La Jolla View Reservoir Project
Environmental Impact Report

SCH No. 2018041020 - Project No. 331101

Appendix E3

La Jolla View Reservoir Historical Resource Technical Report

February 2020

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La Jolla View Reservoir
Historical Resource Technical Report

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Submitted to:

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I. Executive Summary

This report, in accordance with the California Environmental Quality Act (CEQA) and CEQA-plus, summarizes the research and findings for the evaluation of the La Jolla View Reservoir as a potential Historical Resource. The research included the examination and assessment of the resource for eligibility for listing on the local San Diego Historic Resource list, National Register of Historic Places (NRHP), or California Register of Historical Resources (CRHR). The address of the existing La Jolla View Reservoir is 7331 Encelia Drive in La Jolla, California, however the reservoir is located inside the 42-acre La Jolla Natural Park with vehicle access restricted behind a locked gate accessed from Brodiaea Way. The Area of Potential Effect (APE) was evaluated. The project area (APE) consists of a large reservoir and associated water conveyance features and has expanded to include a small pump station, Muirlands Pump Station, located off of Country Club Road. Under the City of San Diego CEQA Significance Determination Threshold (January 2011), the reservoir would be considered a structure, distinguished from a building because its construction and purpose is for another purpose other than human shelter. The reservoir was built in 1949. However, use of the water tank declined in 1962 with the commissioning of the Miramar Water Treatment Plant. In 1996, after the La Jolla Shores 16" Water Main in the La Jolla Shores Drive alignment was replaced with a 30" water main, the decline in use and the poor water quality of the existing tank rendered the existing La Jolla View Reservoir ineffective and essentially idle.

Purpose. The report has been prepared in response to the proposed removal of the existing steel tank and the replacement, at a nearby location, of the tank with a larger 3.11-million gallon (MG) pre-stressed concrete portable water tank. The site of the existing steel tank will be re-graded to restore the ground surface as close as possible to the original contours and topography and re-vegetated with native species. The results of this evaluation will assist the City of San Diego in determining whether or not the La Jolla View Reservoir is a historic resource under CEQA and CEQA-plus. CEQA-plus refers to specific guidelines pertaining to treatment facilities and water reclamation activities that seek to obtain funding through a State Revolving Fund (SRF) Loan. Only those undertakings wishing to obtain an SRF loan must comply with "CEQA Plus." The applicant, or agency performing the undertaking, must compile a CEQA document for the project and, if necessary, include those reports pertaining to CEQA-plus. According to the State Water Resources Control Board, SRF CEQA-Plus requirements include the following: compliance with Section 7 of the Federal Endangered Species Act, compliance with the Federal Clean Air Act, and compliance with the National Historic Preservation Act. This report has been augmented from its original CEQA format in March 2014 to comply with the National Historic Preservation Act for current CEQA-plus requirements.

Methodology. The report's methodology started with an intensive level survey and reconnaissance of the reservoir conducted in March 2013, covering the project footprint current at the time. Subsequently, per revisions to the APE, an additional visit was conducted in October2015. Site specific archival research and review of primary and secondary sources were then conducted which further helped inform a complete history of the site. To satisfy the requirements of CEQA-plus, the *California Water Conveyance Systems Historic Context Development and Evaluation Procedures* prepared for the California Department of Transportation in 2000-2001 was referenced and utilized for its statewide historic context and methodology in evaluating water storage and conveyance systems.

Results. Lead agencies have a responsibility to evaluate historical resources against the local, CRHR, and NRHP criteria prior to making a finding as to a proposed Project's impacts to historical resources. After documentation and evaluation of the history and features of the La Jolla View Reservoir, and careful

consideration of its ability to reflect historic contexts with which it is associated, the La Jolla View Reservoir and Muirlands Pump Station are recommended as not eligible for the NRHP, the CRHR, and as a local San Diego Historic Resource under any of the possible criteria for designation. With this finding, these resources are not considered significant with respect to CEQA. The reservoir was evaluated for integrity and significance due to the age of the resource, however, the Muirlands Pump Station is less than the 50 year age, outside the date range to be considered historic. In addition, these resources have also been determined to not be significant under CEQA-plus, for which the criteria are the same as CEQA criteria in determining historical significance. Following extensive research, the resources were found not to meet the standards for significance under any criteria. Thus, as stated in the determination threshold, "If a historical resource is not significant, both the resource and the effect on it must be noted in the Initial Study of the EIR, but will not be considered further in the CEQA process." This statement is congruent with the CEQA-plus process.

II. Introduction

The existing La Jolla View Reservoir has an assigned address locator of 7331 Encelia Drive in La Jolla, California, however, the reservoir is located inside the 42-acre La Jolla Natural Park. Vehicle access to the area is restricted behind a locked gate accessed from Brodiaea Way in the La Jolla neighborhood, of San Diego California. Section 21084.1 of CEQA, similarly found in CEQA-plus, defines a historic resource as any resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP). The La Jolla View Reservoir has not previously been evaluated, and is not listed in the NRHP or the CRHR; is not a California Point of Historical Interest (CPHI); nor is it a California State Historical Landmark (CSHL).

This report summarizes the research and findings for the evaluation of the La Jolla View Reservoir as a potential Historical Resource. The research included the examination and assessment of the resource for eligibility for listing on the local San Diego Historic Resource, National Register of Historic Places (NRHP), and California Register of Historical Resources (CRHR). The La Jolla View Reservoir is a 0.72-million gallon (MG) cylindrical above-ground enclosed steel water storage tank in the La Jolla community of San Diego, California. The reservoir is approximately 25 feet high with a diameter of approximately 70 feet. The reservoir was built in 1949 to boost exceedingly low water pressure for Country Club Heights and the Muirlands residential developments. Use of the water tank declined in 1962 with the commissioning of the Miramar Water Treatment Plant. In 1996, after the La Jolla Shores 16" Water Main in the La Jolla Shores Drive alignment was replaced with a 30" water main, the decline in use and the poor water quality of the existing tank rendered the existing La Jolla View Reservoir ineffective and essentially idle.

A. Report Organization

The report is organized per the City of San Diego Historical Resources Board, Historical Resource Technical Report, Guidelines and Requirements as delineated as part of the Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, issued February 2009 and revised May 2009. The report briefly describes the reservoir physically, and evaluates the character defining features.

The report is organized in nine sections. The first section provides an executive summary. Section II provides an introduction, project area description, and maps. Section III details the physical setting, area and vicinity, and historical overview of the reservoir; and provides an overview of the historical context of the reservoir and of La Jolla and San Diego's water system. Section IV addresses research methods and the architectural description of the subject resource. Section V details the historical significance

evaluation and criteria for evaluation of a resource's importance within its historical context. Section VI is the findings and conclusion section with a discussion of the impacts of the proposed project. Section VII provides similar resources and photographs for comparison and determination of significance. The report concludes with a bibliography and appendix.

B. Project Area

Located in San Diego, California, the La Jolla View Reservoir is situated in the La Jolla community of San Diego. The address of the La Jolla View Reservoir is 7331 Encelia Drive in La Jolla, California, however, the reservoir is located well within the 42-acre La Jolla Natural Park. The La Jolla View Reservoir is nestled below the directly adjacent grade and backed up to the face of a large knoll located to the west. The location has no Assessor's Parcel Number (APN). The resource has two main elements: the above-ground steel cylinder reservoir sited on level grade depressed below the adjacent grade, and the associated below ground concrete vault which provides access to piping and valves.

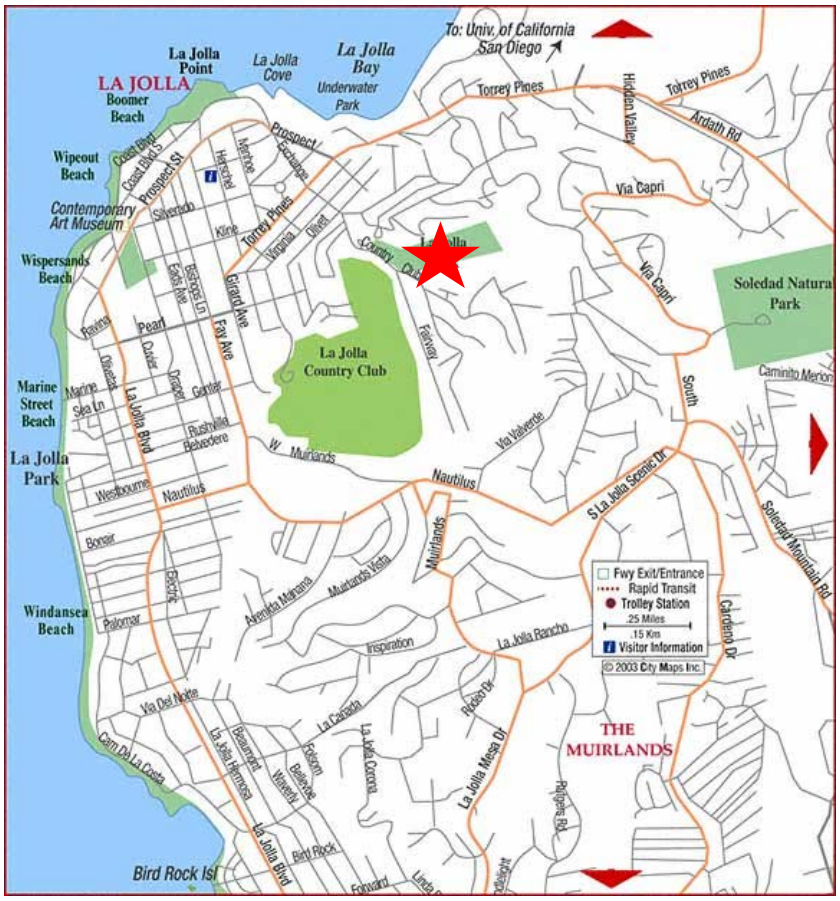


Figure 1. Project location map. Star indicates location of La Jolla View Reservoir.

C. Project Personnel

The primary investigator from IS Architecture, Ione R. Stiegler, FAIA, meets the National Park Service qualifications for “Architectural History”, “Architecture” and “Historic Architecture,” as published in the Code of Federal Regulations, 36 CFR Part 61. Ms. Stiegler was assisted by Kiley Wallace in writing the report, who meets the Secretary of the Interior Standards qualifications for “Architectural History” and "Historic Preservation Planning." IS Architecture served as a historic preservation consultant to Infrastructure Engineering Corporation (IEC), represented by Anna Buising, Ph.D., P.G., a Principal Project Manager with IEC. IEC served as a consultant directly to the City of San Diego, assisted by Anders Egense, P.E., Senior Project Manager and Romi Iida P.E., Project Engineer.

Project Setting

A. Physical Project Setting

The resource sits within a suburban residential neighborhood. The original reservoir was built in 1949. The address of the La Jolla View Reservoir is 7331 Encelia Drive in La Jolla, California. The reservoir is located inside the 42-acre La Jolla Natural Park with restricted vehicle access from Brodiaea Way. The La Jolla View Reservoir is in the La Jolla Park residential neighborhood. The neighborhood was developed prior to the establishment of the reservoir in 1949, but residential development increased rapidly in the post war era in La Jolla. The area was developed with mostly post war single-family residences (Sanborn Map Company Fire Insurance Maps of San Diego, California). Today, the area is a mixture of some of the original single-family residences and the later infill of larger more modern styled ranch and contemporary homes.

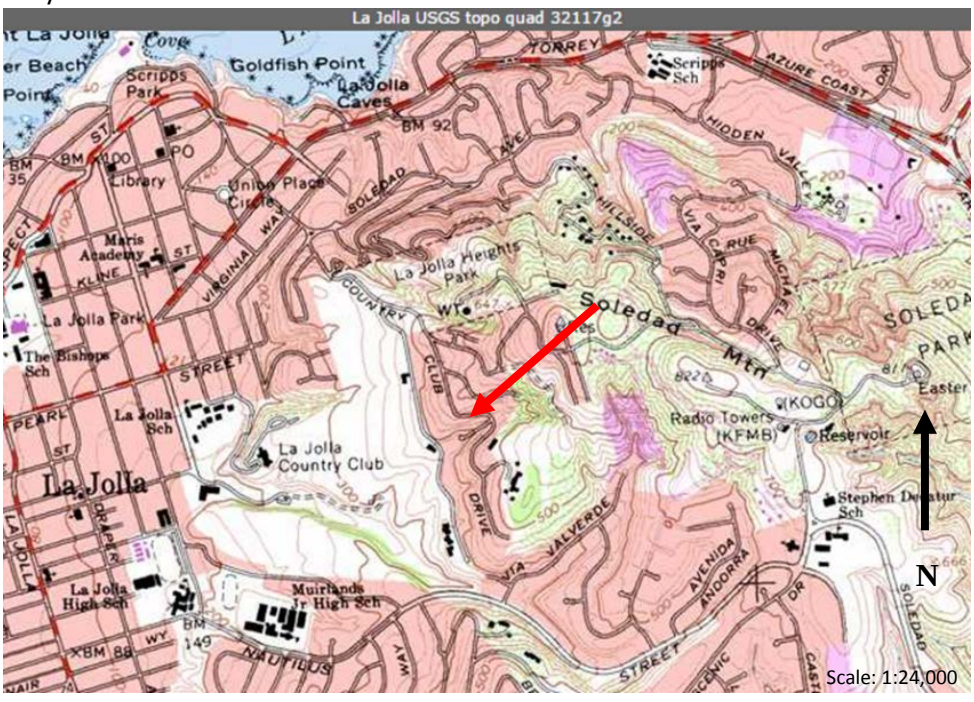


Figure 2. Detail of La Jolla Quadrangle, California-San Diego Co., USGS Map, 1975, with location of the La Jolla View Reservoir marked.

B. Project Area and Vicinity

The La Jolla Natural Park is a 42 acre open space reserve without any cultivated vegetation. The following photographs document the project area and vicinity.



Figure 3. Aerial photograph showing the La Jolla View Reservoir. Courtesy of Google Maps, 2013.



Figure 4. Detail of aerial photograph showing the La Jolla View Reservoir. Courtesy of Google Maps, 2013.



Figure 5. La Jolla View Reservoir, looking west onto roof and eastern elevation of structure. Photos taken March 2013, IS Architecture.



Figure 6. La Jolla View Reservoir looking east at the level monitor and testing valve on the east elevation.

C. Historical Overview

La Jolla Early History. The first United States surveyors passed through this area in the 1850s, but the first subdivisions as we understand it today with the system of Blocks and Lots did not occur until after 1900. Although the La Jolla Park subdivision was recorded in 1887, the area's tourist industry did not develop until the first railroad car arrived seven years later. Before the railroad, the trip from San Diego to La Jolla was made by horse and buggy. The train cut the trip time in half, to around one hour.

On June 17, 1894, a dancing pavilion was opened in La Jolla, and it became a center for visitors and residents to gather for parties, dances, and other events. Real estate agents often frequented the pavilion and met arriving trains to solicit potential customers (Santa Fe, 14). The convenience of the railroad brought many more visitors, who could stay overnight in the La Jolla Park Hotel or at the small tent city that sprang up. Eventually, La Jolla Park subdivision lots were eagerly purchased by artists and those seeking to escape the hectic city life. They built several Victorian folk houses, temporary shelters, and beach cottages from which they could walk to enjoy the ocean views.

La Jolla developed a reputation as having a distinctly artistic and literary culture. At the center of this artistic community was the Green Dragon Colony, founded by German immigrant Anna Held in 1897 and originally known as the Green Dragon Camp. The Colony, which eventually grew to a dozen bungalows, was a center for artists, writers, actors, and other creative people.

This sense of community and place has evolved through the decades beyond common perception of La Jolla as a "village," although that identity is still strong. Former City Council Member Abbe Wolfsheimer, who came to La Jolla in the late 1940s, described it as "Once, it was a village. Once, it was a self-sustaining community. Today, none of these labels depicts La Jolla, nor do honored planning theories define its nature (Foreward, page xi, *La Jolla*, *The Story of A Community 1887-1987*)."

By 1900, La Jolla had a small residential community, the Pavilion, the La Jolla Park Hotel, and a few commercial establishments. Author Schaelchlin begins the third chapter of her book about La Jolla with the caption "La Jolla Wakes 1900-1920," indicating the nature of the community's character a few years after 1894, at the turn of the next century:

> "When the twentieth century began, La Jolla had some 350 residents, just over one hundred buildings, unpaved streets, a boardwalk up Prospect Street, a two-room red school house, a village general store that took the place of the grocery cart from Old Town San Diego, a rudimentary telephone system and a railroad with schedules. Most of the first residents – the Dearborns, Mills, Kennedys, Anna Held, Olivia Mudgett and Frances Brown, the Ludingtons and Chases, Ellen Browning Scripps – remained." (Schaelchlin, p. 75)

In terms of special elements of the historical development of La Jolla, this early period of the late nineteenth century reflected a time before community leader and benefactor Ellen Browning Scripps' own home was built, and before the construction of the Union Church, library, Montezuma Cottage, South Moulton Villa, and the Green Dragon Colony. By 1892, the Pacific Coast Land Bureau erected four, four-roomed cottages on the east side of Prospect Street between Herschel Avenue and Girard Avenue, as accommodations to attract buyers at the upcoming La Jolla Park land auction. (Schaelchlin p. 64) Another cottage was built at 7917 Girard Avenue. One of these cottages became the "Cottage Hotel," and another a restaurant. The short-lived La Jolla Park Hotel had its grand opening on January 1, 1893,

after languishing unbuilt since 1888, only to burn down on June 14, 1896. (Schaelchlin p. 66). The railroad established a tent city in the park above the cove in 1894, although this colony was not as grand as the one in Coronado (Schaelchlin p. 85).

The La Jolla Park Subdivision. In January 1886, Frank Terrell Botsford arrived in San Diego by boat. Two months later, he purchased several acres in what would be known as La Jolla Park. In July 1886, Botsford sold one-quarter of his interest in La Jolla Park to George W. Heald (ibid).

Immediately after selling partial interest to Heald, Botsford began to search for water. He spent much of the summer of 1886 prospecting for water in and around La Jolla, boring for it but often being impeded by granite. In February 1887, Botsford purchased twenty acres of Pueblo land, lot numbers 1282 and portions of lots 1283 and 1284. It is likely that it was this Rose Canyon property which finally yielded water (ibid), for on March 14, 1887, he contracted to install a water works. His property extended from the coast along a line 400 feet south of Pearl Street, to Girard Avenue, and by Virginia Way to the eastern shore (Randolph, p.2). On March 22, 1887 this subdivision was recorded by Frank Botsford and Heald with the backing of the Pacific Coast Land Bureau.

Botsford was the first to undertake developing La Jolla on a large scale. On April 30, 1887, a grand auction was held to sell the property owned by Botsford and Heald. Wendell Easton, the President of the Pacific Land Bureau, stated at the auction: "We have developed a magnificent supply of spring water, and the reservoir for the storage is in full view on the hill in back of us. Water mains are on all avenues, and every lot has water piped to it." However, the reality of the water situation in La Jolla was a stark contrast to Easton's statements. The "magnificent supply of spring water" was largely inadequate, and not every lot had water piped to it.

On the day of the auction, the La Jolla Park subdivision had realized sales of $56,000, and totaled $96,000 more in 1888 (ibid). La Jolla Park became one of the first to develop with successful efforts to construct community amenities. The streets, except Grand (now known as Girard), were 80 feet wide and followed the natural curves of the coastline. This subdivision offered two parks, La Jolla Park and Union Park which is located within the Park Row neighborhood. Trees and bushes were planted to beautify the area and encourage new comers to settle. However, a lack of consistent water supply resulted in poor plant and tree growth. In 1906, Samuel Parsons Jr., landscape architect and urban planner from New York City, was hired as a consultant by civic leader George Marston to create a City wide plan making recommendations to improve the City's parks and urban landscape. While Samuel Parsons Jr. is mostly recognized for his 1906 landscape plan of Balboa Park, he also included recommendations for Union Park and La Jolla Park.

By 1908 the rail-line was extended north along Ivanhoe Avenue to Prospect Street and back to Fay Avenue forming a loop around the village, although abandoned ten years later. During this time many of the streets were paved, sidewalks were added and in 1915 sewer pipes were added to Silverado Street.[12] In 1920 the road between San Diego and La Jolla was paved making it easier for people to reside full time in the coastal community and in 1924, the electric rail was providing transportation services.

Although the La Jolla Park Subdivision was successfully attracting full time and seasonal residents in the late 1880-1890s, the Park Row neighborhood began its growth during the 1920s which also reflects the time when the street names changed.[13] Union Park has also been known as Union Place, Silverado Street was formally Irving Place, Ivanhoe Avenue formerly Garfield Avenue, Torrey Pines Road (formerly State Street), Ivanhoe Avenue (formerly East Magnolia Place), and Park Row facing northwest was formerly

Beach Row—the closest walk to the beach and the La Jolla caves.[14] Additionally, this neighborhood was unique in the configuration of streets and lots because of its radial street plan and raised plateau with Union Park at its center. It is geographically set apart from the Early Village by its elevation.[15]

The La Jolla Park subdivision architecturally consisted of eclectic architectural revival styles popular in the 1920s including Folk Victorian, Spanish Eclectic, Tudor Revival, and Craftsman Bungalow. The great depression of the 1930's brought development to a halt as it did throughout San Diego and La Jolla. As seen in historic Sanborn fire maps and area surveys, development of the area increased greatly in the post WWII war era. Later 1940-1960's infill development includes early Ranch and Modern architectural designs. This increased development forms the context and need for the La Jolla View Reservoir which is seen in a *Notice to Contractors'* Notice placed in the *San Diego Union* newspaper on December 6th of 1948 (Appendix A). Another *San Diego Union* article from December 21, 1948 describes how the reservoir had to be approved by the City Zoning Committee which made recommendations to minimize its aesthetic impact (Appendix A).

The purpose of the La Jolla Reservoir was described in a January 1949 Article in the SD Union "The reservoir will be located on a hills above La Jolla Country Club and will boost water pressure for Country Club Heights and the Muirlands, where it has been exceedingly low".

D. San Diego Water System Historical Overview

Early History The need for drinkable water has been one of the most important factors driving development in San Diego and La Jolla specifically. Early San Diego inhabitants depended upon water hauled from the San Diego River. Residents had to pay local business Tasker and Hoke 25 cents per pail for this water brought from the river valley. Later locals were dependent on a few small wells which were utilized until an effort in 1871 began to find a large artisan supply of water. A well was sunk by Calloway and Co. and some water was eventually found at a depth of around 250 ft. A city bond proposition was defeated for $10,000 to carry on drilling in July 1872. The first San Diego water company was organized in 1872 and incorporated in January 1873. The company was called the San Diego Water Company and was said to furnish a good supply of well water. In March 1874, the *San Diego Union* newspaper proclaimed, "Pipe now extends from the smaller reservoir down eleventh and D...and will also run through Ninth from D to K and from Fifth along J to Second. The supply from this well will be sufficient for 30,000 population and is seemingly inexhaustible."

Despite this "seemingly inexhaustible" supply at Pound Canyon, the water supply was said to be inadequate and bad tasting and in the summer of 1875 a reservoir was built in University Heights, but the water was pumped uphill several hundred feet which was expensive. In 1886 another water company, the San Diego Irrigation Company, formed to irrigate the agricultural lands of the El Cajon Valley. After the land boom of the 1880's, the increasingly thirsty San Diego region needed more and the Sweetwater Dam was completed in 1888. An engineering marvel at the time, the concrete dam was fifty feet tall and reinforced on the upstream side with a dirt embankment. The Sweetwater Dam served National City, Chula Vista and the south bay region.

San Diego Flume The large San Diego Flume project was completed to irrigate the El Cajon Valley with waters taken from the Cuyamaca Mountains. The flume was a 35.6 miles long aqueduct and was widely celebrated in San Diego when it opened on February 22, 1889. It consisted of an open system of wooden flumes, ditches and tunnels. In 1894, the San Diego Water Company and San Diego Flume Company

merged to create the Consolidated Water Company. Local businessmen E.S. Babcock and the Spreckels brothers were both primary owners of the company.

In 1901, the water distribution system within the city limits became the property of the municipality. The City obtained its supply from a pumping station until 1906 when it started a contract with the Southern California Mountain Water Supply Company. Under the contract, the city received abundant water at a cost of four cents per gallon which was delivered to the City mains on University Heights.

As San Diego and La Jolla continued to expand, water was needed for this expanding development, commercial industries and fire protection for the city. A wooden pipeline system was completed in 1906 using Humboldt redwood from northern California which was formed with outside rings similar to how barrels are constructed. Although problematic at first, the wooden pipeline survived until it was replaced with a new cast iron system in 1930.

In 1909 the La Jolla Exchange Place Reservoir was built by the City of San Diego. By 1912 John D. Spreckels, who now owned a controlling interest in the Southern California Mountain Water Company, sold his interest to raise funds for his San Diego and Arizona Railroad.

City of San Diego control of water system. The City of San Diego decided to purchase the company for $4 million and in 1914 the city built a water treatment plant in Otay Lake to complement a water treatment plant in Chollas Heights. This put the water infrastructure under the control of the City and created a complete "mountain to meter" water system controlled by the municipality.

In 1913, City Engineer A. F. Growell designed and supervised completion of a large concrete water storage reservoir and pumping station in University Heights. In 1923, the City of San Diego completed a new elevated metal water tank in University Heights.

San Diego County Water Authority. The San Diego County Water Authority was formed in 1947 and proceeded to be linked up to the larger Metropolitan Water District of Southern California system and the San Vincente Reservoir. This connection linked the San Diego system to the Colorado River. The new Alvarado filtration system was added to Lake Murray and by 1948 when the La Jolla View Reservoir was built, the peak capacity of the city water system had grown to 50 million gallons.

III. Methods and Results

The report's methodology started with an intensive level survey and reconnaissance of the reservoir conducted in March 2013, covering the project footprint current at the time in accordance with CEQA at the state level. Subsequently, per revisions to the APE, an additional visit was conducted in October 2015 to comply with CEQA-plus at the national level, as the standards for both CEQA and CEQA-plus require a similar level of survey work. Site specific archival research and review of primary and secondary sources were then conducted which further helped inform a complete history of the site. The *California Water Conveyance Systems Historic Context Development and Evaluation Procedures* prepared for the California Department of Transportation in 2000-2001 was referenced and utilized for its statewide historic context and methodology in evaluating water storage and conveyance systems. This comprehensive and specialized study of the history of California's complex reservoirs and water conveyance systems allowed the researchers to establish a baseline for developing further research carried out into present conditions. The research was developed into important historic themes and

expanded into associations with significant local themes, people or events. This methodology coincides with the criteria laid out in 36 CFR Part 60.4 of the National Historic Preservation Act of 1966, as part of the CEQA-plus requirements, which explores significance pertaining to people, events, architecture and prehistory. Due to California's unique combination of geography, history and natural resources, the California specific historic water conveyance system context and methodology was found to be very useful and more directly attributable to the resource at the national level.

A. Summary of Previous Work / Archival Research

The author of this report conducted archival research to develop a regional historical context and resource-specific context for the reservoir to ascertain the potential historical significance of the resource in compliance with the standards laid out by CEQA and CEQA-plus. The author conducted research at the San Diego Historical Society, San Diego Public Library's San Diego History Collection, La Jolla Historical Society records and other research sources reviewing primary and secondary sources including:

- "Assistant City Manager Named", *San Diego Union*, September 27, 1945
- "Notice To Contractors", *San Diego Union*, November 14, 1948
- "Notice to Contractors", *San Diego Union*, December 6, 1948
- "Zoning Group 'Tells' Council", *San Diego Union*, December 21, 1948
- "L.A. Firm Low Bidder on La Jolla Reservoir", *San Diego Union*, January 4, 1949
- "Delay Plea Indorsed", *San Diego Union*, April 17, 1949
- "Steel Brings Low-Cost Swimming to Western Backyards", *San Diego Union*, June 12, 1956
- Advertisement for auction of the American Pipe & Steel Corporation's assets, *San Diego Union*, October 18, 1956

Other maps and documentation reviewed includes:

- Sanborn Map Company, Insurance Maps of San Diego, California, Volume Three, 1921.
- Sanborn Map Company, Insurance Maps of San Diego, California, Volume Three, 1926.
- Sanborn Map Company, Insurance Maps of San Diego, California, Volume Three, 1949. Blocks 330, 332, 344 and 346.

B. Field Survey

Ione R. Stiegler, FAIA a qualified professional in "Architectural History", "Architecture" and "Historic Architecture" as published in the Code of Federal Regulations, 36 CFR Part 61, and Kiley Wallace, a qualified professional under the Secretary of Interior Standards for "Architectural History" and "Historic Planning," conducted field reconnaissance visits on:

- March 15, 2013 with Marissa Feliciano of IS Architecture and City workers Richard and Mike under supervisor Karl Gross of the City of San Diego.
- March 29, 2013 with Kiley Wallace and Ione Stiegler of IS Architecture.
- October 8, 2015 with Katie DeBiase and Marissa Feliciano of IS Architecture.

The initial field reconnaissance involved a site visit to review the site. Digital photographs and notes were taken, including detailed images of some of the individual elements of the structures. The second field reconnaissance visit was to further document and photograph the structure. A third visit,

completed in 2015, was conducted to determine effects of the project on a pump station on the edge of the APE.

C. Description of Surveyed Resources

1. Architectural Description and Narrative

The La Jolla View Reservoir (#H125655, which serves as the official alphanumeric designation for the Structure) is a 0.72-million gallon (MG) cylindrical above-ground enclosed steel water storage tank. The reservoir is approximately 25 feet high with a diameter of approximately 70 feet. The reservoir was built in 1949 to boost the previously low water pressure for County Club Heights and the Muirlands residential developments. The reservoir has a domed roof and is made of curved sheet-steel panels welded together. The tank is positioned in a depression, slightly below adjacent grade on all sides. It is also placed below a large (approximately 25' high) embankment rising to the east. The water tank declined in use in 1962 with the commissioning of the Miramar Water Treatment Plant. In 1996, the 16" Water Main connecting to La Jolla Shores Drive was replaced with a 30" water main. This along with the poor water quality of the existing tank has rendered the existing La Jolla View Reservoir ineffective and essentially idle. In addition to this reservoir is a small pump station located at 7460 Country Club Drive. The pump station, originally constructed in the 1960's and reconstructed in 1982, consists of three structures. One structure, a wood frame with asphalt roofing material and three skylights, houses the pumps. A second concrete block structure contains the electrical system for the pump station. A third, portable structure is back-up generator for emergency power.

In the fall of 1948, several "Notice to Contractors" advertisements were placed in San Diego newspapers. These notices invited contractors from a variety of trades to appear at the office of the City Purchasing Agent to place bids for the construction of the La Jolla View Reservoir.

According to a *San Diego Union* article dated December 21, 1948, the City Zoning Committee advised the City Council of conditions for the construction of the reservoir:

- The tank must be 25 feet high by 70 feet in diameter.
- It must be placed 20 feet east of the originally proposed site, on a lot north of Country Club Heights.
- A knoll, rising a minimum of 6 feet above the base of the tank, must be left in front of the reservoir.
- Trees must be planted on the hillsides sloping away from the reservoir.
- The tank must be painted a color that would "make it inconspicuous as practicable."

An article in the January 4, 1949 edition of the *San Diego Union* stated that the American Pipe & Steel Corporation of Los Angeles was awarded the contract to build the La Jolla View Reservoir for $33,070 upon the recommendation of Water Director G.E. Arnold to the City Council. In early 1949, construction on the La Jolla View Reservoir began. In April 1949, American Pipe & Steel applied for a 30-day delay in completing the reservoir, citing a delay in deliveries of steel (*San Diego Union*, April 17, 1949). The delay was approved by Arnold and the reservoir was completed around late June of 1949.

In addition to the construction of the La Jolla View Reservoir, American Pipe & Steel also constructed a water softener for San Diego's naval fuel depot in the early 1930's (*San Diego Evening Tribune*,

December 10, 1932). In the 1950's, the company manufactured prefabricated steel in-ground swimming pools (*San Diego Union*, June 12, 1956). By late 1959, the company was bankrupt. Advertisements appeared in local newspapers for a liquidation auction held in October of that year.

The reservoir consists of an above-ground steel cylindrical tank and associated below grade concrete vault providing access to the drain pipes and valves. The reservoir has a shallow pitched domed roof topped by a central raised cylindrical sheet-metal vent. An attached access ladder is positioned on the south side. A raised rectangular access door is adjacent to the top of the attached ladder. Triangular dormer type vents with steel mesh openings are placed around the perimeter at even intervals. These triangular vents are also evenly placed around the central cylindrical vent and are approximately eight inches high and facing outward to minimize rainwater intake.

The cylindrical reservoir walls are made of welded steel panels with visible seams. The walls are approximately 25 feet high with a slight copping and overhang along the top. These faded black painted steel walls are coated with a thick waxy protective coating with visible brushstrokes. Along the top are evenly spaced square vents with extruded metal mesh vents bolted to the surface. A protruding round side hatch with two handles is bolted on the western side of the structure. A large outlet pipe is raised up about a foot and connects on the west to the valve system in a below grade concrete vault. A 1940's era glass level is connected to the steel reservoir wall, just north of the pipe connection. The materials used on the reservoir appear to be in good condition. After field observations, the majority of the structure appears to be consistent with the original date of construction in 1949; the only exception being the adaptation of newer stainless steel boxed electronic testing and monitoring systems.

2. Character Defining Features of the Resource

Steel reservoir:

- Based on site evaluations, the wax covered welded steel panels with visible seams match the methods and construction of a 1949 date of construction.
- Shallow pitched domed roof topped by a central raised cylindrical sheet-metal vent.
- Triangular dormer type vents with steel mesh openings are placed around the perimeter at even intervals.
- A 1940's era glass level connected to the steel reservoir wall, just north of the pipe connection.
- An attached access ladder positioned on the south with a raised rectangular access door is adjacent to the top of the attached ladder.
- Evenly spaced square vents with extruded metal mesh vents bolted to the surface of the black painted steel walls.

Concrete vault and attached outlet pipe:

- The subterranean concrete basin has round access covers.
- A large outlet pipe is raised up about a foot and connects to the west to the valve system in a below grade concrete vault.

3. Known Alterations and Changes to the Resource

The area or features retains integrity from the date of construction (1949) with the exception of:

Known La Jolla View Reservoir Alterations:

- Newer stainless steel boxed electronic testing and monitoring systems seen to the south of the reservoir.

- Circular rooftop vent appears to be built or replaced at some point after the reservoir was built in 1949 based on its differing sheet metal construction.
- The surrounding perimeter chain link fence topped with barbed wire, built for public safety reasons according to maintenance notes.
- Numerous site equipment changes including the newer east elevation utility box and associated conduit which appears to have been added in the 1980-1990s based on its metal and plastic utility box covering.
- The exposed large diameter water outlets and valves with concrete repair with inscribed date "1980".
- Muirlands Pump Station built in the 1960s, demolished, and rebuilt in 1982.

IV. Significance Evaluations and Integrity

The *California Water Conveyance Systems Historic Context Development and Evaluation Procedures* informed the research into significant thematic elements and associations with National, State and local San Diego water development. Utilizing the criteria described in 36 CFR Part 60.4, which provides the explanation of the four criteria below on a national level, research into the historical significance related to people, events, architecture and prehistory yielded no valid association as described in detail below. This intensive research follows CEQA standards at the state level and CEQA-plus standards at the national level for properly establishing significance by utilizing the criteria set forth by the local, state and national registers for historic resources. Any significant associations with the privately held San Diego Water Company or San Diego Flume Company, or connection to the Colorado River or wartime water development in San Diego were all identified and further researched and no associations were found. Documentation was found to show that while the La Jolla View Reservoir boosted the water pressure in the hilltop area, the reservoir was not instrumental in the area's development. Therefore the La Jolla View Reservoir history is not inextricably linked to the development of the La Jolla and La Jolla View area. Further the La Jolla View Reservoir was surveyed, researched and evaluated regarding the reservoir's engineering, construction method, aesthetic significance or significance as a historic landscape. The research also delved into any historically significant associations with the reservoir's designer or builder. The original designer and builder were identified and neither rose to a level of significance as a master designer or builder. After extensive research and comparisons to similar extant and non-extant reservoirs, the cylindrical design by the time of the La Jolla View Reservoir's construction was found to be the prevailing, commonplace design. Further, the welded steel method of building and construction was also already established and not the first of its kind, unusual or notable for its design or construction. The La Jolla View Reservoir was therefore found to be not significant for its engineering, design or construction and were found not to be associated with significant events, themes or individuals in National, California or San Diego History. The La Jolla View Reservoir is therefore not recommended as eligible as a San Diego, State or National Historic Resource.

The discussion and analysis of the significance of the resource against designation criteria is provided below. In evaluating the historical and architectural significance of the property, IS Architecture considered a number of factors relevant to making a recommendation of eligibility including:

- The history of the reservoir's construction and use;
- The history of La Jolla and the reservoir's relationship to the historical context of the city's development;

- The reservoir's association with important people or events;
- Whether the reservoir is the work of a master architect, craftsman, artist, or landscaper;
- Whether the reservoir is representative of a particular style or method of construction;
- Whether the reservoir has undergone structural alterations over the years and the extent to which such alterations have compromised its historical integrity; and the current condition of the property.

A. Criterion A: Association with Events That Have Made a Significant Contribution to the Broad Patterns of Our History

Criterion A (City of San Diego): 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.

Criterion 1 (CRHR): 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.

Criterion A (NRHP): Associated with events that have made a significant contribution to the broad patterns of our history.

The reservoir was built in 1949 to boost water pressure for Country Club Heights and the Muirlands residential developments, where it had been exceedingly low.

The La Jolla View Reservoir was utilized to improve the water pressure to the area from 1949 until 1962 when it declined in use after the commissioning of the Miramar Water Treatment Plant.

Although construction of the reservoir certainly helped the development of the area by improving the water pressure to this growing area of La Jolla, the reservoir was not the only reservoir utilized and was not found to be a catalyst for this development during these post war years. Therefore the La Jolla View Reservoir was not found to rise to the level of exemplifying or significantly contributing to our understanding of historical development of La Jolla and San Diego during its period of use from 1949-1962. The La Jolla View Reservoir is not recommended as eligible under the City of San Diego, CRHR, and NRHP Criterion A/1 as it is not associated with significant events in the pattern of our history.

B. Criterion B: Person/Events

Criterion B (City of San Diego): Is identified with persons or events significant in local, state or national history.

Criterion 2 (CRHR): Associated with the lives of persons important to local, California or national history.

Criterion B (NRHP): Associated with the lives of significant persons in or past.

Lt. Col. Gerald Eugene Arnold became Director of San Diego's Water Department In the late 1940's, and oversaw the construction of the La Jolla View Reservoir.

Lt. Col. Arnold was born in Colorado in November 1901. He grew up in Denver, and graduated from Colorado State College with a bachelor's degree in civil and irrigation engineering (*San Diego Union*,

September 27, 1945). Before graduation, he interned as an engineer for the Compton Water and Lighting Company in California, where he designed and managed the rebuilding of that city's water system. Arnold also served as an engineer for the national board of fire underwriters, performing surveys and fire prevention analyses of Seattle's water system.

After graduation from Colorado State College, Arnold served as an engineer in the private sector in many different cities. He first went to Denver, where he served as assistant engineer in the sanitary division of the municipal water works. He supervised treatment of Denver's water supply. Arnold then relocated to Central America, where he spent two years working on flood control, irrigation, drainage, and railroad location and construction for the United Fruit Company. Arnold then returned to Colorado, working as an engineer for general contractors in mills, mines, irrigation, and railroad location and construction.

In 1941, Arnold was called to active duty in the Army, and was in charge of water utilities and supply in 11 western states. He also served as a regional engineer for the war production board and was based in San Francisco in the early 1940's. In 1943, Arnold was released to the war production board's offices in the western region.

In September 1945, he was appointed as the assistant San Diego City Manager (*San Diego Union*, September 27, 1945). Shortly after his appointment, Arnold was part of a delegation of eight representatives from San Diego that traveled to Washington D.C. (*San Diego Union*, October 18, 1945). Also in the delegation were Charles C. Dail, Vice Mayor; Fred D. Pyle, City Hydraulic Engineer; Fred A. Heilbron, Chairman, and J. L. Burkholder, General Manager and Chief Engineer of the San Diego County Water Authority. The purpose of the trip was to encourage the Navy to complete the San Jacinto-San Vicente aqueduct, the construction of which was ordered by President Franklin D. Roosevelt. The Navy had partially completed the project but was considering abandoning the project. The San Diego delegation felt that completion of the aqueduct was crucial to alleviate San Diego's dwindling water supply. By convincing the Navy that completion of the aqueduct was key to its expansion in the San Diego region, the delegation worked out an agreement with the Navy.

The agreement stated that San Diego could pay the Navy $500,000 annually for use of the aqueduct, or purchase the 71-mile pipeline via a lump sum payment. After the $14,500,000 had been paid, ownership of the aqueduct would shift from the Navy to the City of San Diego. Arnold died in May 1990.

While Lt. Col. Arnold was a successful Director of San Diego's Water Department In the late 1940's, there is insufficient information found that he would rise to the level of qualifying as historically significant under Local, State or National Standards under Criterion B. Also, any importance would likely be better exemplified through other associated projects built by him such as the San Jacinto-San Vicente aqueduct. Hydraulic Engineer Pyle was the designer and was also not found to rise to the level of significance under Criterion B. Neither individual was a significant community leader or significant for specific achievements in their fields. Both Lt. Col. Arnold and Hydraulic Engineer Pyle were compared to others who were active, successful and prosperous in their field and neither was found to be more significant or more influential in their field than others in the same field.

The La Jolla View Reservoir is also not recommended as eligible under local, state or national (CRHR and NRHP) Criterion B/2. The reservoir was evaluated for associations with Lt. Col. Gerald Eugene Arnold, Director of San Diego's Water Department and Hydraulic Engineer Pyle. Arnold and Pyle were not found to rise to the level of significance under Criterion B. No information was identified during the research for this project that associates the reservoir with any other potentially significant individuals.

Research has not revealed any significant persons or events in local, state or national history under Criterion B. The La Jolla View Reservoir is not significantly identified with the work of a person or persons whose work has influenced the heritage of the city, the state, or the United States. The La Jolla View Reservoir is not eligible under the City of San Diego's Landmark Criterion B/2, CRHR, or NRHP as it is not identified with a person, persons, or groups who significantly contributed to the culture and development of the city, state, or nation.

C. Criterion C: Design/Construction

Criterion C (City of San Diego): Embodies distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

Criterion 3 (CRHR): 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.

Criterion C (NRHP): 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.

The La Jolla View Reservoir retains some integrity from its 1949 date of construction. Although the La Jolla View Reservoir does reflect 1949 era civil engineering, the reservoir was constructed in similar fashion to other reservoirs from that time period and was not shown to be a pioneering or exceptional example of the standard and common raised steel reservoir. Insufficient information was found demonstrating that the reservoir was an excellent or notable architectural design, engineering, details, design, materials, or craftsmanship. The La Jolla View Reservoir does not exemplify the best remaining architectural type in a region. The reservoir therefore represents a fair example of a common reservoir typology and construction. The Reservoir was compared to many other similar designs and in comparison, was determined to be no more significant than others that have been removed and determined ineligible for historic designation. The La Jolla View Reservoir is also therefore not recommended as eligible under City of San Diego, CRHR, and NRHP Criterion C/3. It is simply a typical utilitarian reservoir structure but not distinctive for this type and method of construction.

D. Criterion D (City of San Diego): Master Designer, Engineer, Builder, etc.

Criterion D (City of San Diego): Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The La Jolla View Reservoir was built under the direction of Lt. Col. Gerald Eugene Arnold who was Director of San Diego's Water Department In the late 1940's. Lt. Col. Arnold is not listed as a recognized master engineer and this structure does not display significant or notable design, engineering or method of construction that would qualify him to become a master engineer or builder.

The La Jolla View Reservoir is also not recommended as being eligible under Criterion D under the City of San Diego guidelines as described above. This resource is a not a notable or representative work of a Master Builder, Engineer or Architect. The structure is of a common utilitarian type that generally does not have the potential to provide information about artists, craftsmen or interior designers.

E. Criterion D/4 (CRHR & NRHP): Information Potential/Prehistory

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

Criterion D (NRHP): Has yielded or may be likely to yield, information important in history or prehistory.

The reservoir was built in 1949 to boost water pressure and therefore does not yield information important to prehistory. The La Jolla View Reservoir is not recommended as eligible under CRHR and NRHP Criterion D/4 as it is does not provide any information important to prehistory of the area.

Evaluation of the Structure's Historic Integrity

In order to be eligible for listing in the City, State or National Historic Register, a property must also retain sufficient integrity to convey its significance. Bulletin 15, of the National Register Bulletins, also establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance." The evaluation of integrity must be grounded in an understanding of a property's physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.

Based on maps, newspaper articles and comparisons between the subject property and the original plans revealed the structure retains integrity of location in its original built location in La Jolla Heights Park.

2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
Based on field evaluations and comparisons between the subject property and the original plans, the structure retains integrity of design, closely matching its original design.

3. **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.

The structure and site retains its original open space park setting and natural vegetated surroundings within La Jolla Heights Park in La Jolla.

4. **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.

Based on field evaluations and comparisons between the subject property and the original plans, it was determined that the structure retains integrity of design, closely matching its original as-built materials.

5. **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.

Although simple and unelaborated in workmanship, the original workmanship is largely retained.

6. **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.

The feeling of a 1949 reservoir is largely retained. Based on field evaluations, the structure retains integrity of feeling, closely matching the original feeling of a large metal reservoir placed on an undeveloped hillside location in La Jolla Heights Park with an expansive view of La Jolla.

7. **Association** is the direct link between the important historic event or person and a historic property.

The subject resource was not shown to have significant associations with significant historical persons or events in National, State or San Diego history.

V. Findings and Conclusions

A. Findings

Review of the La Jolla View Reservoir has determined the structure does not qualify as a historic resource under any local, state or national criteria according to CEQA. Similarly, this resource does not qualify as an historic resource using local, state or national criteria under CEQA-plus or Section 106 of the NHPA. The reservoir was not a significant resource with reflection of broader events within the historic context of the development of La Jolla or San Diego. Eligibility was carefully considered at the local level under the themes of community planning and engineering development. The relatively short use of the reservoir from 1949 - 1962 and its use as a supplemental reservoir for added water pressure means it was not the reservoir that made development possible in the early development of the area.

The La Jolla View Reservoir is also not recommended as being eligible under local, California or nationally under Criterion B/2 for association with significant people. Lt. Col. Arnold, as previously discussed, became Director of San Diego's Water Department In the late 1940's, and oversaw the construction of the La Jolla View Reservoir which was designed in 1948 and completed in 1949. Arnold's association with these organizations and the La Jolla View Reservoir do not yield the level of significance required for listing on the local, state, or national registers.

Although the La Jolla View Reservoir does reflect 1949 era civil engineering, the reservoir was constructed in similar fashion to other reservoirs from that time period and was not shown to be a pioneering or exceptional example of a free standing steel reservoir. None of the information found indicated that the reservoir was an excellent or notable architectural design, engineering, details, design, materials, or craftsmanship.

The La Jolla View Reservoir is also recommended ineligible under local, state, or national under Criterion D. This resource is a not the notable or representative work of a Master Builder, Engineer or Architect.

The removal of the La Jolla View Reservoir structure would not be considered a significant impact on any historical resources, in accordance with CEQA and CEQA-plus,as they utilize the same criteria in determining historical significance.

B. Conclusion

Lead agencies have a responsibility to evaluate historical resources against the local, CRHR, and NRHP criteria as required by CEQA and CEQA-plus prior to making a finding as to a proposed project's impacts to historical resources. CEQA-plus refers to specific guidelines pertaining to treatment facilities and water reclamation activities that seek to obtain funding through a State Revolving Fund (SRF) Loan. Only those undertakings wishing to obtain an SRF loan must comply with "CEQA Plus." The agency performing the undertaking must compile a CEQA document for the project and, if necessary, include those reports pertaining to CEQA-plus. According to the State Water Resources Control Board, the agency responsible for CEQA-plus, SRF CEQA-Plus requirements include the following: compliance with Section 7 of the Federal Endangered Species Act, compliance with the Federal Clean Air Act, and compliance with the National Historic Preservation Act. This report complies with the NHPA requirements set out by CEQA-plus. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an 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 and CEQA-plus Guidelines, which are congruent, provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be 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 and CEQA-plus. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as 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 and CEQA-plus unless a preponderance of evidence indicates otherwise.

1) Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).

2) Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.

3) Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

In conclusion, after documentation and evaluation of the history and features of the La Jolla View Reservoir, and careful consideration of its ability to reflect historic contexts with which it is associated,

the La Jolla View Reservoir and Muirlands Pump Station are recommended as not eligible for the NRHP, the CRHR, and as local San Diego Historic Resources under any of the possible criteria for designation. Although the subject resource was built in 1949 and is therefore over the 50 year threshold, the subject resource is not especially unique in design or function. It was not found to be the first of its kind. The La Jolla View Reservoir was not found to have utilized a significant or unique construction technique or method. The subject resource contributed to development in the area by adding water pressure. However, the reservoir was not crucial to the residential or commercial development of the area. The reservoir was evaluated in relation to other sites to establish a comparative framework in order to understand how it relates to other properties with similar characteristics. The reservoir was not found to be the earliest, best preserved, largest or sole surviving example and did not rise to the level of historical significance under any criteria. As such, the reservoir need not be considered a historical resource for mitigation purposes under CEQA at the state level and CEQA-plus at the national level, as they are concurrent.

CEQA and CEQA-plus require 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. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, Public Resources Code, Section 5021.1[b]. Similarly, CEQA-plus utilizes national standards of evaluation under Section 106 of the NHPA to identify historic resources using information set forth by 36 CFR Part 800.4.

C. Impacts Discussion

The Area of Potential Effect (APE) was evaluated. The project area (APE) consists of the large reservoir and associated water conveyance features. Under the City of San Diego CEQA Significance Determination Threshold (January 2011), the reservoir would be considered a structure, distinguished from a building because its construction and purpose is for another purpose other than human shelter. After extensive research, the resource was found not to meet the standards for significance under any criteria. Thus, as stated in the determination threshold, "If a historical resource is not significant, both the resource and the effect on it must be noted in the Initial Study of the EIR, but will not be considered further in the CEQA process." After documentation and evaluation of the history and features of the La Jolla View Reservoir and careful consideration of its ability to reflect historic contexts with which it is associated, the La Jolla View Reservoir is recommended as not eligible for the NRHP, the CRHR, and as a local San Diego Historic Resource under any of the possible criteria for designation. The reservoir will be removed and the hillside returned to its natural state and utilized as part of its larger La Jolla open space park. As such, the reservoir need not be considered a historical resource for mitigation purposes.

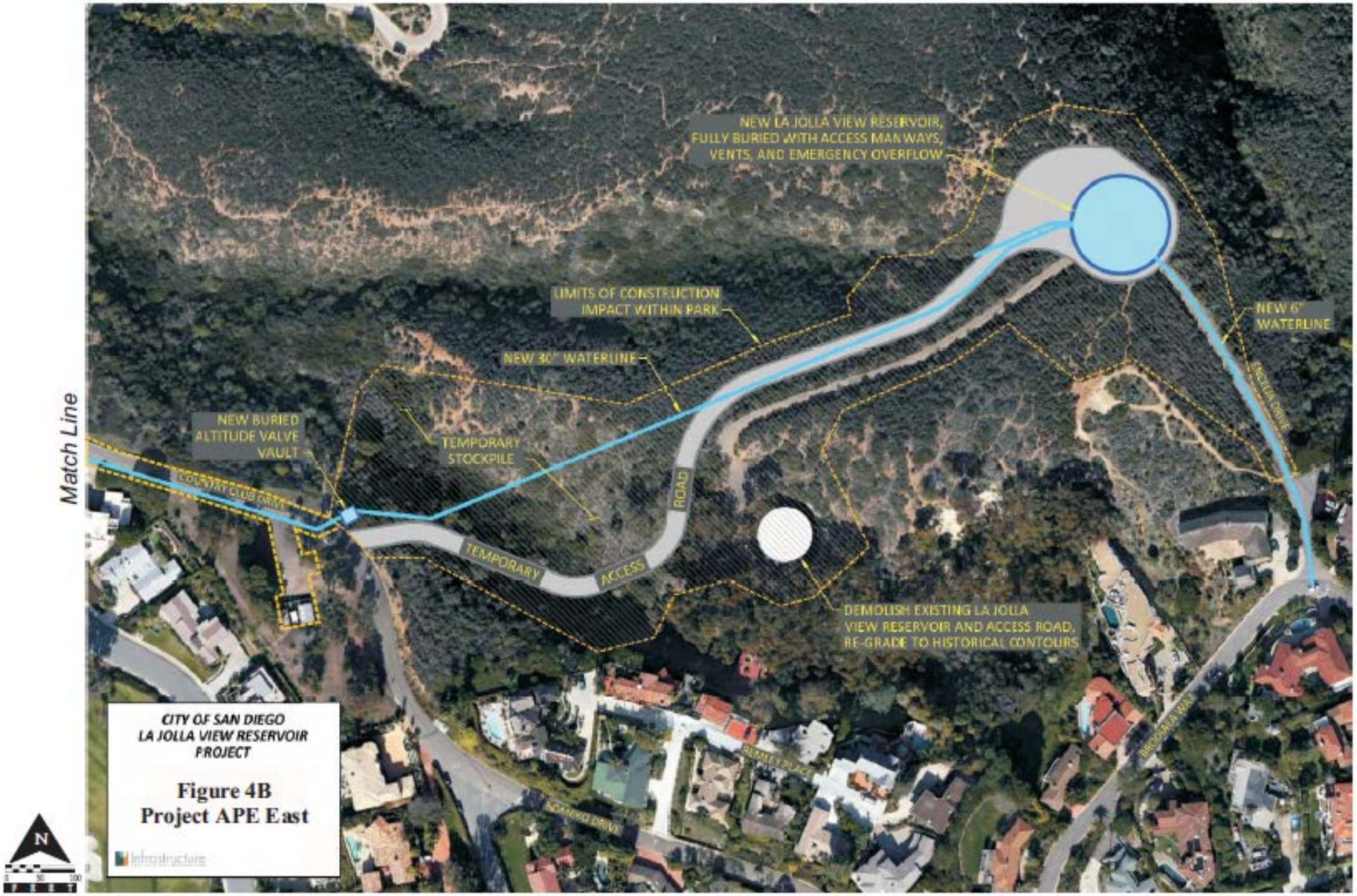


Figure 7. Map of project Area of Potential Effect (APE).

VI. Comparison Resources

The following properties are similar in type, design, style, function, or materials to that of the La Jolla View Reservoir. They are provided for comparison and determination of significance.

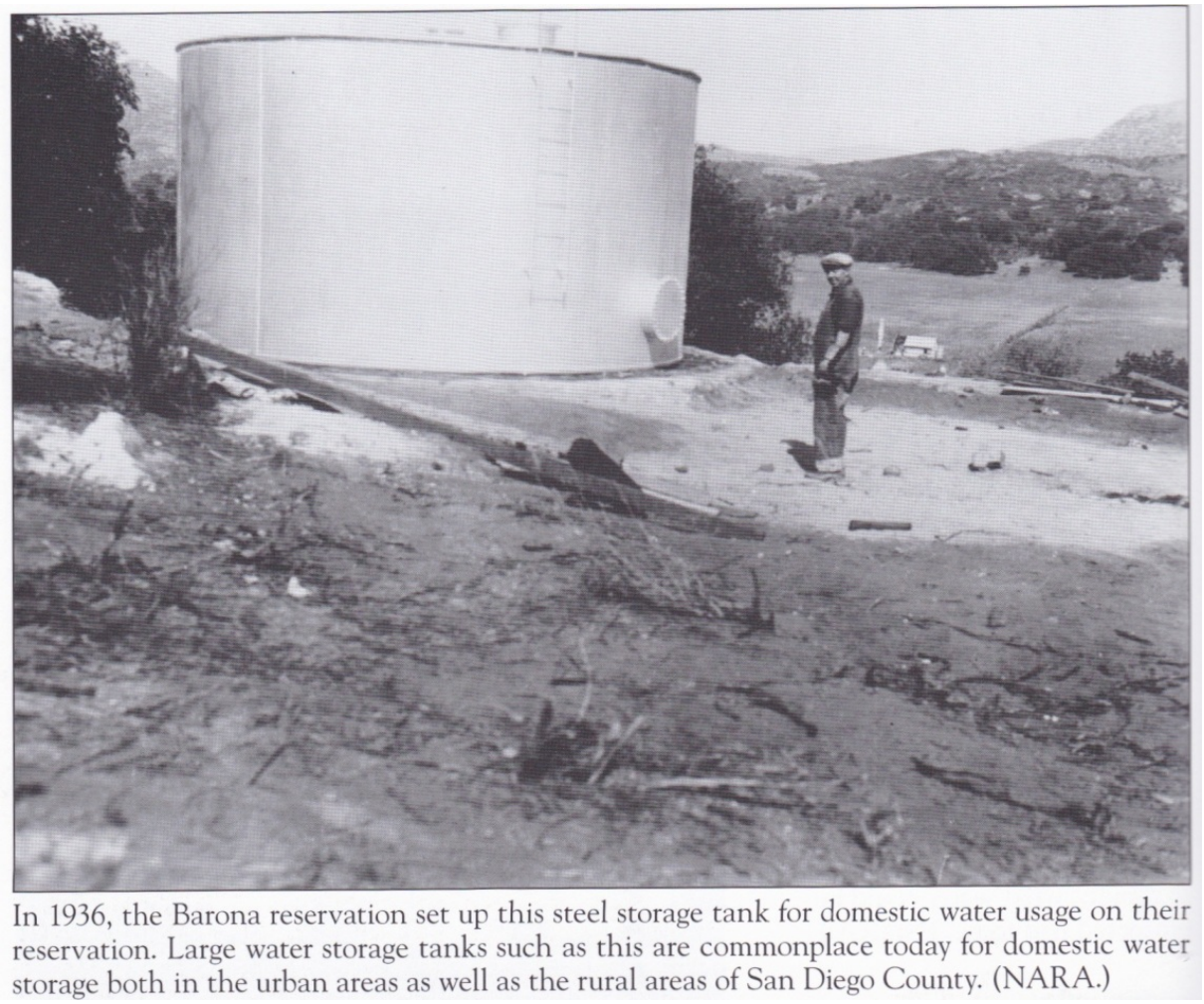


Figure 8. Steel storage tank on the Barona reservation in San Diego County, circa 1936. Note that this tank design is described as common today. Courtesy of *Native Americans of San Diego County (Images of America)* by Donna Bradley.



Figure 9. Steel storage tank on Finley Avenue in Los Angeles, circa 1932. It was covered in Australian wonga-wonga vine as part of a beautification project by the Bureau of Water Works and Supply. Courtesy of the Los Angeles Public Library Image Archive.



Figure 10. Steel storage tank on Finley Avenue in Los Angeles, circa 1949. The 27 year old tank was being fitted with a lid in this photo. Courtesy of the Los Angeles Public Library Image Archive.



Figure 11. Steel storage tank Edendale Tank in Elysian Park, Los Angeles, circa 1930. Courtesy of the Los Angeles Public Library Image Archive.



Figure 12. Irma Avenue storage tank in Tujunga, California, circa 1960. Courtesy of the Los Angeles Public Library Image Archive.



Figure 13. Irma Avenue storage tank in Tujunga, California, circa 1960. Courtesy of the Los Angeles Public Library Image Archive.



Figure 14. Rim Canyon Tank in Sunland, California, circa 1960. Courtesy of the Los Angeles Public Library Image Archive.

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VIII. Appendices

Appendix A: Historic Newspaper Articles
Appendix B: Engineering Drawings & Records
Appendix C: Existing Condition Photographs
Appendix D: DPR Forms
Appendix E: Preparer(s)' Qualifications

Appendix A

Historic Newspaper Articles

San Diego Union, December 6, 1948

Notice to Contractors

NOTICE IS HEREBY GIVEN that the City Clerk of The City of San Diego will receive bids until 10:00 o'clock A. M. on December 28, 1948, and open same in public, at or about that hour, in the Council Chamber at the Civic Center, San Diego, California, for furnishing, erecting and painting a 720,000 gallon welded steel tank, designated as LA JOLLA VIEW RESERVOIR, near Romero Drive, in La Jolla, in the City of San Diego, all as more particularly and in detail set forth in those certain drawings and specifications contained in Document No. 395172 on file with the City Clerk of said City.

In accordance with the provisions of Art. XII of the Charter of The City of San Diego, the Council of The City of San Diego has ascertained the general prevailing rate of per diem wages applicable to the work to be done to be as follows:

Trade or Occupation	Per Diem Wages 8 Hours
Air Tool Operator (Jackhammerman, Vibrator)	$13.50
Boilermaker	17.20
Carpenter, Journeyman	16.30
Iron Worker, Structural	19.00
Laborer, Unskilled	11.90
Oiler	13.30
Painter, Journeyman	16.80
Tractor Operator	16.30
Universal Equipment Operator	17.90
Truck Driver, less than 6 tons	12.50
Truck Driver, 6 to 10 tons	12.70

Foreman to receive not less than $1.40 per diem above laborer.

Any craft or employment not specifically mentioned in the foregoing schedule of rates shall be paid not less than $11.90 per diem of 8 hours.

For overtime, when the same is permitted by law, not less than one and one-half times the foregoing rates. For work performed on Sundays and legal holidays as set forth in Section 10 of the Political Code of the State of California, not less than one and one-half times the above rates.

Further information and copies of drawings, specifications, instructions to bidders, proposal and forms of contract and bonds may be obtained at the office of the Purchasing Agent, Room 273 Civic Center, San Diego, California.

A deposit of $10.00 is required of each bidder who desires to secure a set of specifications.

Dated at San Diego, California, November 30, 1948.

J. H. SHAW
Purchasing Agent.

G. E. ARNOLD
Director, Water Department.
12/5 to 12/10 inc.

Figure 15. Notice to Contractors for the construction of the La Jolla View Reservoir, published in the *San Diego Union* on December 6, 1948.

San Diego Union
December 21, 1948

Zoning Group 'Tells' Council

The individual citizen isn't the only one who has to toe the mark where the City Zoning Committee is concerned.

Today the City Council will be notified that in building La Jolla View Reservoir, a tank 25 feet high and 70 feet in diameter, it will have to do the following:

1—Place it 20 feet east of the originally-proposed site, which is on a lot north of Country Club Heights.

2—Leave a knoll in front of the reservoir, so that it will rise at least 6 feet above the base of the tank.

3—Plant trees on the northeast side of the reservoir, to screen it from motorists on Country Club Dr.

4—Plant trees on the hillsides sloping away from the reservoir.

5—Paint the tank a color that will "make it as inconspicuous as practicable."

If the council will promise to do those things, the committee will grant a zone variance to allow construction of the reservoir.

Figure 16. Article about the City Zoning Committee's stipulations for building the La Jolla View Reservoir, *San Diego Union*, December 21, 1948.

San Diego Union, January 4, 1949

L.A. Firm Low Bidder On La Jolla Reservoir

American Pipe & Steel Co., of Los Angeles, will be given a contract to build La Jolla View Reservoir for $33,070, if the City Council accepts the recommendation of Water Director G. E. Arnold today.

That firm, Arnold said, was the lowest of four qualified bidders for the job. High bid was $37,140.

The reservoir will be located on a hill above La Jolla Country Club and will boost water pressure for Country Club Heights and the Muirlands, where it has been exceedingly low.

Figure 17. Article about American Pipe & Steel being awarded to contract to build the La Jolla View Reservoir, *San Diego Union,* January 4, 1949.

San Diego Union, April 17, 1949

Delay Plea Indorsed

In a letter to the City Council, G. E. Arnold, water director, yesterday indorsed the American Pipe and Steel Corp.'s application for a 30-day delay in completing construction of La Jolla View Reservoir. The extension would be to June 24. The builders have failed to get deliveries on steel, Arnold said.

Figure 18. Article discussing American Pipe & Steel's application for a 30-day delay in completing the La Jolla View Reservoir, *San Diego Union,* April 17, 1949.

San Diego Union, September 27, 1945

Assistant City Manager Named

G. E. Arnold Chosen For San Diego Post

G. E. Arnold, regional engineer for the war production board, with offices in San Francisco, yesterday was named assistant city manager of San Diego by City Manager Fred A. Rhodes. He will assume his new duties on Oct. 15. The position was created recently by the council and a salary of $10,000 a year was provided.

Arnold and Rhodes have been in correspondence concerning the appointment since early last spring and the city manager said yesterday that he believed he had obtained for the city the services of an outstanding man.

CALLED BY ARMY

The new assistant manager is a graduate of Colorado State college, with the degree of bachelor of science in civil and irrigation engineering. After a career of engineering activity for private enterprises and various cities, he was called to active duty in the army in 1941, as a lieutenant colonel, and placed in charge of water supply and utilities in 11 western states.

Two years ago, he was released to the war production board's western regional offices, in charge of allocation of materials, particularly those having to do with water works and sanitation.

Announcement of the appointment was made by Rhodes upon receipt of word from Arnold that he had been released by the army.

EMPLOYED IN COMPTON

Before his graduation from Colorado State, Arnold was engineer for the Compton (California) Water and Lighting Co., designing and supervising rebuilding of the water system for that community. Another summer he was on the engineering staff of the national board of fire underwriters, making a survey and fire prevention analysis of the water system of Seattle.

After graduation he went to the

(Continued on Page 2-A, Col. 6)

Army Engineer Named to Local Post



Lt. Col. G. E. Arnold, regional engineer for the war production board, appointed assistant San Diego city manager. (A.P. wirephoto.)

* * *

SAN FRANCISCAN APPOINTED ASSISTANT S.D. CITY MANAGER

(Continued from Page 1)

Denver municipal water works as assistant engineer in the sanitary division, supervising treatment of the city's water supply and conducting a sanitary laboratory. The next two years were spent in Central America for the United Fruit Co., in engineering work on reclamation, flood control, drainage, irrigation and railroad location and construction. Then followed work for general contractors in Colorado on railroad location and construction, mines, mills and irrigation.

Arnold returned to the Pacific coast 15 years ago as chief engineer of the Western Well Works, in San Jose, drilling and developing wells and installing pumping equipment. A year later, in 1931, he went to the city of San Francisco as chief engineer of water purification. He remained at that work until called into service in 1941.

The work of the new assistant city manager was recognized in 1938 when he received the George W. Fuller memorial award for distinguished service in the water supply field.

Rhodes has known Arnold for several years. He said that the late Walter W. Cooper, while city manager, had contemplated employing Arnold to take charge of the combined water departments of the city. That plan did not materialize, when the council failed to follow through on a program for charter amendments to make such a plan possible. Rhodes said that he still has hopes that such a post will be created and that Arnold can be moved into it.

The new assistant city manager has a wife and two children in San Francisco. Rhodes said they will accompany him here and that Arnold will acquire his own home as soon as a suitable one can be purchased or built.

Figure 19. *San Diego Union* article about Lt. Col. G.E. Arnold, who was Director of the San Diego Water Department when the La Jolla View Reservoir was built.

San Diego Union, June 12, 1956

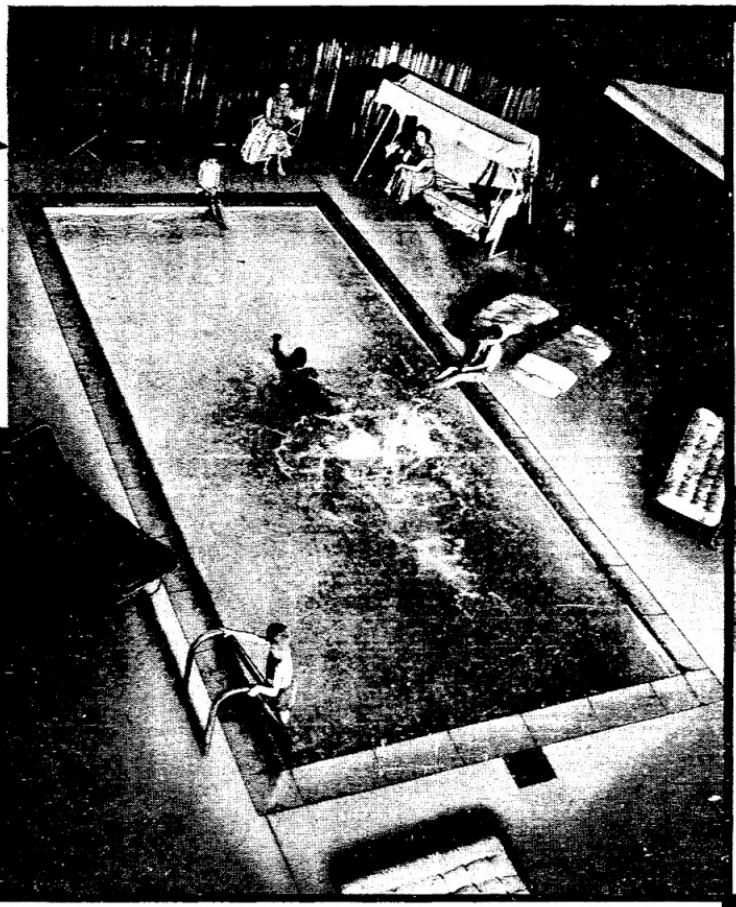
Steel brings low-cost swimming to Western backyards

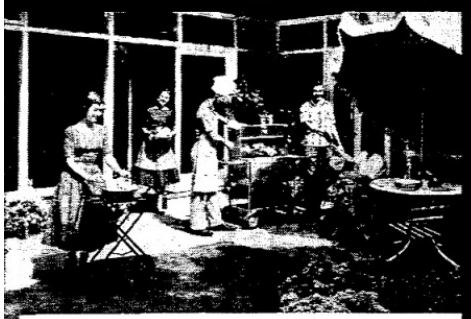
This big 12x28-foot* swimming pool can be delivered to your backyard for less than $1600 (including filter plant). To make this low price possible, the manufacturer takes sheets of United States Steel and forms them into prefabricated sections. These steel parts are easily bolted together, on the site, to form a rigid tank that's absolutely leakproof.

A special coating over the steel gives this pool a smooth, abrasion resistant surface that repels algae and stops corrosion. Designed and fabricated by American Pipe & Steel Corporation of Alhambra, California, this all-steel swimming pool requires practically no maintenance. In your backyard, it will provide the whole family with a lifetime of healthy recreation..

*These steel pools are also sold in smaller sizes







"COME AND GET IT". Man's instinctive desire to cook and eat out-of-doors is responsible for a popular new form of entertaining: the Barbecue Party. The center of interest at these backyard gatherings is usually a product of the Big Boy Manufacturing Company, Inc.—world's largest producer of charcoal barbecues and braziers. This Burbank, California firm offers 17 different model barbecues... each made from United States Steel. The grill and rotisserie (above) uses USS Stainless Steel for its heat reflector, USS Manufacturers Wire for grill and spit rod, and USS Sheets elsewhere.



FOR PATIO OR PARLOR, the accent is on informal living and easy entertaining. Furniture needs to be light and portable, like these Hostess Accessories by Cal-Dak. A convenient way to serve meals indoors or on the patio, these easy-to-handle folding trays and carts are made in Colton, California, from coils of United States Steel Sheets.



RECIPE FOR HOT WEATHER: All mother needs to fix this fruit salad is canned Western Cling Peaches, pears, plums, apricots and pineapple. Arranged on lettuce leaves, this "help yourself" salad plate is a cool and delicious way to begin any barbecue. Thanks to the convenience of tin cans (actually, they're 99% steel), this salad can be served on a moment's notice. United States Steel is a major supplier of tin-plate in the West (where 76% of all the country's fruit is picked and canned).

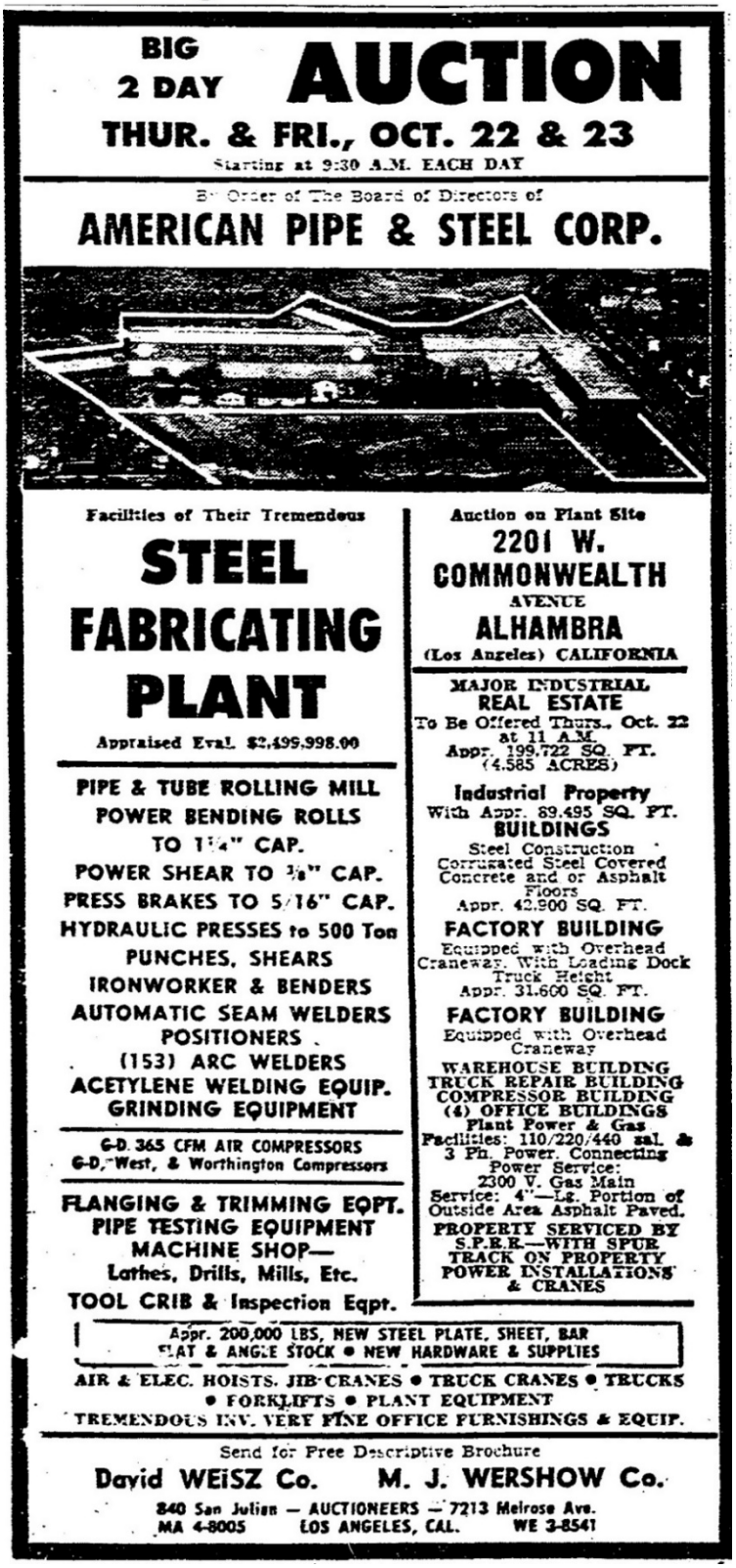
Steel for every purpose from a single source...United States Steel

United States Steel Corporation • COLUMBIA-GENEVA STEEL DIVISION • 2087 E. Slauson Avenue, Los Angeles 58, California. Phone: LUdlow 5-1171

SHOPPING NEWS FOR STEEL BUYERS: In the West, United States Steel is the one-stop shopping center where you can buy steel for every purpose.

Figure 20. ***San Diego Union*** **advertisement from June 12, 1956. The American Pipe & Steel Corporation, which built the La Jolla View Reservoir, manufactured prefabricated steel in-ground swimming pools during the 1950's. They declared bankruptcy in 1959.**

San Diego Union, October 18, 1959



BIG 2 DAY **AUCTION**

THUR. & FRI., OCT. 22 & 23

Starting at 9:30 A.M. EACH DAY

By Order of The Board of Directors of

AMERICAN PIPE & STEEL CORP.

Facilities of Their Tremendous

STEEL FABRICATING PLANT

Appraised Eval. $2,499,998.00

PIPE & TUBE ROLLING MILL
POWER BENDING ROLLS TO 1¼" CAP.
POWER SHEAR TO ⅜" CAP.
PRESS BRAKES TO 5/16" CAP.
HYDRAULIC PRESSES to 500 Ton
PUNCHES, SHEARS
IRONWORKER & BENDERS
AUTOMATIC SEAM WELDERS
POSITIONERS
(153) ARC WELDERS
ACETYLENE WELDING EQUIP.
GRINDING EQUIPMENT

G-D 365 CFM AIR COMPRESSORS
G-D, West, & Worthington Compressors

FLANGING & TRIMMING EQPT.
PIPE TESTING EQUIPMENT
MACHINE SHOP—
Lathes, Drills, Mills, Etc.
TOOL CRIB & Inspection Eqpt.

Auction on Plant Site

2201 W. COMMONWEALTH AVENUE ALHAMBRA

(Los Angeles) CALIFORNIA

MAJOR INDUSTRIAL REAL ESTATE
To Be Offered Thurs., Oct. 22 at 11 A.M.
Appr. 199,722 SQ. FT. (4.585 ACRES)

Industrial Property
With Appr. 89,495 SQ. FT. BUILDINGS
Steel Construction
Corrugated Steel Covered
Concrete and or Asphalt Floors
Appr. 42,900 SQ. FT.

FACTORY BUILDING
Equipped with Overhead Craneway, With Loading Dock Truck Height
Appr. 31,600 SQ. FT.

FACTORY BUILDING
Equipped with Overhead Craneway

WAREHOUSE BUILDING
TRUCK REPAIR BUILDING
COMPRESSOR BUILDING
(4) OFFICE BUILDINGS
Plant Power & Gas Facilities: 110/220/440 sal. & 3 Ph. Power. Connecting Power Service: 2300 V. Gas Main Service: 4"—Lg. Portion of Outside Area Asphalt Paved.
PROPERTY SERVICED BY S.P.R.R.—WITH SPUR TRACK ON PROPERTY
POWER INSTALLATIONS & CRANES

Appr. 200,000 LBS. NEW STEEL PLATE, SHEET, BAR FLAT & ANGLE STOCK • NEW HARDWARE & SUPPLIES

AIR & ELEC. HOISTS. JIB CRANES • TRUCK CRANES • TRUCKS • FORKLIFTS • PLANT EQUIPMENT

TREMENDOUS INV. VERY FINE OFFICE FURNISHINGS & EQUIP.

Send for Free Descriptive Brochure

David WEiSZ Co. — 840 San Julian — MA 4-8005

M. J. WERSHOW Co. — AUCTIONEERS — 7213 Melrose Ave. LOS ANGELES, CAL. — WE 3-8541

Figure 21. *San Diego Union* advertisement from October 18, 1959 for a liquidation auction of the American Pipe & Steel Corporation's assets after they declared bankruptcy. American Steel & Pipe built the La Jolla View Reservoir in 1949.

Appendix B

Engineering Drawings & Records

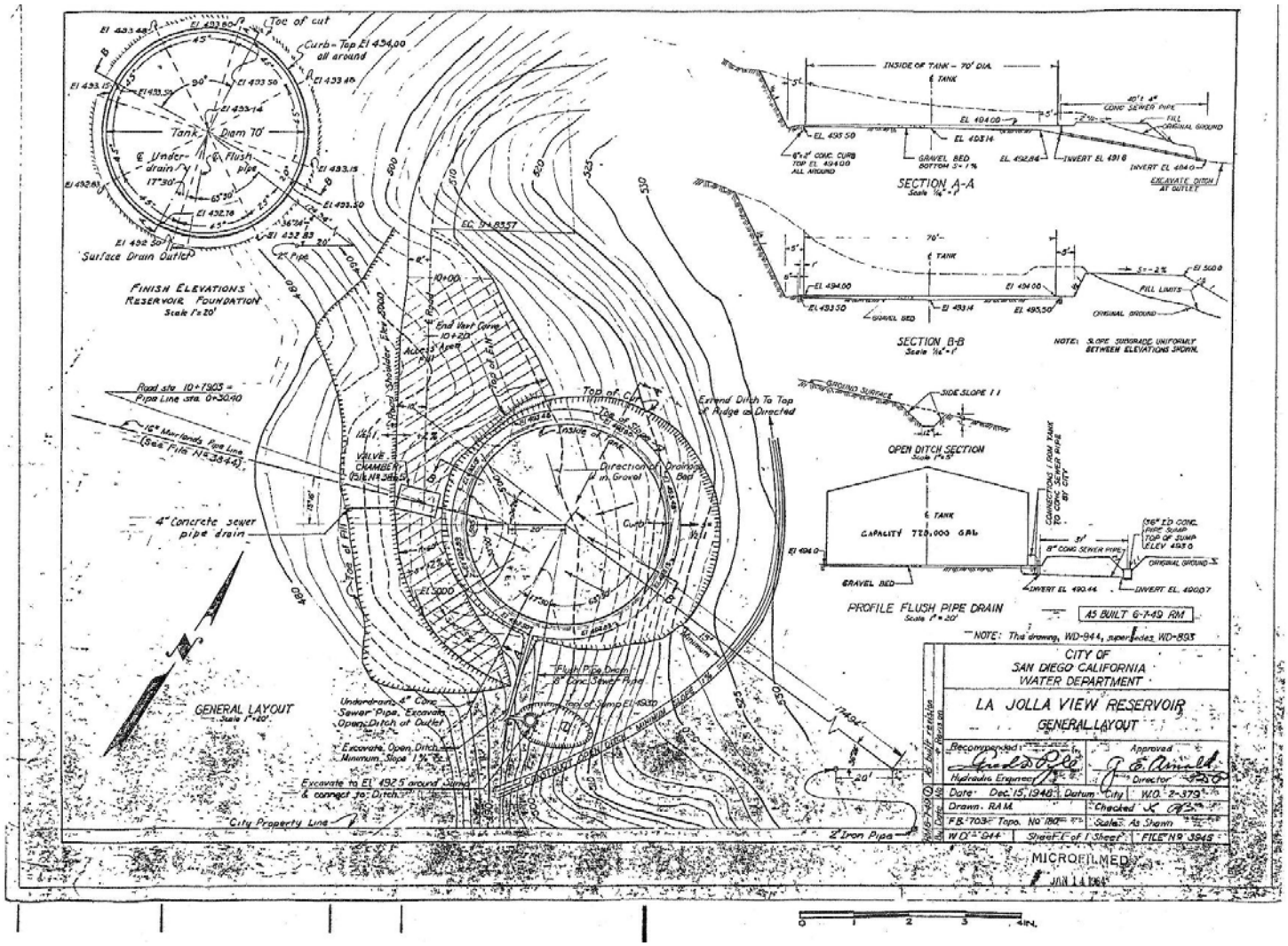


Figure 22. Original plan and sections of the La Jolla View Reservoir from 1948.

Appendix C

Existing Condition Photographs



Figure 23. La Jolla View Reservoir, looking west onto the east elevation and roof.



Figure 24. La Jolla View Reservoir, looking at attached ladder.



Figure 25. La Jolla View Reservoir, looking south at the north elevation and roof.



Figure 26. La Jolla View Reservoir, looking south at the north roof and vents.



Figure 27. La Jolla View Reservoir, showing close-up of perimeter edge roof vent.



Figure 28. Close-up of extruded metal vent screen.



Figure 29. Looking east at the west elevation.



Figure 30. Looking north at the south elevation. Testing valve is shown on the west elevation.



Figure 31. Looking north at the south elevation. Testing valve is shown on the west elevation.



Figure 32. View northeast of the south elevation and outlet pipe.



Figure 33. Close-up of brushed on wax coating over steel.



Figure 34. Looking northwest at the east elevation and utility box.



Figure 35. Looking southwest at profile of the access hatch on the northwest elevation.



Figure 36. Looking southeast directly at access hatch.



Figure 37. Looking southwest at the east elevation.



Figure 38. Looking south at the outlet pipe connecting to the concrete valve vault west of the reservoir structure.



Figure 39. Close-up of pipe connection into concrete valve vault. Concrete repair is dated 9/80.



Figure 40. View looking west at the northeast face of stepped recycled concrete embankment wall.



Figure 41. View looking northwest at the southwest elevation of the concrete retaining wall bracing the rear berm.



Figure 42. Looking east at the west elevation of the concrete retaining wall bracing the rear berm.



Figure 43. Access cover to below ground vault.



Figure 44. Access covers to below ground vault.



Figure 45. Muirlands Pump Station.



Figure 46. View of three structures in pump station.



Figure 47. View of pump station from street.



Figure 48. Closer view of pump station structures.

Appendix D

DPR Forms

No Previous Survey or DPR Forms were found

Appendix E

Preparer(s)' Qualifications

IONE R. STIEGLER, ARCHITECT, FAIA, NCARB – PRINCIPAL ARCHITECT

The primary investigator from IS Architecture, Ione R. Stiegler, FAIA, meets the National Park Service, qualifications for "Architectural History", "Architecture" and "Historic Architecture," as published in the Code of Federal Regulations, 36 CFR Part 61. IS Architecture served as a historic preservation consultant to HELIX Environmental Planning, Inc. (HELIX), represented by Bruce McIntyre, a Senior Project Manager with HELIX. HELIX served as a consultant directly to the City of San Diego.

Ione R. Stiegler, FAIA has established IS Architecture as an award-winning firm dedicated to the preservation and renewal of our built environment. Over the last 27 years, Ms. Stiegler has studied, authored reports on, and preserved a dozen of California's rare and fragile historic resources. Many of these date to the Spanish occupation of California in the early 1800s. Her interdisciplinary methodology unearths a multitude of architectural details, making it possible to reach back in time to scientifically and authentically recreate previously lost architectural elements. Her comprehensive documentation fosters historically accurate reconstruction, preserves our historically significant architectural heritage, and provides disaster recovery records.

IS Architecture is an award-winning firm with extensive technical experience not only in historic preservation. Our firm has considerable experience both preparing the many reports and studies required for historic resources, as well as the architectural design and construction documentation for historic resources. The firm specializes in applying the *Secretary of the Interior's Standards for the Treatment of Historic Resources* and has completed projects implementing all four approved treatments, Restoration, Preservation, Rehabilitation and Reconstruction. Many of the firm's projects have applied the California Historic Building Code. Drawing on this expertise, IS Architecture has restored / rehabilitated 45 historic residences, 17 institutional historic structures, and 15 historic adobe structures. IS Architecture has completed 47 historic assessment/historic nomination reports. The firm has also been published 53 times and has received 38 awards for both its custom residential and historic preservation architecture.

Education
Bachelor of Architecture – 1983
Master of Architecture I – 1983
Tulane University, New Orleans, Louisiana
Master of Architecture II, Historic Preservation Specialization - 1986
Tulane University, New Orleans, Louisiana

Architectural License
California License C19425

Certifications
Small Business Enterprise (SBE)
State Women Business Enterprise (SWBE)
Disadvantaged Business Enterprise (DBE)
Small Local Business Enterprise (SLBE)

Summarized Project List

Historic Structure Reports

2011 Goldfield High School, Goldfield, NV
2011 Wisteria Cottage and Balmer Annex, La Jolla
2011 Torrey Pines Lodge, Torrey Pines State Park, San Diego
2011 Mohnike Adobe Barn, Los Peñasquitos Preserve, San Diego
2008 Sikes Adobe Farmhouse and Creamery, San Diego
Reconstruction and Restoration after the 2007 Witch Creek Fire
2006 Guy and Margaret Fleming House, Torrey Pines State Park, San Diego
2005 Warner-Carrillo Adobe Ranch House and Barn, Warner Springs
2004 Casa de Bandini/Cosmopolitan Hotel (adobe), Old Town, San Diego
2004 Casa de Pico Motor Court, Old Town, San Diego
2004 Sikes Adobe Farmhouse and Creamery, San Diego
2004 Rancho Peñasquitos Preserve, Wing 'C' Adobe, San Diego
2004 Verna House, Old Town, San Diego

Historic Restorations

2010 University of California, San Diego Chancellor's House – Rehabilitation (estimated completion in 2013)
2010 Sikes Adobe Farmhouse and Creamery, San Diego
Reconstruction and Restoration after the 2007 Witch Creek Fire
2010 Warner-Carrillo Adobe Ranch House and Barn Phase 2, Warner Springs
2010 Blas Aguilar Adobe, San Juan Capistrano – Restoration
2009 Casa Montanez Adobe, San Juan Capistrano – Restoration
2005 Warner-Carrillo Adobe Ranch House and Barn Phase 1, Warner Springs
2004 Sikes Adobe Farmhouse and Creamery, San Diego
2004 Rancho Peñasquitos Preserve, Wing 'C' Adobe, San Diego
2004 Verna House, Old Town, San Diego

Historic Condition Assessment Reports

2009 University of California, San Diego Chancellor's House – Rehabilitation
2008 Casa de Machado y Stewart (adobe), Old Town, San Diego
2008 Casa de Estudillo (adobe), Old Town, San Diego
2007 Edgemoor Farm, Santee
2007 Olin Bailey Earthen Structure, Borrego Springs
2004 Casa de Pico Motor Court and Hotel, Old Town, San Diego
2006 Camp Lockett, Campo

Historic Assessment, Vertical Archaeology and/or Construction Observation

2012 Georgia Street Bridge – Historic Assessment, San Diego
2012 Fleet Weather Center Building 14 – Historic Assessment, Naval Base Coronado
2012 SDG&E Undergrounding – Historic Assessment, San Diego
2011 San Diego Mission Architectural Improvements, San Diego
2008 Cosmopolitan Hotel (adobe), Old Town, San Diego
2000 Santa Margarita Ranch House (adobe), Camp Pendleton

Historic American Building Survey (HABS)

2006 Half Round Building, Escondido
2004 Hi Hope Ranch, Vista
2004 Oceanside Athletic Club, Oceanside
1999 SANBAG State Route 30 – Isle Center Residence, Bethlehem Temple, Lageschulte Residence, Goerlitz Residence, San Bernardino
1998 T.M. Cobb Warehouse, San Diego
1998 Warner-Carrillo Adobe Ranch House and Barn, Warner Springs