APPENDIX E.
CULTURAL RESOURCES IDENTIFICATION REPORT

Michael Baker
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CULTURAL RESOURCES IDENTIFICATION REPORT

ARE Science Village

City of San Diego, California

April 2022

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Cultural Resources Identification Report

ARE Science Village

City of San Diego, California

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April 2022

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INTRODUCTION

In support of the Science Village redevelopment project located at 9363, 9373, and 9393 Towne Centre Drive (APNs 345-200-04 and -05, respectively) (project), Michael Baker International staff completed a South Coastal Information Center (SCIC) records search, historical map review, and literature review in accordance with the California Environmental Quality Act (CEQA). Methods, results, and recommendations are summarized below; exhibits are provided in **Attachment 1**.

PROJECT DESCRIPTION

PROPOSED PROJECT

Alexandria Real Estate Equities (applicant) proposes to redevelop an existing commercial site in the community of La Jolla, located in the City of San Diego, California. The proposed project consists of two primary components: (1) demolition of the existing on-site buildings totaling approximately 138,400 square feet (sq. ft.) and (2) redevelopment of the site with approximately 369,878 sq. ft. of mixed-use research, retail, and office uses across two buildings. The project would consist of approximately 310,416 sq. ft. of scientific research and development (R&D) uses and 59,462 sq. ft. are planned as accessory/amenity space. The accessory/amenity space is expected to consist of a 7,655 sq. ft. market, 563 sq. ft. food and beverage space, 23,397 sq. ft. fitness center, and 27,847 sq. ft. conference space(s). Additionally, three levels of subterranean with approximately 938 parking spaces are proposed. Consistent with the current University Community Plan, accessory and amenity spaces would be provided on-site within the principal buildings (non-freestanding) and the uses are planned to be oriented towards the interior of the project.

TABLE 1. BUILDING USE SUMMARY

Use by Building	Square Footage of Proposed Use
Existing Buildings (to be Demolished)	
Scientific Research and Development	138,400
Total	**138,400**
Proposed Buildings	
Scientific Research and Development	310,416
Secondary Uses	
Food and Beverage	*563*
Retail/Market	*7,655*
Fitness Center	*23,397*
Conference Space	*27,847*
Subtotal	59,462
Total	**369,878**

Discretionary actions associated with the project include a Specific Plan Amendment (SPA) to the Nexus Technology Centre Specific Plan, Planned Development Permit (PDP), a Rezone, and a Community Plan Amendment (CPA). If approved, these entitlements would allow for the proposed redevelopment of the project site.

CONSTRUCTION

Schedule

Construction of the project is anticipated to occur over an approximate 47-month timeframe (approximately 4 years) from the onset of demolition through final construction. It is anticipated that the work would be completed in 8- or 10-hour shifts, with a total of five shifts per week (Monday-Friday). Overtime and weekend work would occur as necessary to meet scheduled milestones or accelerate the schedule and would comply with all applicable City ordinances.

Demolition

Demolition of the three existing buildings on-site is anticipated to take approximately 5 months. Demolition would be accomplished with cranes, dozers, and other heavy equipment. Waste materials would be uploaded onto large trucks using small cranes, forklifts, and other construction equipment as needed. Demolition equipment would be delivered to the site on low-bed trucks unless the equipment can be driven to the site (e.g., on boom trucks).

Construction and Grading

As the subject site is fairly level, project grading is expected to be minor; no mass grading is required or proposed. It is anticipated that necessary earthwork would require a total cut of approximately 315,000 cubic yards (c.y.), mainly to accommodate the three levels of subterranean parking, and a total fill of approximately 100 c.y. Therefore, approximately 314,900 c.y. of soil would be exported off-site and disposed of at a licensed facility. Grading would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment. Building materials would be off-loaded and installed using small cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small to medium-sized construction equipment as needed. Construction equipment would be delivered to the site on low-bed trucks unless the equipment can be driven to the site (e.g., on boom trucks). Existing on-site vegetation would be removed where necessary to allow for construction of the proposed development.

CULTURAL RESOURCES IDENTIFICATION METHODS

The results of the SCIC records search and background research are described below.

SOUTH COASTAL INFORMATION CENTER

SCIC staff conducted a records search on August 29, 2019. The SCIC, as part of the California Historical Resources Information System, California State University, San Diego, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for San Diego County. As part of the records search, the following federal and California inventories were reviewed:

- California Inventory of Historic Resources (OHP 1976).
- California Points of Historical Interest (OHP 1992 and updates).
- California Historical Landmarks (OHP 1996).
- Directory of Properties in the Historic Property Data File (HPDF) (OHP 2012). The directory includes the listings of the National Register of Historic Places (National Register), National Historic Landmarks, California Register of Historical Resources (California Register), California Historical Landmarks, and California Points of Historical Interest.

Results

No resources were identified within the project area; three resources were identified within the quarter-mile search radius. A brief description of each follows:

- **P-37-008801/CA-SDI-008801**

  This site was recorded in 1981 as containing midden soils as well as a lithic scatter of San Dieguito II-III culture phase and possible later materials including flakes, debitage, cores, two San Dieguito mini core scrapers, and one San Dieguito double convergent scraper. The site was bisected by a paved road. No excavation had been completed at the site. Since that time, the site has been graded and developed (Day and Jacques 1981a).

- **P-37-008802/CA-SDI-008802**

  This site was first recorded in 1981 as a pot drop containing seven brown ware potsherds and one hammer-pounder fragment. The site was disturbed by erosion. In 1987, the site was again recorded and described as intensely disturbed by adjacent construction, brushing, and partial grading. Because of the potential for further disturbance, all surface artifacts were mapped and collected: two flakes, two core fragments, and possible scraper with no subsurface deposit noted. The site was described as not significant due to poor integrity and the limited quantity of surface artifacts. By 1995, the site had been graded and developed (Gallegos, Phillips, and Kyle 1995).

- **P-37-008808/CA-SDI-008808**

  This isolated meta-volcanic debitage with no cortex resource was recorded in 1967 along a graded dirt road and has since been destroyed by road construction (Day and Jacques 1981b).

Three cultural resources studies have been completed in the project area; 19 have been completed within the quarter-mile search radius, as identified below. No resources were recorded as part of these studies within the project area.

TABLE 2. CULTURAL RESOURCE STUDIES COMPLETED IN THE PROJECT AREA

Authors	Year	Title	Within Project Site?	Resources Identified within Project Site?
Smith, Brian F.	1990	Phase I Constraints Analysis Results of an Initial Cultural Resources Survey of the Nobel Drive/I-805 Interchange and Extension Project	No	No
Smith, Brian F.	1991a	An Archaeological Survey Report for The Proposed Nobel Drive / I-805 Inter-Change and Extension Project	Yes	No
Smith, Brian F. and Johnna Buysse	1992	Appendices, Draft Environmental Impact Report for The Rose Canyon Trunk Sewer - Volume II Appendix F	No	No
Alter, Ruth and Mary Robbins-Wade	1992	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	No	No
Alter, Ruth	1999	Results of The Historic Building Assessment For 1128 Oliver Avenue, San Diego, California	No	No
Gallegos, Dennis, Andrew Pigniolo, and Richard Carrico	1987	Cultural Resource Survey of The Nexus I-805 Project, San Diego, California	No	No
Smith, Brian	1991b	An Archaeological Survey Report for The Proposed Nobel Drive/Interstate 805 Interchange and Interchange and Extension Project	No	No
Carrico, Richard	1995	Historic Property Survey Report for The Bonita Road Bridge Replacement Project County of San Diego, Ca	Yes	No
Smith, Brian	1994	Historic Property Survey Report for The Nobel Drive/Interstate 805 Extension and Improvement Project	No	No
Affinis and Mary Robbins-Wade	2000	La Jolla Commons - Polygon Southwest Property - Historical Resources Report	No	No
City of San Diego	2002	Notice of Preparation of a Draft EIR-La Jolla Centre III & IV	No	No
Nighabhlain, Sinead	2000	Los Peñasquitos Canyon Preserve Restoration Program, Cultural Resource Survey	No	No
Robbins-Wade, Mary	2002a	Archaeological Resources Inventory for The Sea Breeze El Camino Real Property, San Diego, Ca	No	No
Smith, Brian F., Johnna Buysse, Larry J. Pierson, Stephan J. Burke, Dr. James Moriarty, and Frank Lorey	1992	A Cultural Resources Study for The Rose Canyon Trunk Server Project City of San Diego, San Diego, California Dep#89-0876	No	No
Wade, Sue A., Stephen R. Van Wormer, and Dayle M. Cheever	1990	Historic Properties Inventory for North City Water Reclamation Facilities Clean Water Program for Greater San Diego, San Diego, California	Yes	No

TABLE 2. CULTURAL RESOURCE STUDIES COMPLETED IN THE PROJECT AREA, CONTINUED

Authors	Year	Title	Within Project Site?	Resources Identified within Project Site?
Kyle, Carolyn	2002	Cultural Resource Assessment for Cingular Wireless Facility Sd608-06, City of San Diego, San Diego County, California	No	No
Robbins-Wade, Mary	1995	Woodmont Corporation La Jolla Village Drive Property - Archaeology (Affinis Job #1100)	No	No
Robbins-Wade, Mary and Matt Sivba	2006	Archaeological Monitoring: Nexus University Science Center, La Jolla, San Diego, California Project No. 5906	No	No
Mattingly, Scott A.	2007	Archaeological and Geospatial Investigations of Fire-Altered Rock Features At Torrey Pines State Reserve, San Diego, California	No	No
Robbins-Wade, Mary	2002b	Archaeological Resources Inventory for The Nexus La Jolla Village Drive Project, San Diego, California	No	No
Smith, Robert R.	2012	Section 106 Consultation For: Spl-2011-01091-Rrs La Jolla Centre III Project	No	No
Brunzell, David	2017	San Diego 55 Fiber Project, San Diego County, California	No	No

LITERATURE AND HISTORICAL MAP REVIEW

Michael Baker staff reviewed literature and historical maps for historical information about the project area and the vicinity. Below is a list of resources reviewed, followed by a narrative description of the results for the project area.

- Official map of San Diego County (Beasley 1889)
- La Jolla, Calif. 1: 62,500 scale topographic quadrangle (USGS 1903)
- La Jolla, Calif. 1: 62,500 scale topographic quadrangle (USGS 1930)
- Del Mar, Calif. 1: 31680 scale topographic quadrangle (USGS 1943)
- Del Mar, Calif. 1:24,000 scale topographic quadrangle (USGS 1953)
- Del Mar, Calif. 1:24,000 scale topographic quadrangle (USGS 1967)
- Del Mar, Calif. 1:24,000 scale topographic quadrangle (USGS 1975)
- 1953, 1964, 1966, 1972, 1981, and 1990 aerial photographs (HistoricAerials.com 2019)
- Handbook of North American Indians (Heizer 1978)
- Historical Atlas of California (Hayes 2007)
- Geologic Map of California (California Geological Survey 2010)
- SoilWeb (UC Davis 2019)

Results

No features are depicted in the project area until 1990 with the construction of the current buildings located in the project area (Beasley 1889; USGS 1903, 1930, 1943, 1953, 1967, 1975; Hayes 2007; HistoricAerials.com 2019).

The project area consists of surface soils of Chesterton fine sandy loam, common on hillsides. The project area is underlaid with Pleistocene aged quaternary deposits of older alluvium (California Geological Survey 2010; UC Davis 2019).

The project area is approximately 2.5 miles east of the Pacific Ocean. The nearest fresh water is located approximately 2 miles north at Los Peñasquitos Creek (USGS 1975).

The project area is within the Ipai Native American territory. *The Handbook of North American Indians* does not identify any known Ipai villages within 10 miles of the project area (Luomala 1978:597).

ARCHAEOLOGICAL AND ARCHITECTURAL PEDESTRIAN SURVEYS

An archaeological pedestrian survey was not completed because the project site is built out. A built environment field survey and California Register evaluation were not completed for the buildings located in the project site because the buildings date to 1989 and have not reached 50 years of age, the age threshold before a California Register evaluation is required.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

The SCIC records search, literature, and historic map review identified no historical or archaeological resources, as defined by CEQA Section 16054.5 (a), within the project area. The project site appears to have low to moderate sensitivity for buried archaeological resources based on proximity of previously recorded archaeological sites in the vicinity of the project area. There are no known archaeological resource concerns in the project site; therefore, impacts would less than significant and mitigation measures are not required.

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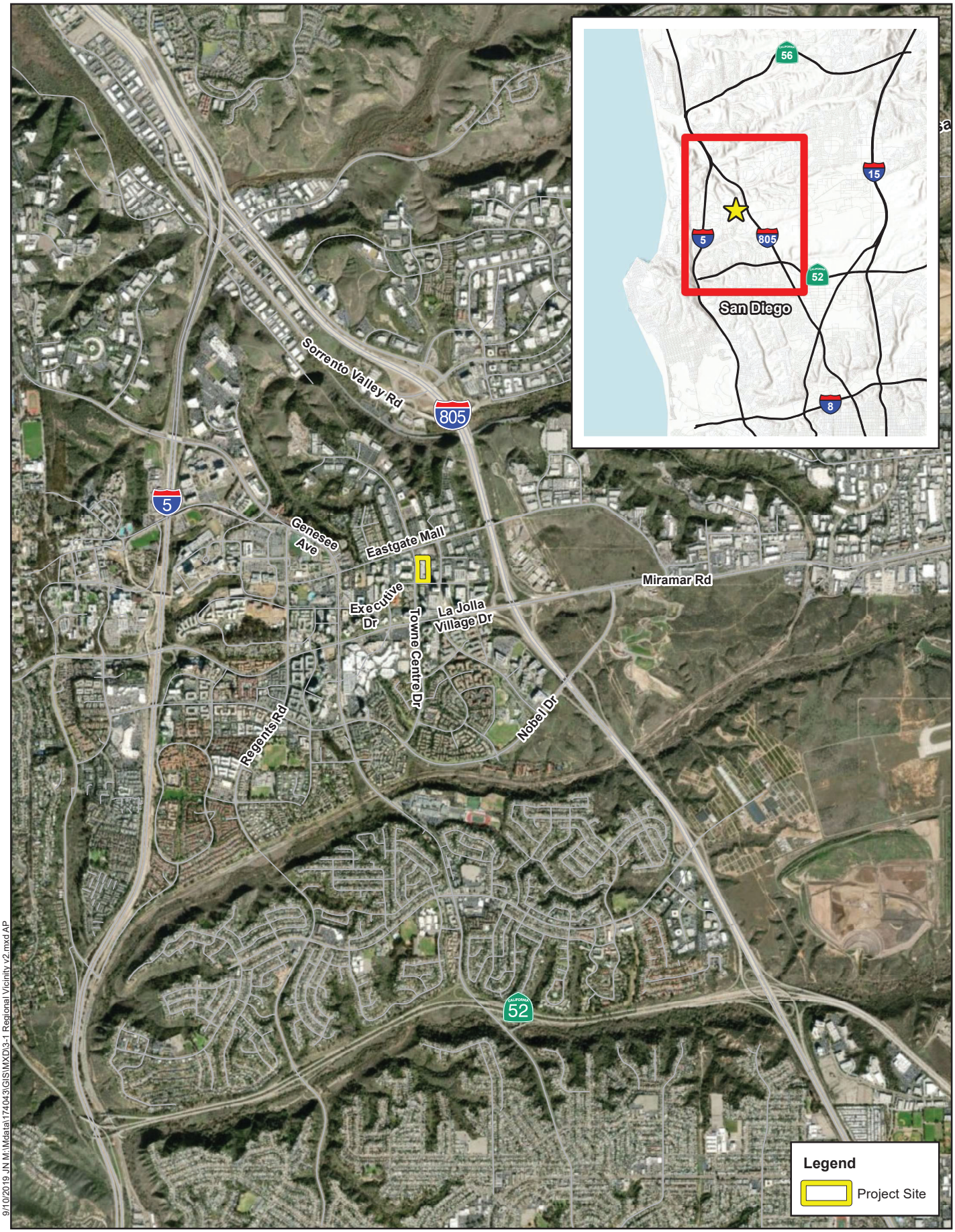
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Attachment 1: Exhibits

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9/10/2019 JN M:\Mdata\174043\GIS\MXD\3-1 Regional Vicinity v2.mxd AP

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0 0.25 0.5 1 Miles

Source: ESRI World Imagery, US Census Tiger/Line, National Highway Planning Network

Science Village

Regional Map

Exhibit 1

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9/4/2019 JN M:\Mdata\174043\GIS\MXD\3-2 Location Map.mxd AP

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0 100 200 400 Feet

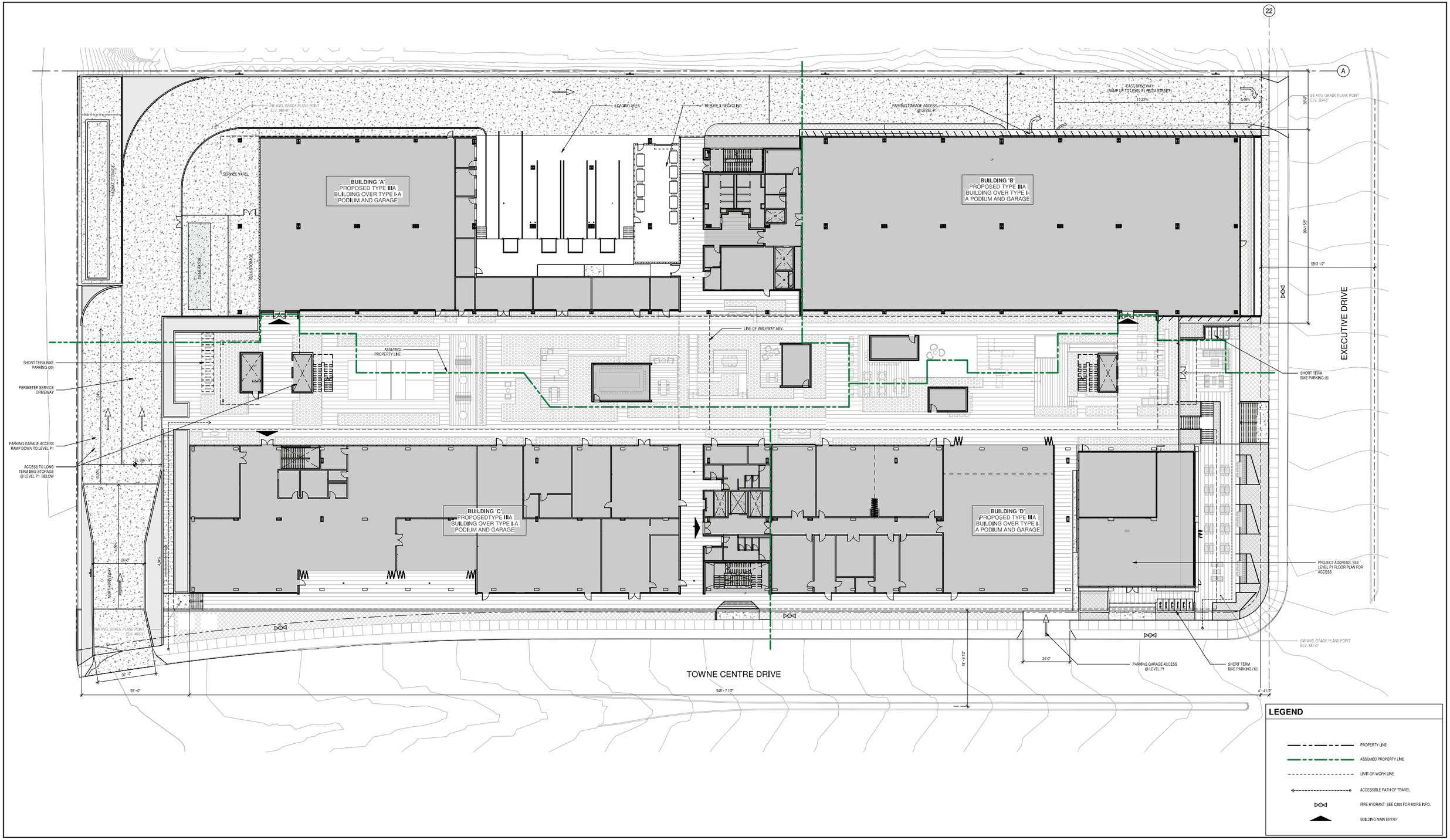
Source: ESRI World Imagery

Science Village

Location Map

Exhibit 2

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Not to Scale

Sources: The Miller Hull Partnership, LLP and Alexandria, 02/22/2022

ARE SCIENCE VILLAGE

Site Plan

Exhibit 3

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