 66. Villas at University Park (1987) |
| 27. West Hills Homes (1976) | 67. The Venetian (1987) |
| 28. Pacific Gardens Apartments (1976) | 68. La Jolla del Sol (1987) |
| 29. EastBluff (1977) | 69. Villa Vicenza (1988) |
| 30. Playmor Terrace West (1977) | 70. Cambridge Terrace (1989) |
| 31. Canyon Park Apartments (1977) | 71. La Florentine (1990) |
| 32. Vista La Jolla (1977) | 72. Avanti (1990) |
| 33. Torrey Pines Village Apartments (1978) | 73. Capri (1990) |
| 34. Playmor Terrace (1978) | 74. Casabella (1990) |
| 35. Topeka Vale (1978) | 74. Casabella (1990) |
| 36. Woodlands South (1978) | 75. Lucera (1990) |
| 37. Woodlands West I and II (1978) | 76. Devonshire Woods (1990) |
| 38. La Jolla Park Villas (1978) | 77. Pacific Regents (1990) |
| 39. The Park (1978) | 78. Park Place (1990) |



SOURCE: Esri, HERE, Garmin; SANGIS 2019




University Community Plan Area Master-Planned Communities
Tier 1 Communities Recommended for Additional Study

University Community Plan Update

Historic Preservation





Historic Preservation is guided by the General Plan for the preservation, protection, restoration, and rehabilitation of historical and cultural resources throughout the City. This element is based upon review of issues and trends facing the University community and provides corresponding strategies to implement community historic preservation goals. By tracing and preserving its past, the community can gain a clear sense of the process by which it achieved its present form and substance, and develop strategies to appreciate local history and culture, enhance the quality of the built environment, and contribute to economic vitality through historic preservation.

This element provides a summary of the prehistory and history of the community and establishes policies to support the identification and preservation of its historical, archaeological, and tribal cultural resources. More detailed historical narratives are provided within a Historic Context Statement, Historical Resource Reconnaissance Survey and a Cultural Resources Report, which were prepared to assist property owners, developers, consultants, community members, and City staff in the identification and preservation of historical, archaeological, and tribal cultural resources within the University Community Plan area.

This community plan envisions a quality built and natural environment enriched by the identification and preservation of significant historical resources within the community. It is also the intent of this element to improve the quality of the built environment, encourage the appreciation for the City's history and culture, maintain the character and identity of the community, and contribute to the City's economic vitality through historic preservation.

GOALS

- ❑ Identification and preservation of significant historical resources in the University community.
- ❑ Provision of educational opportunities and incentives related to historical resources.

Pre-Historic and Historic Context

The community's formative development history is encapsulated by a series of development periods and themes including association with San Diego's pueblo lands, the military, notable institutions, and a suburban residential and business expansion boom.

Tribal Cultural History (Pre-European Contact)

There are several prehistoric periods from circa 8,600 years Before Present that archaeologists believe reflect human occupation within San Diego County, and, an ethnohistoric period of events, traditional cultural practices and spiritual beliefs of Native American groups recorded from the post-European contact era. Two Native American groups are described from the ethnohistoric period as inhabiting San Diego County: the Luiseño and the Kumeyaay. The University community is located within the traditional and unceded territory of the Kumeyaay.

The Yuman-speaking Kumeyaay traditionally were organized into bands and lived in semi-sedentary, politically autonomous villages often near river valleys and along the shoreline of coastal estuaries in southern San Diego and southwestern Imperial counties, and northern Baja California, Mexico. Houses were made with tule of California bulrush. Subsistence cycles were seasonal and generally focused on an east-west or coast-to-desert route based around the availability of vegetal foods, while hunting and shellfish harvesting added a secondary food source to gathering practices. Prior to Spanish colonization in the 1700s, Native American aboriginal lifeways continued to exist, and archaeological records show that the planning area would have been used for procurement of natural plant and animal resources. The canyons and drainages would have provided sources of fresh water and travel routes between inland and coastal settlements. The Village of Ystagua was located in the area during the prehistoric and ethnohistoric periods (part of the village is a designated historic resource located near the community's eastern boundary in Sorrento Valley). The village was home of the Captain (Kwaaypaay) band and was an important center for trade and interaction throughout the region. The Kumeyaay are the Most Likely Descendants of all Native American human remains found in the City of San Diego.



Kumeyaay woman in San Diego County. Edward Curtis Collection, Library of Congress.

Early Development Period (1822-1940)

The division of land, creation of plans and associated settlements in San Diego began with the establishment of the Franciscan mission and the Spanish Presidio of San Diego in 1769 – the first in Alta California. The mission, the presidio (fort) along with the pueblo (town) encompassed the three major institutions used by Spain to extend its borders and consolidate its colonial territories. In 1833, when San Diego was then part of the Mexican Republic after Mexico's independence from Spain, the Mexican government began secularization of the Spanish missions and disposition of church lands. This redistribution of land also resulted in the creation of a civilian pueblo in San Diego. The Pueblo Lands of San Diego were divided into 1,350 parcels, ranging in size from ten-acre parcels near Old Town to 160-acre parcels further from town. Pueblo lands were surveyed in 1845 which aided securing the City of San Diego's pueblo land grants (the largest in California) after U.S. statehood. By 1890, 83 percent of San Diego's pueblo lands were privately held, leaving approximately 8,000 acres to the City. Over the next nine decades, the City-owned pueblo lands would continue to be sold, and by 1977, the remaining pueblo lands held by the City were approximately 300 acres. The University community has a longstanding history with pueblo land dispositions including those to create Torrey Pines State Natural Reserve, Camp Matthews, UCSD, and the General Atomics laboratory.



Torrey Pines Reserve in 1905. San Diego History Center.



Torrey Pines Lodge, 1925. San Diego Natural History Museum.



Scripps Institution of Oceanography with pier, 1925. UC San Diego Special Collections.

Torrey Pines State Natural Reserve (1890-1930)

The Torrey pine (*Pinus torreyana*) is a rare, locally endemic plant species. Threats to these trees were recognized in the 1890's when local botanist Belle Angier surveyed the area and warned that the continued removal of these trees for livestock grazing would lead to their eventual extinction in San Diego. This warning made its way to local politician George Marston, naturalist Daniel Cleveland, and members of the San Diego Society of Natural History who urged the City Council to create a nature reserve within the City's pueblo lands. On August 8, 1899, the City set aside 369 acres as a "free and public park." In 1912, well-known San Diego philanthropist Ellen Browning Scripps purchased the private lots surrounding the park in trust for the people of San Diego, adding the areas known as North Grove and the San Dieguito River Estuary to the park.

However, woodcutting remained a persistent threat to the trees with campers and picnickers using Torrey pines for firewood. In 1916, naturalist Guy L. Fleming estimated that there were only 200 trees left and suggested the area should become a national park. In 1921, Scripps appointed Fleming as the park's first custodian and hired master architects Richard S. Requa and Herbert L. Jackson to build a Pueblo Revival-style lodge which is also a designated historic resource (Torrey Pines Lodge). Scripps also retained prominent Los Angeles landscape architect Ralph D. Cornell to develop a management plan for the park. By 1924, the City transferred most of its property to State Parks, including sea cliffs, canyons, mesas, a salt marsh, and several miles of beachfront increasing the park's size to nearly 1,000 acres. An area within the Reserve is designated as a historic site for its association with the Torrey pine (HRB# 10).

Scripps Institution for Biological Research (1903-1925)

Although located in La Jolla, development of the Scripps Institution for Biological Research was instrumental in the early development of the University community because of its later association with the UC San Diego as the Scripps Institution of Oceanography. In 1903, members of the Scripps family and other community leaders founded the Marine Biological Association of San Diego as part the vision of William E. Ritter, a UC Berkeley zoologist, for a marine biology laboratory in San Diego. In 1912, the Regents of the University of California acquired the laboratory. In the late 1950s, when the Regents decided to locate a campus in the region, Scripps Institution of Oceanography would form the nucleus of the new campus. Scripps remains one of the oldest centers for academic ocean and earth science research in the United States and present-day research investigates nearly every facet of the natural world.

Military Development Period (1941-1962)

After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps armed forces service branches. The military's presence in the University community began with the lease of 363 acres of land by the Marine Corps from the City in 1917 for use as a marksmanship training facility for recruits at Marine Corps Recruit Depot San Diego. In 1937, the U.S. government terminated the lease and acquired 544 acres of land in fee from the City. After the attack on Pearl Harbor and the entry of the United States into World War II, use of the facility grew significantly, putting 9,000 Marine Corps recruits through marksmanship training every three weeks. The base received its official name as Camp Calvin B. Matthews on March 23, 1942. Throughout WWII and the Korean War, the range continued its use as a training facility. After concerns expressed from the nearby community of La Jolla over proximity of a military rifle range, passage of a congressional bill in 1959 would transfer Camp Matthews to the University of California for its new San Diego campus.

Camp Callan was a United States Army anti-aircraft artillery replacement training center that was operational during World War II and located west of Camp Matthews in the present-day vicinity of Genesee Avenue and North Torrey Pines Road. The base opened in January 1941 as a Coast Artillery Corps training center for new inductees. Throughout World War II, approximately 15,000 men went through a 13-week training cycle on how to fire long-range weapons in the event of a naval attack on the U.S. west coast. Relocation of the training program to Fort Bliss, Texas in 1944 resulted in the declaration of Camp Callan as surplus in November 1945. Most of the 297 buildings located on the site were sold to the City of San Diego, who then resold the materials to veterans and other citizens at reasonable prices in an effort to address building supply and housing shortages in the Post-War period.

Another significant military base in the area is Marine Corps Air Station (MCAS) Miramar, located east of the University CPA between the I-805 and I-15 freeways. Beginning in 1917 as Camp Kearney, the military base served varying operational functions for both the Navy and Marine Corps at various times over its history. In 1943, construction of the Camp Kearney's training facilities was nearly complete and a year later work ended on two new concrete runways and taxiways, beginning military aviation use of the base. The Vietnam War solidified the base's importance, particularly in the field of aviation, and by 1968 the Miramar base had become the busiest military airfield in the United States.



View of various Camp Matthews buildings and Matthews Campus Quonset Huts. UC San Diego Special Collections.



View of Camp Callan Dormitories. Pomona Public Library.

Development Boom Period (1956-1971)

California experienced a period of population growth following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in large demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Government programs were established to assist working class families and veterans to purchase a house and to expand regional highways. Developers started to hire architects not to design a single home, but rather a set of stock plans, resulting in new communities of hundreds of nearly identical homes. These tract communities displayed common elements in planning and design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting. This type of development dominated the architectural landscape throughout the United States in the second half of the twentieth century and San Diego's development rapidly spread outward during this period.

Another significant influence on the community's development during this time was the expansion of the state university systems and often interdependent scientific research institutions. The General Atomic division of the General Dynamics Corporation completed a facility for research and development of nuclear technologies in 1959 on a site acquired from the City of San Diego in the area that became known as Torrey Pines Mesa. The opening of the laboratory set the groundwork for Torrey Pines Mesa to be a center for industrial, medical, and scientific uses.

During this period, the Salk Institute for Biological Studies also began development on 27 acres of pueblo land obtained from the City of San Diego. The institute was founded in 1960 by Jonas Salk the developer of the first polio vaccine as a not-for-profit scientific research institution funded by a grant from the National Science Foundation and support from the March of Dimes charitable foundation. Research at the Salk Institute encompasses multiple areas within the life sciences. Jonas Salk commissioned the architectural firm of Louis Kahn to "create a facility worthy of a visit by Picasso." The building is designated as a historic resource (HRB#304) and is located at 10010 North Torrey Pines Road.

The development of UC San Diego had a large influence on the planning and development of the community. In 1958, a resolution of the UC Regents identified need for a land use study to evaluate housing needs and opportunities for their proposed campus and in 1959 the City of San Diego initiated the University Community Study to plan for the location of residential and commercial development within an area surrounding the former Camp Matthews. The Study intended for students and faculty to be accommodated within the community and recommended a range of housing types with higher density housing located near the future campus and family housing in the southern and eastern portions of the community.

The UC Regents and the City of San Diego both envisioned creation of a "great" university in the region. The citizens of San Diego provided land for the new campus through a City Council gift of 63-acres of city-owned land and a public vote to transfer 450 acres of pueblo lands to the UC Regents. The federal government also transferred 436 acres of the former Camp Matthews. Throughout the 1960s the university's departments, enrollment, faculty, and buildings continued to expand. The campus master plan identified several smaller colleges each with a specialized curriculum and building plan clustered within the larger university. The University's Central Library designed by William L. Pereira and Associates opened in 1971 and served as the campus focal point as well as a recognizable symbol of the university.



Aerial view of General Atomic Headquarters building, 1967. City of San Diego.



Looking north from UCSD John Muir College across former Camp Callan buildings to the Salk Institute, 1964. UC San Diego Special Collections.



UCSD Mayer Hall and Breezeway with Camp Matthews in background, facing east, 1964. UC San Diego Special Collections.

During this period, property investors and developers focused on the portion of the community south of Rose Canyon for development of suburban tract housing based upon the University Community Study's proposed 15,000 single-family units. Early developers included Irvin Kahn and Carlos Tavares, who were also associated with the development of nearby Clairemont. By September 1960, grading, roadwork, and the installation of utilities was underway in the first 600-acre section of the new community named University City. Homes featured a mix of traditional and modern designs. UCSD, as well as nearby employers within Torrey Pines Mesa and Sorrento Valley drew residents to the area.

Community Expansion and Continued Development Period (1972-1990)

The Community Plans of 1959 and 1971 supported future development of UCSD and envisioned a "college town" atmosphere surrounding the university including provision for higher density housing. Completion of the I-805 freeway in the early 1970's and development of the 108-acre University Town Centre (UTC) shopping center in 1977 by Ernest W. Hahn further increased the prominence of the community within the region. The addition of office buildings and attached housing surrounding UTC in the 1980's created an "urban node" outside of the downtown core and the life science industry continued to expand within Torrey Pines Mesa. By 1990, the university connection, while still important, become one of several unfolding development aspects within the community.

University City Aerial looking South, 1960. San Diego History Center.



Resource Preservation

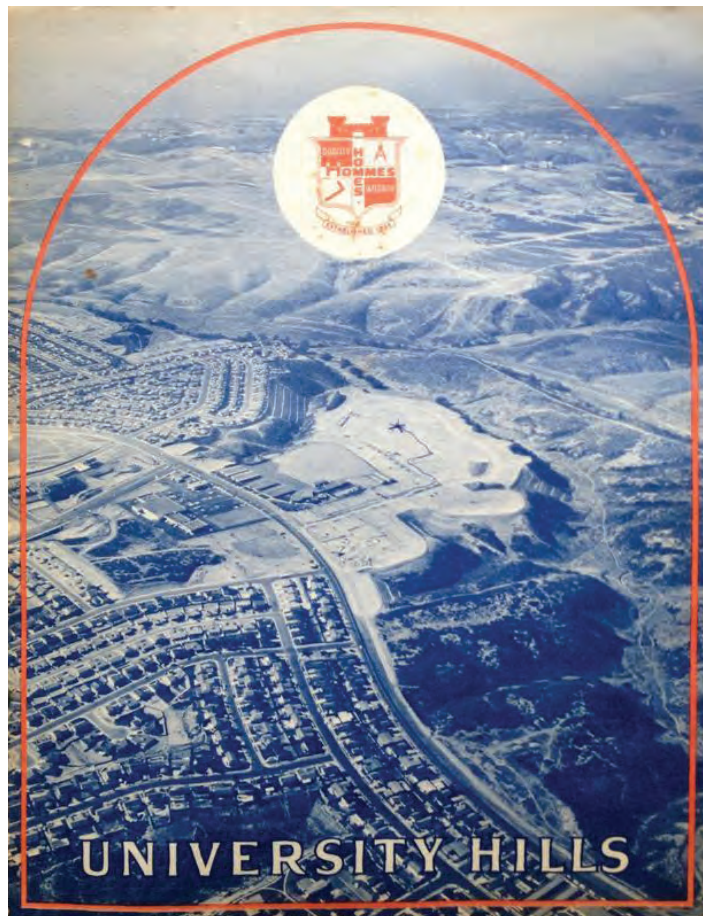
A Historic Context Statement and Reconnaissance Survey were prepared in conjunction with this Community Plan and a Cultural Resources Report is being prepared. The Cultural Resources Report will describe the tribal cultural history (pre-contact/protohistoric and pre-history) in the San Diego region, identify significant archaeological resources at a broad level, guide the identification of possible new resources, and include recommendations for proper treatment. The Historic Context Statement provides information regarding the significant historical themes in the development of the University community and the property types associated with those themes. The Historic Context Statement will aid City staff, property owners, developers, and community members in the future identification, evaluation, and preservation of significant historical resources in the community. The Historic Resource Reconnaissance Survey evaluated master planned residential communities within the planning area to determine which ones merited further historical evaluation and which ones appear ineligible for historic designation. These documents have been used to inform the policies and recommendations of the Community Plan and the associated environmental analysis.

The Historic Resource Reconnaissance Survey evaluated seventy-eight residential communities representative of common tract style housing with repetitive house models and other features indicative of a master development plan. The survey addressed these communities from a district perspective rather than as individual properties because tract style homes typically do not have the ability to rise to a level of individual significance under most designation criteria. The survey identified five residential master planned communities (Tier 1) that warrant further evaluation to determine whether they are eligible for historic designation. Four of the master planned communities represent the work of notable architects Dan Saxon Palmer and William Krisel, and the fifth, La Jolla Colony comprised of 10 individual neighborhoods, represents a master-planned community constructed in the late 1980s utilizing aspects of the New Urbanism design movement with varied housing typologies, incorporation of greenspaces, pedestrian pathways, and other recreational features. The survey found the remaining residential master planned communities ineligible for historic district designation.

In addition to the three resources listed above, the community contained two other designated historic resource at the time of this community plan's adoption – the Torrey Pines Gliderport site within Torrey Pines City Park (HRB# 315) and the Guy and Margaret Fleming House.



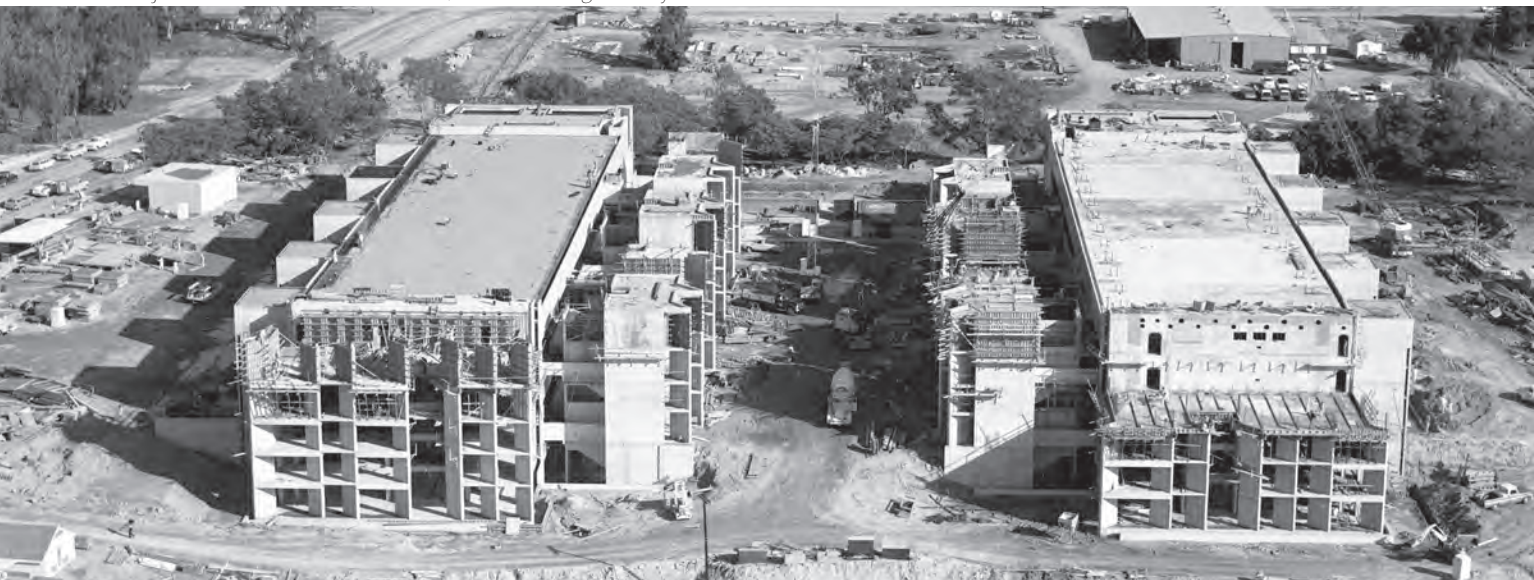
William Krisel Model Home at University City, 1960. San Diego History Center.



University Hills Brochure. University City Community Association (UCCA).

Table 6: Plan Policies	
6.0 Historic Preservation Policies	
6.1 Native American Consultation	
A	Conduct project-specific Native American consultation early in the discretionary development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
6.1 Cultural Investigations	
A	Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.
6.2 Mitigation	
A	Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development, including measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.
6.3 Significant Properties	
A	Consider eligible sites for listing on the City's Historical Resources Register, any significant archaeological or Native American cultural sites that may be identified as part of future development within the community, and refer sites to the Historical Resources Board for designation as appropriate. Consideration should be given to any sites identified by a future Cultural Resources Report as having been previously evaluated as eligible for listing.
B	Identify and evaluate properties within the University community for potential historic significance, and refer properties found to be potentially eligible to the Historical Resources Board for designation, as appropriate. Consideration should be given to the properties identified in the Study List contained in the University Community Planning Area Historic Context Statement and Survey.
C	Complete a Reconnaissance Survey of the un-surveyed portions of the community based upon the University Community Plan Area Historic Context Statement to assist in the identification of potential historic resources, including districts and individually eligible resources.
D	Complete an intensive-level survey and evaluation for potential historical significance of the Tier 1 Communities identified by the University Community Plan Area Focused Reconnaissance Survey.
E	Implement an exemption for the residential Tier 2 and 3 Communities identified by the Focused Reconnaissance Survey from the requirement for a site-specific survey for identification of a potential historical building or historical structure under San Diego Municipal Code Section 143.0212. An exemption is warranted due to their low sensitivity.
F	Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the life science industry in San Diego.
G	Promote opportunities for education and interpretation of the community's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art. Encourage the inclusion of both extant and non-extant resources.

View of Salk Institute under construction, 1964. San Diego History Center





San Diego Municipal Code

Land Development Code

**DRAFT AMENDMENTS TO
THE HISTORICAL RESOURCES GUIDELINES
OF THE LAND DEVELOPMENT MANUAL**

**University Community Plan Update
July 2023**

Historical Resources Guidelines

Adopted September 28, 1999

Amended June 6, 2000 by Resolution No. R-293254-3

Amended April 30, 2001 by City Manager Document No. C-10912

Amended December 14, 2022 by Resolution No. R-314480

This information, document, or portions thereof, will be made available in alternative formats upon request.

**DRAFT AMENDMENTS TO
THE HISTORICAL RESOURCES GUIDELINES
OF THE LAND DEVELOPMENT MANUAL**

Plain text is existing text to remain that is provided for context. Text shown in double-underline (double-underline) is proposed to be added.

**Section I
INTRODUCTION**

[No change in text]

**Section II
DEVELOPMENT REVIEW PROCESS**

[No change in text]

The Historical Resources Board may exempt areas from the requirement for a site specific survey for the identification of a potential historical building or historical structure. The exempted areas shall be listed in Appendix G, “Geographic Areas Exempted From Review Under SDMC Section 143.0212.”

**Section III
METHODS**

[No change in text]

Appendices

E-F [No Change]

**APPENDIX G
GEOGRAPHIC AREAS EXEMPTED FROM REVIEW UNDER
SDMC SECTION 143.0212**

The following geographic areas have been identified by the Historical Resources Board and exempted from the requirement to obtain a site-specific survey for the identification of a potential historical building or historical structure under SDMC 143.0212. Additional areas identified by the Historical Resources Board may be added in the future.

A. Mira Mesa Community Plan Area Focused Reconnaissance Survey

[No change in text.]

B. University Community Plan Area Focused Reconnaissance Survey

The University Community Plan Area Focused Reconnaissance Survey (University Survey) was prepared

in 2022 in association with the comprehensive Community Plan Update (CPU) to the University Community Plan. Utilizing the University Community Plan Area Historic Context Statement (University Context Statement) to inform the work, the University Survey evaluated the 78 master-planned residential communities within the boundary of the CPU.

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

For the purposes of this survey, a three-tier system was established to evaluate the potential eligibility of University’s master-planned communities:

- Tier 1: are those master-planned communities that were flagged for additional study.
- Tier 2: are those master-planned communities that failed to rise to the level of significance required for additional study and survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.
- Tier 3: are those master-planned that failed to rise to the level of significance required for additional study and survey required for Tiers 1 and 2. While it was found during the course of the survey and the archival research efforts that these communities were associated with a known developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.

The University Survey identified 5 master-planned communities in Tier 1 (including La Jolla Colony which contains 10 communities within a single unifying master plan), 23 master-planned communities in Tier 2, and 42 master-planned communities in Tier 3. Based upon the methods and findings of the University Survey, the 65 master-planned communities identified as Tiers 2 and 3 do not appear to meet the criteria for listing on the local, state, or national registers and are therefore exempted from review under SDMC Section 143.0212.

The Tier 2 and 3 communities are listed in Table 1 below. The “Map ID #” listed in Table 1 corresponds to the Map of University Community Plan Area Master-Planned Communities Developed Between 1960-1990 provided in Figure 1. The boundary of each Tier 2 and 3 master-planned community will be mapped for use by the Development Services Department and public.

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>2</u>	<u>Pennant Village</u>	<u>Lacks visual cohesion, unknown architect</u>
<u>3</u>	<u>University Village</u>	<u>Heavily altered, unknown architect, lacks visual cohesion</u>

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>4</u>	<u>University Hills</u>	<u>Lacks visual cohesion, heavily altered, no awards or accolades</u>
<u>5</u>	<u>Panorama Park</u>	<u>No awards or accolades, no architectural merit, heavily altered</u>
<u>6</u>	<u>Flair</u>	<u>Ubiquitous single-family tract, unknown architect, heavily altered</u>
<u>7</u>	<u>University City Manor</u>	<u>Heavily altered tract housing with no notable developer</u>
<u>8</u>	<u>University City Village</u>	<u>Ubiquitous multi- and single-family tract, unknown architect</u>
<u>10</u>	<u>Fireside University City Homes</u>	<u>Unknown architect, lacks visual cohesion</u>
<u>11</u>	<u>Diamond Manor</u>	<u>Heavily altered tract housing with no notable developer</u>
<u>12</u>	<u>The Bluffs</u>	<u>Ubiquitous single-family tract, unknown architect, heavily altered</u>
<u>13</u>	<u>University Park North</u>	<u>Lacks visual cohesion, ubiquitous single-family housing tract, unknown architect</u>
<u>15</u>	<u>La Jolla Vista</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>16</u>	<u>La Jolla Village Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>17</u>	<u>Genesee Vista</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>18</u>	<u>La Jolla Mesa</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>19</u>	<u>Woodlands North</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>20</u>	<u>Genesee Highlands</u>	<u>Ubiquitous multi-family housing tract, unknown architect, lacks visual cohesion</u>
<u>21</u>	<u>SouthPointe</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>22</u>	<u>Villa Tuscana</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>23</u>	<u>Woodlands La Jolla</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>24</u>	<u>La Jolla Village Tennis Club</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>25</u>	<u>Eastgate Village</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>26</u>	<u>La Jolla Terrace</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>27</u>	<u>West Hills Homes</u>	<u>Heavily altered tract housing with no notable developer</u>
<u>28</u>	<u>Pacific Gardens Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>29</u>	<u>EastBluff</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>30</u>	<u>Playmor Terrace West</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>31</u>	<u>Canyon Park Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>32</u>	<u>Vista La Jolla</u>	<u>Ubiquitous single-family tract, unknown architect</u>
<u>33</u>	<u>Torrey Pines Village Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>34</u>	<u>Playmor Terrace</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>35</u>	<u>Topeka Vale</u>	<u>Unknown architect, lacks visual cohesion</u>
<u>36</u>	<u>Woodlands South</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>37</u>	<u>Woodlands West I and II</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>38</u>	<u>La Jolla Park Villas</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>39</u>	<u>The Park</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>40</u>	<u>Vista La Jolla Townhomes</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>41</u>	<u>Dieguenos</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>42</u>	<u>La Jolla Village Park</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>43</u>	<u>The Pines</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>44</u>	<u>Villa Mallorca</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>45</u>	<u>La Jolla Terrace</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>46</u>	<u>Canyon Ridge</u>	<u>Unknown architect, ubiquitous single-family housing tract</u>
<u>47</u>	<u>Boardwalk</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>48</u>	<u>La Jolla Gardens</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>49</u>	<u>Cambridge</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>50</u>	<u>La Jolla City Club</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>51</u>	<u>Villa Europa</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>52</u>	<u>La Jolla International Gardens</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>53</u>	<u>Regency Villas</u>	<u>Ubiquitous multi-family development</u>
<u>54</u>	<u>University Towne Square</u>	<u>Ubiquitous multi-family development</u>
<u>55</u>	<u>Star Village</u>	<u>Heavily altered tract housing with unknown developer</u>
<u>66</u>	<u>Villas at University Park</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>67</u>	<u>The Venetian</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>68</u>	<u>La Jolla del Sol</u>	<u>Ubiquitous multi-family development and no notable developer</u>

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>69</u>	<u>Villa Vicenza</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>70</u>	<u>Cambridge Terrace</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>71</u>	<u>La Florentine</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>72</u>	<u>Avanti</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>73</u>	<u>Capri</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>74</u>	<u>Casabella</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>75</u>	<u>Lucera</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>76</u>	<u>Devonshire Woods</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>77</u>	<u>Pacific Regents</u>	<u>Single tower not a master plan and unknown developer</u>
<u>78</u>	<u>Park Place</u>	<u>Ubiquitous multi-family development and no notable developer</u>

