

**APPENDIX B**  
**CULTURAL RESOURCES ASSESSMENT**

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**Subject** Pediatric Mental and Behavioral Health Campus Cultural Resources Assessment  
**Attention** Melanie Tylke, County of San Diego, Department of General Services.  
**From** Kelsey Kuehn, MA, Jeremy Hollins, MA, Jacobs Project Management Co.  
**Date** October 7, 2022

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## 1. Introduction

Jacobs Project Management Co. (Jacobs) prepared this cultural resources assessment for the Pediatric Mental and Behavioral Health (MBH) Project (Project). The Project site is located on land owned by the County of San Diego (County) within the City of San Diego, located south of the Interstate (I-) 805 and State Route (SR) 163 interchange in the Serra Mesa Community (Figure 1). The 4.35-acre Project site is located along Birmingham Way within the San Diego County Youth Transition Campus (YTC) (formerly the Juvenile Justice Campus [JJC]) and is adjacent to the Rady Children's Hospital-San Diego (RCHSD) and Sharp Memorial Hospital campuses. The Project site is previously disturbed and developed and consists of a paved surface parking lot and a landscaped area between the parking lot and Birmingham Way. The site is currently accessible from Meadow Lark Drive on the west (Figure 2).

The proposed Project is a Ground Lease and Operating Agreement enabling the construction and operation of a Pediatric MBH Campus, a joint initiative between the County of San Diego and RCHSD. The Project site consists of a paved surface parking lot and an adjacent landscaped area along Birmingham Way and is located on the existing YTC (formerly known as the JJC). The Project would include the construction and operation of two new patient care buildings and a parking structure within the boundary of the existing surface parking lot. In addition, the Project includes roadway improvements along Birmingham Way and installation of a new underground sewer line within the right-of-way of Birmingham Drive and Children's Way

Jacobs completed this assessment to identify potential cultural resources constraints and impacts that may exist within the Project site. This assessment included a records search for previously recorded cultural resources and previously conducted investigations within the Project site environs. Jacobs also reviewed historic maps and aerial imagery, building records provided by RCHSD, and archival information from local repositories. As a result of this assessment, Jacobs concluded the proposed Project would have a **low likelihood** of impacting cultural resources.

## 2. Project Components

The Project consists of the following components (Figure 3):

- Construction of a new Outpatient Psychiatric Clinic Building
- Construction of a new Inpatient Acute Psychiatric Hospital Building
- Construction of a new Parking Structure
- Site access and utilities improvements
- Outdoor spaces improvements

The Project components are described in greater detail below.

## **2.1 Demolition**

Demolition activities propose to remove current landscaping and existing paved parking areas where new construction associated with the Project would occur, resulting in exposed soil at the surface. Further, demolition activities may include relocation of existing underground domestic water, fire water, stormwater, and sanitary sewer connections that serve existing buildings and may be located within the Project site.

## **2.2 Outpatient Psychiatric Clinic Building**

The one-story, approximately 11,000-square-foot (SF) Outpatient Psychiatric Clinic Building would be constructed at the north-central area of the Project site. The facility would provide outpatient services, administration and academic services, clinical ancillary services, and facility support services. It is expected to serve approximately 72 patients per day in two 36-patient blocks.

## **2.3 Inpatient Acute Psychiatric Hospital Building**

The four-story, approximately 82,000-SF Inpatient Acute Psychiatric Hospital Building would be constructed at the eastern portion of the Project site. The facility would include the Acute Psychiatric Unit and the Crisis Stabilization Unit with a combined total of 84 beds. The Inpatient Acute Psychiatric Hospital Building would have a secure vehicular sallyport to provide a secure entry for a patient arriving by ambulance or law enforcement and a separate pedestrian sallyport for patients arriving with their parents or a guardian.

## **2.4 Parking Structure**

A new, up to approximately 369,000-SF, eleven-level including a partial height basement level (approximately 5 feet below final grade), open-air parking structure would be constructed at the southwestern corner of the Project site. The parking structure would have up to approximately 900 parking spaces. The new parking structure would have three entrance/exits located in the southeastern, northeastern, and southwestern corners of the parking structure and would not exceed 117 feet in height. The parking structure would serve both the proposed Pediatric MBH Campus and the existing County's Juvenile Court and Juvenile Probation Center.

## **2.5 Site Access Improvements**

Current vehicle access to the existing surface parking lot comprising the Project site is from Meadow Lark Drive to the west via two driveways, one located on each side (north and south) of San Diego County's Juvenile Probation Building. The Project would not include the northern driveway. The southern driveway at Meadow Lark Drive would be reconfigured within the existing curb. Two proposed driveways would be constructed along Birmingham Way, one at the northwestern corner of the Project site and one at the northeast corner of the Project site to provide access to the Pediatric MBH Campus.

## **2.6 Roadway Improvements**

The following offsite circulation improvements are proposed along Birmingham Way at the north side of the Project site within the City of San Diego-owned right-of-way (ROW):

- Provision of dedicated right-turn lanes into each of the two new Project driveways along Birmingham Way (i.e., the northwestern and northeastern driveways)
- Provision of a dedicated left-turn lane into the northwestern driveway, opposite Birmingham Drive
- Construction of new curb, sidewalk, and patient drop-off area along Birmingham Way between the two driveways

Roadway improvements may also include removal of existing pavement and new sidewalks and landscaping along Birmingham Way, as well as restriping.

## **2.7 Utilities Improvements**

San Diego Gas and Electric (SDG&E) would supply power to the Project site. Emergency power would be provided by a new generator that would be installed on the Project site.

Water for domestic and fire use would be provided by the City of San Diego from the existing 12-inch water main along Birmingham Way. Two new fire hydrants would be installed on the Project site in accordance with City requirements. One fire hydrant would be located in the western portion of the Project site between the proposed parking structure and the Outpatient Psychiatric Clinic Building, and a second fire hydrant would be located at the southern portion of the Project site between the proposed parking structure and Inpatient Acute Psychiatric Hospital Building.

Sanitary sewer line installed for the Pediatric MBH Campus would be connected to the existing city sewer system northeast of the campus via a tie-in to the existing sewer line located along Children's Way, east of the RCHSD Acute Care Pavilion. A sewage pump would be required to accommodate the elevation difference between the Project site and the existing sewer infrastructure; it would be installed near the mechanical room of the Inpatient Acute Psychiatric Hospital Building.

New stormwater drains would be connected to the existing storm drain system along Birmingham Way. Although the street elevation is higher than the Project site, the existing storm drain line in the street is lower than the Project site; therefore, it is anticipated that a pump would not be required for this connection. Stormwater runoff would be collected and treated before conveyance to the city system and would not be discharged directly off site into the natural drainage to the east of the Project site. The Project site is primarily an impervious paved surface; however, the Project would incorporate landscaped areas that would decrease impervious surfaces at the Project site.

## **3. Records Search**

A review was completed of the National Register of Historic Places (NRHP; NRHP 2021), California Register of Historical Resources (CRHR), California Historical Landmarks, California Points of Historic Interest (CRHR 2021), City of San Diego Historical Resources Database (City of San Diego 2021), and San Diego County Historic Site Board Historic Property List (County of San Diego 2019). In addition, a review was completed of a nearby California Environmental Quality Act (CEQA) project (County of San Diego 2018). Based on this review, no historical resources are present within the Project site or environs.

A literature search was also received on January 10, 2022, from the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) for the Project site and a 0.5-mile-radius study area. The records search indicated two previously conducted investigations have been completed within the Project site (SD-10551, SD-17232) and 22 previously conducted investigations were completed within the 0.5-mile-radius study area. The two investigations within the Project site were conducted in 2006 (SD-10551) and 2017 (SD-17232) and covered the entirety of the Project site. Eleven previously recorded cultural resources were identified within the 0.5-mile-radius study area; however, no previously recorded cultural resources are located within the Project site. The closest known cultural resources are Highway 395 (P-37-033557), located approximately 0.13 mile west of the Project site, and a residence forming part of the Serra Mesa Tract (P-37-036319), located approximately 0.32 mile east of the Project site. The Project site is a surface parking lot with no existing structures or buildings. Therefore, no known historical resources would be impacted by the Project's construction or operation.

A sacred lands file search completed with the Native American Heritage Commission (NAHC) in 2017 did not identify Native American cultural resources in the Project site.

## 4. Development History

Jacobs reviewed records maintained by the San Diego Public Library, the San Diego History Center, and the University of California (online at calisphere.org) to understand development history in the vicinity of the Project site, including at RCHSD, Sharp Memorial Hospital, and YTC. Jacobs also consulted historic newspaper databases, including Newspapers.com and the California Digital Newspaper Archive.

### 4.1 Rady Children’s Hospital San Diego

Development of the RCHSD campus extends throughout the second half of the twentieth century, from 1953 through 2016. As such, the buildings that comprise the campus represent a range in architectural styles and materials. The campus includes the Nelson/Hahn Pavilion at 800 Frost Street, a Medical Office Building at 3030 Children’s Way, the Rose Pavilion at 3020 Children’s Way, the Acute Care Pavilion at 3010 Children’s Way, the Specialty Clinics Building at 8110 Birmingham Way, and the Education and Office Building at 7960 Birmingham Drive. An Emergency Generator Building is located south of the campus at 8105 Birmingham Way. The RCHSD campus is composed of three parcels with the following Assessor’s Parcel Numbers (APN): 427-530-080, 427-530-1000, and 427-530-1300. Development history at RCHSD is described in greater detail below.

As described, the RCHSD campus is located northeast of the Project site along the north side of Birmingham Way. In 1951, the board of the San Diego Society for Crippled Children initiated construction plans for a new children’s hospital. Construction of the 59-bed, \$1.5-million San Diego Children’s Hospital began in 1953. The hospital was dedicated in a ceremony held on August 15, 1954. In 1959 the hospital dedicated additional facilities including a medical wing, a surgical wing, a gift shop, and new admitting offices. Between 1963 and 1969 the hospital opened four new additions: the Children Development Clinic, Speech and Hearing Clinic, Child Guidance Center, and Development Center for Diagnosis and Treatment of Retarded Children. Two large additions were subsequently completed in 1975 and 1983: the Intensive Care Unit and the Jean Hahn Pavilion, respectively. The hospital went on to build the Chadwick Center for Children and families (1985), the Specialty Clinics building (1988), and the Children’s Way Pavilion (now called the Rose Pavilion, 1993). In 1997 the Frost Street Pavilion, which comprised the original hospital building and subsequent additions, was renamed as the Nelson Family Pavilion after Carol Joye Nelson left her entire estate to the hospital. In 2006 it was renamed as RCHSD. The hospital built the Acute Care Pavilion in 2010. Most recently, the Chadwick Center for Children and Families was demolished, and the Education and Office Building opened in 2016 (*Chula Vista-Star News* 1954; *Coronado Eagle and Journal* 1959; Nationwide Environmental Title Research [NETR] 2022; *North County Times* 1997; Rady Children’s Hospital 2021; *Times-Advocate* 1967, 1969)

### 4.2 Sharp Memorial Hospital

Like RCHSD, development of the Sharp Memorial Hospital campus extended throughout the second half of the twentieth century, from 1953 through 2010. As such, the buildings that comprise the campus represent a range in architectural styles and materials. The campus includes the Sharp Mary Birch Hospital at 3003 Health Center Drive, Sharp Memorial Hospital Cardiac Rehabilitation building at 2999 Health Center Drive, Steven Birch Healthcare Center at 7901 Frost Street, Sharp Knollwood Building at 7944 Birmingham Drive, Sharp Rees-Stealy San Diego Pharmacy at 2929 Health Center Drive, Sharp Mesa Vista Hospital at 7850 Vista Hill Avenue, and multiple parking structures and surface parking areas throughout the complex. The Sharp Memorial Hospital is composed of five parcels with the following APNs: 427-530-02-00, 427-530-15-00, 427-540-09-00, 427-540-15-00, and 427-540-24-00. Development history at the Sharp Memorial Hospital is described in greater detail below.

As described, the Sharp Memorial Hospital campus is located north and northwest of the Project site along the north side of Birmingham Way and the west side of Meadow Lark Drive. After the San Diego Hospital Association (SDHA) formed in 1946 to raise funds for hospital facilities in the area, the P.L. Gildred family donated 12.5 acres in the Serra Mesa region of San Diego for the construction of a new hospital. Construction for the Donald N. Sharp Memorial Hospital began in 1953; and in 1955 the facility opened as a nonprofit, nonsectarian institution. A \$1.5-million maternity wing addition opened in 1960. Following a \$1-million donation from the Sharp family in 1967, a master plan for the Sharp Medical

Complex was developed in 1968; construction began on the nine-story North Surgery Tower addition the same year. The North Surgery Tower and the \$3-million Sharp Rehabilitation Center Therapy Building opened in 1975. In 1989 the Stephen and Mary Birch Foundation donated \$5 million to initiate a campaign for the Sharp Mary Birch Hospital, which eventually opened at Sharp Memorial Hospital campus in 1992 (Sharp HealthCare 2022). The Sharp Rees-Stealy San Diego Pharmacy was built between 1996 and 1997 according to aerial photographs (NETR 2022). In 1998 Sharp acquired the Mesa Vista Hospital, which is now called Sharp Mesa Vista Hospital. Historic aerial photographs indicate that a building southeast of the Knollwood Building was demolished between 1991 and 1993 and replaced by a surface parking lot. By 2009 a multi-story parking structure is visible at the east half of the parking lot. An addition, the parking structure is visible in aerial photographs by 2019 and covers the entire lot (NETR 2022).

### **4.3 San Diego Youth Transition Campus**

Like RCHSD and Sharp Memorial Hospital, development of the Juvenile Justice Campus (JJC) (now known as the Youth Transition Campus [YTC]) extends from 1952 through 2022. As such, the buildings that comprise the campus represent a range in architectural styles and materials. The YTC includes the Juvenile Probation Building at 2901 Meadow Lark Drive and the San Diego Juvenile Hall (renamed Kearney Mesa Juvenile Detention Facility in 2004) at 2851 Meadow Lark Drive. Notably, many additions have been made to the San Diego Juvenile Hall building since its initial construction in 1952, including various small additions as well as large facilities like the Juvenile Court Building, Girls Rehabilitation Facility, and Youth Transition Campus. The YTC, including the Project site, occupies APN 427-550-32-00. Notably, the Juvenile Court Building, which is an addition to San Diego Juvenile Hall, occupies APN 427-550-33-00. Development history at the JJC/YTC is described in greater detail below.

A bond measure was passed in 1950 which secured the 20-acre site occupied by the JJC. Construction of the Modern-style Juvenile Hall building began in 1952, and the facility opened in 1954. It included five units designed for a capacity of 11, but it could accommodate up to 160 with double bunking. The Girls Rehabilitation Facility was established in an unused wing of the Juvenile Hall in 1964 but was later relocated to the Las Colinas facility in Santa Fe from 1966 to 1976. The Juvenile Probation Center was built in 1967; and the Juvenile Court Building, an addition north of Juvenile Hall, was built in 1985. Notably, a large surface parking area, which constitutes the Project site, was developed in conjunction with the Juvenile Probation Center in 1967. Remodeling at Juvenile Hall in the late 1970s and early 1980s was aimed at humanizing the facility and eliminating the prison-like atmosphere. The Girls Rehabilitation Facility was reestablished at the JJC in 1989, and in 1991 an addition to Juvenile Hall was completed and dedicated to the program (Mello 2017). Between 2017 and 2022 San Diego County completed a transformation of the detention facility into the YTC (Moe 2022). The new facilities contain eight housing units that accommodate 96 beds, a main large visitation and dining building, and a standalone school complex with a career technical education building (Ireland 2022).

## **5. Historical Imagery Review**

A review of historical and current maps and aerial imagery was conducted to further understand development history and use within the Project site. Notably, no Sanborn Fire Insurance Map coverage is available for this area of San Diego; therefore, topographic maps were reviewed. Available aerial imagery dates from 1953 through 2019, and topographic map coverage for the area dates from 1903 to 1996.

Aerial photographs from 1953 indicate that the Project site was undeveloped at this time; notably, Birmingham Way is nonexistent north of the Project site and construction of the San Diego County Juvenile Hall south of the Project site at YTC is underway. By 1964, the next available aerial photograph, conditions at the Project site remain unchanged; however, the San Diego County Juvenile Hall is completed and Meadow Lark Drive, west of the Project site, is developed by this time. Aerial photographs from 1966 show construction of the Juvenile Probation Center underway immediately west of the Project site; the Project site appears to have been graded by this time. The next available aerial photograph dates from 1978 and shows the completed Juvenile Probation Center and a rectangular, paved, asphalt parking lot at the Project site; it also shows the Juvenile Court Building under construction southwest of the Project site. Subsequent photographs dating from 1980 through 1990 do not capture any significant

changes at the Project site. By 1991, aerial photographs show the development of Birmingham Way immediately north of the Project site and the Girls Rehabilitation Facility addition south of the Project site. Subsequent photographs dating from 1993 through 1999 do not capture any significant changes at the Project site; however, by 2000, aerial photographs indicate that the existing paved parking lot within the Project site was repaved; and landscaping features, such as islands and mature trees, were removed. A temporary building with a rectangular footprint is visible at the east end of the Project site in aerial photographs from 2016; however, the building is no longer present in aerial photographs from 2019, the last available for the area (NETR 2022).

The United States Geological Survey (USGS) 1903 La Jolla topographic map shows no development within or adjacent to the Project site. Subsequent topographic maps for La Jolla dating from 1930, 1943, and 1953 indicate that the Project site was undeveloped during this period; however, these maps show that roads in the vicinity of the Project site had been developed by this time. The 1967 topographic map shows Rady Children's Hospital north of the Project site; the Juvenile Probation Center and the San Diego County Juvenile Hall are visible west and south of the Project site, respectively. No substantive changes are visible on subsequent topographic maps dating from 1979 and 1996 (USGS 2022).

## 6. Previous Historical Evaluations

A historical assessment of the Kearny Mesa Juvenile Detention Facility, which forms part of the YTC, was completed by Monica Mello of AECOM for the County of San Diego in October 2017 (Mello 2017). The assessment recommended the YTC (APN 427-550-32-00) as not eligible for listing in the NRHP, CRHR, or the SDCRHR as an individual resource or as a contributor to a potential historic district, if such a resource were ever determined to exist, due to lack of historic integrity. An addendum to the historical assessment completed in April 2018 further evaluated the YTC and recommended the property as not eligible for listing in the CSDHRR as an individual resource or as a contributor to a potential historic district, if such a resource were ever determined to exist, due to lack of historic integrity.

## 7. Recommendations

In summary, no known archaeological or significant architectural resources have been identified in the Project site, based on a review of previous cultural resources data and archival research. Therefore, this cultural resources assessment concludes the proposed development activities at the Project site have a **low likelihood** of impacting cultural resources.

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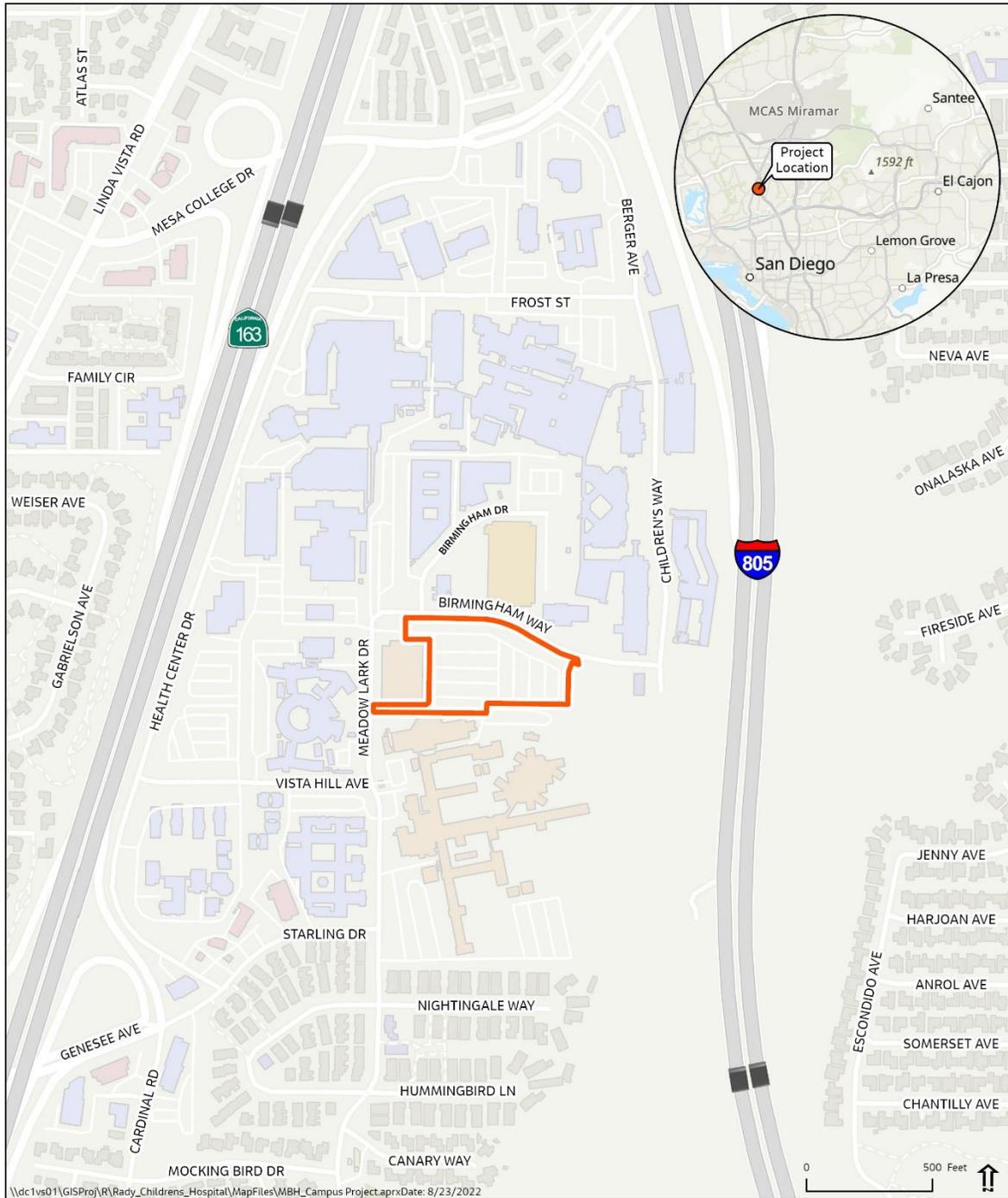
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Figure 1. Regional Map



 Project Site Boundary

Pediatric Mental and Behavioral Health Campus  
Regional Map

Figure 2. Existing Conditions Map

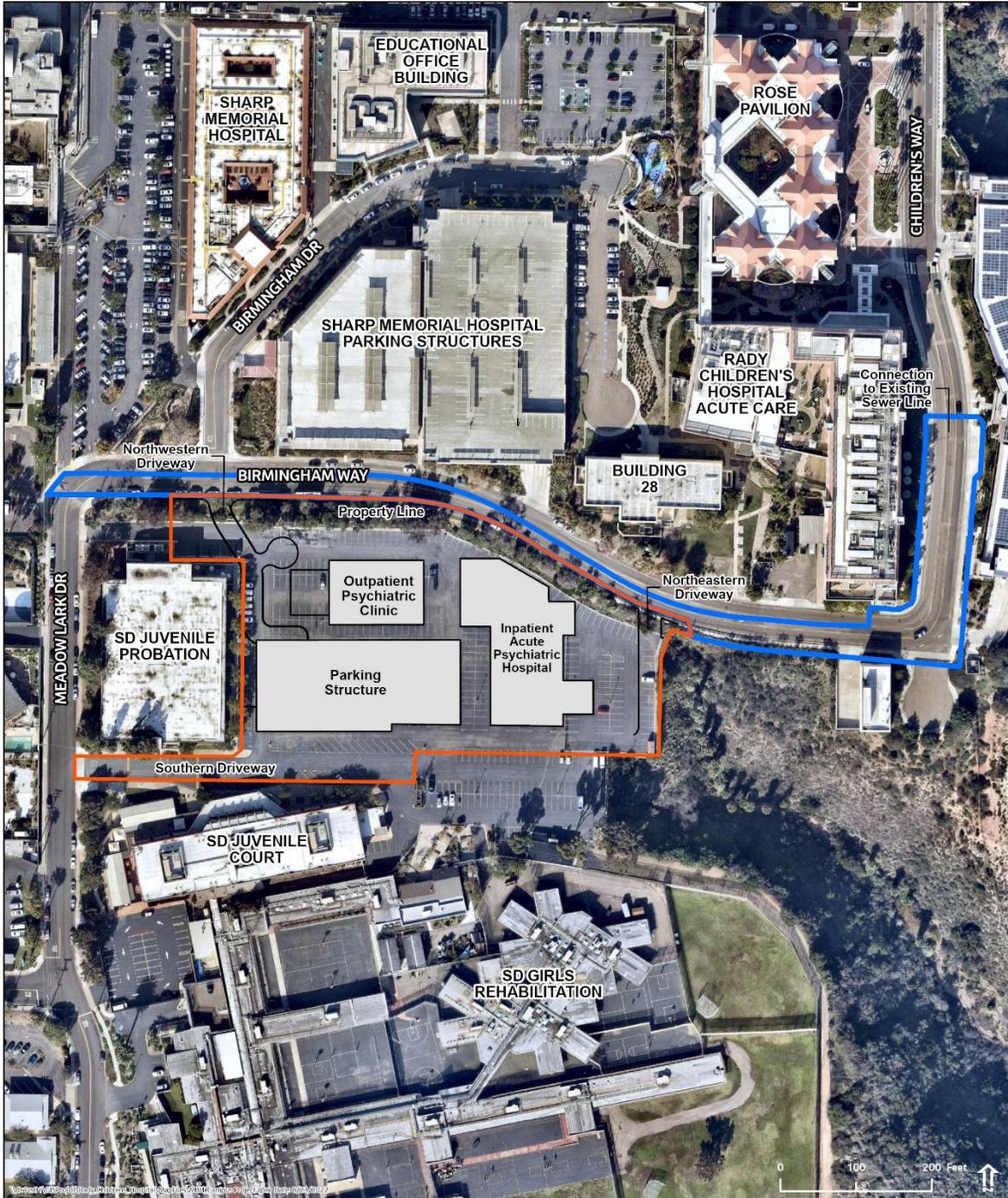


Project Site Boundary

Pediatric Mental and Behavioral Health Campus  
Existing Conditions Map

Imagery Source:  
San Diego Association Of Governments (Sandag) 2020

Figure 3. Site Map



- Project Site Boundary
- Temporary Impact Area
- Proposed Building Footprints

Pediatric Mental and Behavioral Health Campus  
Proposed Site Map