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Scotty Walker, Senior Vice President, Development
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Subject: Historic Built Environment Assessment Letter Report for the Mission San Marcos Industrial Park Project, San Marcos, CA

Dear Mr. Walker:

This letter report presents the historic built environment assessment for the Mission San Marcos Industrial Park Project (project; SDP22-0009) in accordance with the California Environmental Quality Act (CEQA) and City of San Marcos (City) guidelines.

MANAGEMENT SUMMARY

HELIX Environmental Planning, Inc. (HELIX) was contracted by Caprock Partners to prepare a Historic Built Environment Assessment Letter Report for the proposed Mission San Marcos Industrial Park Project in the City of San Marcos, San Diego County, California. The project is subject to CEQA, which requires a lead agency to consider whether a project meets the criteria for a Categorical Exemption, or would have potential significant impacts on the environment, including historical resources. The City of San Marcos is serving as the Lead Agency for the project under CEQA.

This report documents HELIX's efforts to assess the potential for the site's existing buildings to meet the criteria of historic significance outlined within CEQA. The conclusions and recommendations presented herein are based on data from a records search, archival and literature review, and an intensive pedestrian survey of the project site.

The Historic Built Environment Assessment concludes that the property at 528 East Mission Road (Project site), San Marcos, California, is not eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The property is, therefore, not a historical resource as defined by CEQA, and no further evaluation is necessary.

INTRODUCTION AND PROJECT DESCRIPTION

Project Location

The project is in the City of San Marcos in northwestern San Diego County (Figure 1, *Regional Location*). The project is located north of State Route 78 and approximately one-half mile northwest of the intersection of East Mission Road and Woodland Parkway within unsectioned lands of the Los Vallecitos land grant, on the U.S. Geological Survey (USGS) 7.5' San Marcos quadrangle (Figure 2, *USGS Topography*). The approximately 10.8-acre project site is located within Assessor's Parcel Number (APN) 220-210-26-00, and is bordered by East Mission Road on the south, Mulberry Drive to the east, and Falcon Place to the west (Figure 3, *Aerial Photograph*).

Regulatory Framework

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources are those resources that have been found eligible for the CRHR or NRHP, as applicable.

The California Environmental Quality Act, Public Resources Code (PRC) 21084.1, and California Code of Regulations (CCR) Title 14 Section 15064.5, address determining the significance of impacts to archaeological and historical resources and discuss significant cultural resources as "historical resources," which are defined as:

- Resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1])
- Resource(s) either listed in the National Register of Historic Places or in a "local register of historical resources" or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2])
- Resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3])

California Register of Historical Resources

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
4. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a “historical resource” for the purposes of CEQA at the discretion of the lead agency.

Significant resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Resource integrity, which is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance, is evaluated regarding the retention of location, design, setting, materials, workmanship, feeling, and association. In an archaeological deposit, integrity is assessed with reference to the preservation of material constituents and their culturally and historically meaningful spatial relationships. A resource must also be judged with reference to the particular CRHR criteria under which it is proposed for eligibility.

National Register of Historic Places

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

- Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Is associated with the lives of persons who are significant in our past.
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Cemeteries, birthplaces, graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years old to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). To assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

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

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

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

Project Personnel

HELIX conducted a historical resources study in 2023 to assess whether the project has the potential to affect any on-site historic built environment resources. Teri Delcamp, M.A., conducted the site visit and is the primary author of this letter report. Ms. Delcamp meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History. Catherine A. Wright, B.S., provided overall project management support, and Mary Robbins-Wade, M.A., RPA, provided senior technical review. Resumes of key HELIX personnel are included as Attachment A.

Project Description

The project proposes the demolition of two existing structures and development of three warehouse buildings on the project site, which will total approximately 132,810 square feet (sf). Building 1 is proposed in the southwestern portion of the project site and would include 54,700 sf of warehouse space and 5,000 sf of ancillary office space over two stories. Six loading docks would be provided at the northeastern corner of Building 1. Building 2 is proposed at the southeastern side of the project site and would comprise 33,610 sf of warehouse space and 5,000 sf of ancillary office space over two stories. Five loading docks for Building 2 would be located at the northwestern corner of the building, opposite those proposed for Building 1. Building 3 would include 30,500 sf of warehouse space and 4,000 sf of ancillary office space over two stories, located in the northeastern portion of the property. Three loading docks would be provided at the southwestern corner of Building 3.

CULTURAL SETTING - HISTORICAL CONTEXT

Spanish Period

During the mid-eighteenth century, Spain escalated its involvement in California from exploration to colonization. In 1769, a Spanish expedition headed by Gaspar de Portolá and Junípero Serra traveled north from San Diego, seeking suitable locations to establish military presidios and religious missions to extend the Spanish Empire into Alta California. The Presidio of San Diego and Mission San Diego de Alcalá were established in 1769 followed by the Presidio of Monterey and Mission San Carlos Borromeo de Carmelo in 1770 in northern California. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Agriculture and animal husbandry were the main pursuits of the missions.

Missions San Juan Capistrano and San Luis Rey de Francia, established in 1776 and 1798, respectively, claimed a large part of northern San Diego and southwestern Riverside counties. On the coast, the Luiseño and the Kumeyaay people were moved into the mission environment, where living conditions and diseases promoted the decline of the native populations (Bean and Shipek 1978). However, throughout the Spanish Period, the influence of the Spanish progressively spread further from the coast and into the inland areas of southern California as the missions extended their influence into the surrounding regions and used the lands for grazing cattle and other animals. In the 1810s, ranchos and mission outposts, called *asistencias*, were established relatively near the project area, increasing the amount of Spanish contact in the inland region. *Asistencias* were established in Pala in 1816 and Santa Ysabel in 1818.

Mexican Period

Mexico, including Alta California, gained its independence from Spain in 1821, but Spanish culture and influence remained, as the missions continued to operate as they had in the past, and laws governing the distribution of land were also retained for a time. Following the secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society transitioning from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities.

The project area is situated within the boundary of Rancho Vallecitos de San Marcos, which was granted to Jose Maria Alvarado in 1840 by Governor Juan B. Alvarado (Hoffman 1882). The 8,975-acre grant was situated between Rancho Rincon del Diablo on the east and Rancho Buena Vista on the west, and encompassed what is now San Marcos. Farming and ranching were the staple activities occurring within the Rancho during the Mexican Period. Jose Alvarado was killed during the Pauma Massacre in 1846 and the land was left to his wife who sold the land to Lorenzo Soto.

These ranches put new pressures on California's native populations, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay, who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2008; Farris 1994).

American Period

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

While the American system required that the newly acquired land be surveyed before settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government. The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued from 1876 to 1893.

A claim for Rancho Vallecitos de San Marcos was filed with the Land Commission in 1852 and was granted to Lorenzo Soto in 1883 (Willey 1886). Rancho Buena Vista was patented to Jesus Machado in 1853; Machado's son, Luis G. Machado, would later inherit the rancho after his father was killed (Willey 1886). In 1860, Lorenzo Soto acquired Rancho Buena Vista from foreclosure; after his death four years later in 1863, his widow Maria Ygnacia Moreno de Soto married Tomas Alvarado, who would sell the rancho to Cave Johnson Coutts in 1866 (Brackett 1939).

The City of San Marcos

The first permanent settlement in what was to become the city of San Marcos was a 160-acre homestead established by Gustavus French Merriam, situated with the Twin Oaks Valley area, where he began wine and honey production (Carroll 1975). Soon after the establishment of the Merriam homestead, in the early 1880s, German and Dutch immigrants arrived to establish their own homesteads. In 1883 John H. Barham established the first town, Barham Township, which was located a few miles south of the Merriam homestead and was comprised of a post office, a blacksmith, a feedstore, a school, and even a newspaper. By 1887, almost the entirety of the San Marcos lands was purchased from Coutts by the San Marcos Land Company, who divided the land into community tracts and established the town of San Marcos (Carroll 1975). By 1889 the town had two schools, the original school in Barham, which was moved that year, and the Richland School, which was built that same year. While the arrival of the Santa Fe Railroad brought more people to the town, it also forced the movement of the original town center to its current location in 1901 (Moyer 1969).

San Marcos was primarily a rural agricultural town into the mid-1900s, but soon dairy and poultry became major economic enterprises of the town. In 1946, San Marcos was chosen to be the location of Palomar College, and while classes were originally located in Vista, the Quonset huts were moved to the San Marcos location in 1950, with permanent construction beginning in 1956 (Carroll 1975). Both the increase in dairy operations and the presence of the college increased the population, which was further freed from the constraint of low water resources with the arrival of water from the Colorado River in 1956. The city became incorporated on January 28, 1963, and grew from its population of 3,200 to 17,479 by 1980 as the third fastest growing city in California at the time.

History of the Project Area - 528 East Mission Road (APN 220-210-26-00)

Mulberry Farm and Silk Factory

The property at 528 East Mission Road (Project site) was often referred to as the “old silk mill” by locals in the 1960s.¹ The main large building at the center of the site was originally constructed with the intent to produce silk from silkworms. The building was surrounded by a mulberry orchard whose tree leaves would feed the silkworms. The silk factory was the brainchild of Donly Gray Sr., and would include “a silk plantation, cocoonery, reeling plant, laboratories and cloth spinning” all under a single management at the site.² Stock in the planned factory was sold in the early 1920s and provided the capital to purchase the site and construct the building (Perkins 1968).

Gray was a nurseryman and real estate developer from Marysville, California, in the early part of the last century. By at least 1915, he owned an apparently significant plant nursery, the Donly Gray Orchards Company and later the Donly Gray Nursery, in Marysville (Marysville Appeal 1915). Gray started his silk endeavors in Marysville in 1922, supported by white mulberry trees grown and supplied by his nursery. A syndicate was formed initially to pursue the silk project in San Marcos (sometimes referred to as Escondido) that was organized as the San Diego County Silk Corporation and was later purchased by the California (American) Silk Factors (Marysville Appeal 1925; Times Advocate 1925, 1927). By 1926, Gray had a financial partner, San Francisco businessperson Glenn Hurst. That year, the American Silk Factors company was organized under the leadership of Carl O. Dustin. Dustin was formerly a director of the Community Campaign Control Committee in San Diego (Times Advocate 1926).

There was early disagreement between Gray and Hurst regarding where to locate the endeavor and how large it would be. While Gray only wanted 40 acres of level land with a water source for the plantation, Hurst’s plan resulted in the purchase of the hilly 357-acre Big Bend Ranch in San Marcos that did not have water at that time. In April 1926, it was reported that the mulberry plantation would be planted on 320 of the 357 acres. Gray also did not agree with the size of the two-story building and felt a single-story building would have been more economically appropriate. In the fall of 1926, Hurst tried to relieve Gray of his duties. Gray’s perspective was that the company was more interested in selling stocks than in selling silk, and Gray sold his interest in the company and left the area before the corporation took effect in January 1927. (Perkins 1968).

According to Gray, he did not return to San Marcos until World War II when he was asked to survey the plantation; at that time all the trees had died, and the factory was boarded up. In 1926, a newspaper article had touted the arrival of the silk industry in San Diego County with the planting of 160,000 mulberry trees by Gray and Hurst as a “new major industry for the entire southern half of California, with infinite possibilities for development.”³ However, the possibilities were in fact finite as the invention, perfection, and increasing use of rayon in the 1920s and especially nylon in the 1930s and 1940s for women’s stockings soon supplanted silk in that industry. The American Silk Factors charter was forfeited in early 1933. Moreover, although silk production occurred, no silk cloth was ever finished at the factory (Perkins 1968). Research did not identify owners or the use of the site in the decades of

¹ Eloise Perkins, “North County Nuggets, The ‘Old Silk Mill’,” *Times Advocate*, February 1, 1968.

² Ibid.

³ “Silk Culture to be Big Industry,” *Anaheim Gazette*, February 25, 1926.

the 1930s, 1940s, or 1950s. By 1968, the orchard was gone, and its history has only survived in the names of nearby streets, Mulberry Drive and Silk Mill Place.

Teledyne Aero-Cal/Rodney Metals

Teledyne Inc. was a global aerospace corporation based in Los Angeles, originally consisting of 65 companies that made up its aviation and electronics, metals, industrial, and consumer divisions that employed 21,000 persons at one time. Teledyne Aero-Cal occupied the site from 1964 to 1994 as a manufacturing plant of the Rodney Metals division (Plate 1). The plant's employees manufactured aluminum alloy aircraft frame parts for both military and commercial purposes. The closure of the facility in 1994 resulted from a downturn in the overall aerospace industry in that decade. By 1993, Teledyne Inc. experienced financial losses and announced it would downsize from 65 companies to 21. Although a peak of 78 employees had worked at Teledyne Aero-Cal on space shuttle parts in the mid-1980s, the declining industry had resulted in the number of employees dropping from 78 to 53 by 1993, with a further significant reduction to only 14 employees by the time of its closure in 1994. In the words of Teledyne's vice president Martin Moffat at that time, the plant was "really a relatively small employer" and he did not think the plant closure would be a significant impact on the City of San Marcos.⁴ In contrast, another aerospace industry company in San Marcos that had also closed in 1994, GEC-Marconi Electronic Systems Corporation, had a greater impact on the city. That company had opened in 1962 in San Marcos as one of the first significant employers in North San Diego County and employed 375 people when it closed (Tontini 1994).

After the closure, a San Marcos metal fabricating company owned by Ernest N., Richard N., and Jacquelyn F. Martin, Tri-M-Co, purchased the site. The company had formed in 1961 and at the time of the purchase was one of San Diego County's largest metal fabricators, with 65 employees (Times Advocate 1995). Tri-M-Co had originally been in Escondido but had moved in 1975 to a location on Myrtle Avenue in San Marcos before purchasing the subject site in 1995 (Times Advocate 1963, 1975). The company has continued to operate at the subject site to the present day.

⁴ Linda Tontini, "Teledyne Closes San Marcos Plant," *North County Times*, July 1, 1994.



Plate 1. Teledyne Aero-Cal in 1968. Source: *Times Advocate*, February 1, 1968.

METHODS

HELIX conducted a records search at the South Coastal Information Center (SCIC) on August 23, 2023 for the project area and a one-mile radius around it. The SCIC is the San Diego County repository of the California Historical Resources Information System (CHRIS). The records search included the identification of previously recorded archaeological and historical resources, historic addresses, locations and citations for previous historical resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory.

Various archival sources were consulted, including historic topographic maps, aerials, and historic USGS topographic maps. Records were requested from the County Assessor's Office, and building permits were obtained through a public records act request from the City of San Marcos. Research was conducted at available local and online repositories, including Genealogy.com, Newsbank.com, and Ancestry.com, among others. The purpose of this research was to understand the background of the structures and land uses on the site and changes over time that could be discerned.

FINDINGS

A study was undertaken to identify historic built environment resources that may be present on the Mission San Marcos Industrial Park Project site to determine if the project will affect historical resources. The historic built environment study did not identify any historical resources as defined by CEQA within the project area; therefore, no impacts to historical resources are anticipated.

DISCUSSION

The project site comprises two buildings addressed as 528 East Mission Road. The main building in the center of the site was built in 1927 according to the County Assessor's commercial-industrial building

record. A long rectangular metal building to the west of the main building first appears on historic aerials as a square-shaped building between 1953 and 1963. Additions in 1967 and 1979 brought the west building to its current footprint. Earlier era outbuildings on the site are no longer extant. A modern construction office trailer is located north of the main building.

The first section below documents the changes that have occurred over time to the site and buildings, based on the archival research supplemented with visual observations during the site survey. The buildings are physically described in their current condition in the second section below.

Site and Building Changes

Aerial Photographs

The 1938 aerial image shows a cross-shaped building (“main building”), along with a small square structure in front of the main building and a rectangular shed structure approximately 300 feet northeast of the main building. The balance of the site is undeveloped with an orchard behind the main building. The 1947 aerial shows essentially the same site layout with a small vehicle parking area in front of the main building. By 1953, the aerial shows the same site layout of structures, but the orchard no longer appears to be present.

By the 1964 aerial, more significant changes have been made to the site. The parking lot in front of the main building extends almost to East Mission Road. A square-shaped building is located west of the main building (“west building”). What appears to be a graded outdoor storage area is located behind the two buildings. The 1967 aerial shows essentially the same layout, although the roof of the main building appears to have been replaced, as it renders white instead of dark grey in the aerial image.

The 1978 aerial shows exterior awnings added to the front and rear of the main building. An addition to the west building has essentially doubled the size of the building. The vehicle parking lot has been paved and striped. By 1980, two more extensions to the west building have been added, and some additional awnings appear to have been added to the front of the main building. The shed to the northeast of the main building was still present. Aerials after 1980 do not appear to change relative to the plan layout of buildings on the property, but the shed to the northeast of the main building was removed after 2020.

Construction History

A Public Records Act request was filed with the City of San Marcos on August 22, 2023, to obtain archived building permits spanning 1925 to 1985. Responsive documents were received from the city on August 28, 2023, with additional supportive documents received on September 5, 2023. The available building permits were all associated with Teledyne Aero-Cal and spanned from 1979 through 1984. All but two of the permits were for interior or exterior modifications, including additions to or relocation of exterior awnings, interior column and roof repairs, fire sprinklers, and an interior machine pit. Two permits from 1979 were for major additions to the west building: a 17,000 square foot manufacturing addition at the south end of the building and a 3,000 square foot storage addition at the north end of the building. Earlier permit records are not available from the city, which incorporated in 1963. These additions were Butler buildings on concrete foundations and stem walls attached to the earlier square building visible on the aerial images. There were no permits in the city’s records from prior or later owners and/or uses.

The County Assessor's commercial-industrial building records for this address include an earlier record dating to the first site valuation in 1967 and a second record dating to 1980 and subsequent valuations. The miscellaneous building record dates to its first valuation in 1962. The records contain information about construction dates, some earlier permits, and construction materials observed during the valuation site visits.

The valuation record first dated in 1967 notes a 1927 construction date for the main building. The building is of wood-framed construction with a stucco/gunite exterior and pilasters 20 feet on center. The building has a reinforced concrete foundation. Windows are metal sash. The wood roof was noted as flat and was covered in composition roofing. A notation of a 1953 remodel to the main building may also refer to the square-shaped west building that appears in aerial images after 1953. The construction record notes a 1964 permit that applied aluminum siding to portions of the main building. The miscellaneous building record included site visits in 1962 and 1967 and notes that the west building is of lightweight steel frame construction on a concrete foundation with three Quonset roofs and exterior walls of corrugated metal. The main building is noted to have east and west single-story sections with 22-foot interior ceiling heights, a central two-story section with 16-foot interior ceiling heights at each floor, and a partial mezzanine at the second level.

The valuation record first dated 1980 appears to relate primarily to changes in the west building but includes some information about the main building. Buildings are noted to have gable roofs covered in metal. The 1979 additions to the west building are on reinforced concrete foundations with metal framed and concrete block stem walls, consistent with the city permit records for the additions. There is no indication of window sash materials. Later permit references in 1979 through 1984 are consistent with city permit records and include minor changes such as the addition of fire sprinklers and various exterior awnings.

Architectural Descriptions



Plate 2. 528 East Mission Road, facing north.

Main Building (1927)

The layout of the building is cross-shaped, with a central, two-story rectangular section oriented north to south flanked by two lower, single-story bays projecting to the east and west. The walls are wood-framed clad in stucco/gunite that is obscured by the aluminum siding added to the south (front) and sides in 1964. The building is covered by very low-pitched gable roofs. Flat metal awnings project from the walls at various locations on the south and north facades. The rear elevation and rear portions of the side elevations reveal the stucco/gunite exterior walls. The original windows that remain are nine-paned steel sashes with stucco sills. Many of the original windows have been filled in or covered by the aluminum siding. Several non-original windows were added to the building sides of the central bay under Teledyne's ownership and to the front elevation prior to 2007 (Plate 2).



Plate 3. Main Building south (front) elevation, facing north.

The south (front) elevation faces East Mission Road, set back beyond a large asphalt parking lot. The elevation consists of three bays – a central, taller bay flanked by recessed, lower bays on the east and west sides. The original stucco/gunite walls are covered in the added corrugated aluminum siding. The taller central bay projects forward under a low-pitched front gable roof. The flanking bays are covered in low-pitched side gables. The only visible original element is an original nine-paned, steel sash window on the first floor of the central bay within a cutout in the siding. Four modern horizontal sliding windows occur at the second level of the central bay. Exposed roof beams appear under the slightly overhanging gable rake. The west bay does not have any openings but features a metal awning at its juncture with the central building bay that covers the building's main entrance. The remnants of Teledyne's sign are also barely visible on the west bay. The east bay has an almost-centered large opening with corrugated metal roll-up door near, and an awning east of it that extends to the building corner (Plate 3).

The west (side) elevation is comprised of the lower west bay projection with the higher volume central bay visible above and surrounding the west bay. Exposed roof beams appear under the slightly overhanging gable rake, and a sliding metal loading door encasing a person door is located just north of center, of the west bay. A set of metal stairs runs attached to the north side of the west bay accesses a

person door at the second level. The exterior walls are clad in added corrugated aluminum siding. The side of a projecting shed-roofed enclosure is visible at the north end of the elevation. Original nine-paned steel sash windows are visible on the central bay above the west bay within siding cutouts. Two modern windows are located above the awning over the main entrance doors (Plate 4 and Plate 5).



Plate 4. West elevation south end, facing northeast.



Plate 5. West elevation north end, facing east.

The north (rear) elevation consists of three bays similar to the front elevation—the central, taller bay flanked by recessed, lower bays on the east and west sides. The taller central bay projects forward

under a low-pitched front gable roof, and a large metal awning with a modern window above it is located at the east side of the central bay adjacent to the projecting shed-roofed enclosure. The flanking bays are covered in low-pitched side gables. This elevation exhibits the original stucco/gunite wall cladding. Several original, nine-paned steel sash windows are still present, including eight on the east bay and seven on the west bay; the rest of the original window openings have been filled in. The east bay has an awning over a roll-up door and partially enclosed storage area (Plate 6 through Plate 8).



Plate 6. North elevation, facing south.



Plate 7. North elevation, west bay, facing southeast.



Plate 8. North elevation, east bay, facing south.

Similar to the west elevation, the east side elevation is comprised of the lower east bay projection with the higher volume central bay visible above and surrounding the east bay. Exposed roof beams appear under the slightly overhanging gable rake. Walls are clad in the added corrugated aluminum siding just to the rear of the east bay; the rear portion of the elevation exhibits the original stucco/gunitite cladding. Several original steel sash windows are located above the east bay at the second level of the central bay, as well as at the north end of the elevation (Plate 9). A modern window occurs near the south corner at the second level of the central bay. A person door punctuates the central bay near the juncture with the east bay at the south end of the elevation (Plate 10).



Plate 9. East elevation, central bay north end, facing southwest.



Plate 10. East elevation south end, facing northwest.

West Building (circa 1953; 1979 footprint)

This one-story building is rectangular in shape, oriented north to south. The building and additions were constructed on reinforced concrete foundations with steel framing. Walls are corrugated metal siding panels above concrete block stem walls. Most of the roof (1979 Butler portions) is covered with very low-pitched corrugated metal gables. The central circa 1953 portion of the building features three Quonset roof systems covered in corrugated metal, with the southerly Quonset roof topped by a central, vented gable running east to west. The additions over time are primarily recognizable by the changes in the roof styles, roof to wall connections, changes in style of corrugated metal wall siding and presence (or lack) of windows and sash materials.

The south (front) elevation features a raised loading dock of concrete block construction that is surrounded by galvanized posts and a chain. A ramp serves a single large opening with a metal roll-up door. The walls are clad in corrugated metal under a low-pitched gable roof. No other openings are present on this elevation (Plate 11). At the far north end of the building is a projecting roof covering a crane hoist which is discussed and shown under the north elevation description.



Plate 11. West Building south elevation, facing northwest.

The entire west side elevation consists of enclosed space and awnings added to the building from 1981 to 1985 according to city permit and County Assessor records. Except for the southwesterly corner, the west side elevation is primarily visible from the adjacent property to the west. The south end of the building exhibits a long metal awning added in 1982 (Plate 12). The central section of the elevation consists of covered, enclosed space with the Quonset roofs and a metal chimney stack just visible above (Plate 13). The north end features a long metal awning and a small, enclosed space at the end of the building (Plate 14).



Plate 12. West Building east elevation, southwest corner, facing northeast.



Plate 13. West Building east elevation central section, facing northeast.



Plate 14. West Building north section elevation, facing northeast.

The north (rear) elevation of the west building is a Butler building addition dating to 1979. The elevation is adjacent to a steep slope. The wall is clad in corrugated metal above a concrete block stem wall and covered by a low-pitched gable roof. There are no openings on this elevation (Plate 15). A steel crane hoist is visible at the easterly end of the elevation but is easier to see from the south (Plate 16).

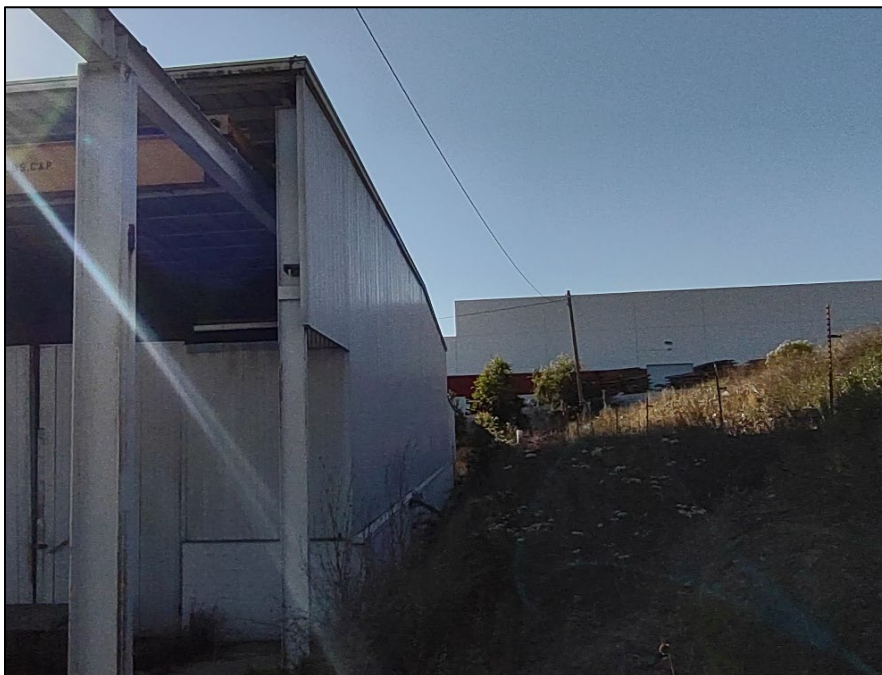


Plate 15. West Building north elevation, facing west.



Plate 16. West Building north/south elevation crane hoist
(as viewed from the south, facing north).

The east side elevation faces the main building and is visually divided into three sections comprised of the early central section from circa 1953, a northerly section added in 1967 and further expanded in 1979, and a southerly section added in 1979.

The central section appears to be the circa 1953 square-shaped building. It is clad in corrugated metal siding panels, covered by three Quonset roofs and features multi-paned steel sash windows that are similar to those of the main building. A flat metal awning covers a person door under the northernmost Quonset roof while the middle Quonset-roofed section contains a large opening with a roll-up metal door. The southernmost Quonset-roofed section features a horizontal, 15-paned steel sash window (Plate 17).

The northerly section that was added in 1967 and expanded in 1979 features a side gabled roof, and wide ribbed, corrugated metal siding. A large opening with a roll-up metal door occurs midway in the section. Window openings are horizontal and feature corrugated metal covers (Plate 18). A large, covered opening occurs at the northerly end under a crane hoist (Plate 16).

The southerly section that was added in 1979 is located and visible from the south side of a chain link fence connecting the main building with the west building. The roof is side-gabled. The elevation is visually separated into seven bays by external vertical ribs in the corrugated metal siding where interior steel support beams are located. This section is almost entirely comprised of uninterrupted siding, except for a large opening with an overhead roll-up metal door in the third bay from the south, and a person door in the last bay south of the chain link fence (Plate 19).



Plate 17. West Building east elevation central Quonset-roofed section, facing northwest.



Plate 18. West Building east elevation northerly section showing wide ribbed siding, roll-up door, and covered upper windows, facing south.



Plate 19. West Building east elevation southerly section, facing northwest.

EVALUATIONS

This section includes preliminary historical significance and integrity evaluations under NRHP and CRHR designation criteria and guidance.

Significance Evaluation

Criterion A/1

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

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

Discussion:

The site was originally envisioned and built as a silk factory and mulberry plantation. The American Silk Factors company was organized and took effect in 1926 and 1927, respectively. The original central building on the site was built in 1927. The individual who originally envisioned the endeavor in 1922 was Donly Gray Sr. Gray procured investors, but before the company took effect, he sold his interest in the company. The company may have begun producing silk, but it lost its charter in 1933, and no silk cloth was ever finished at the plant. No information was available in the archives about the interim use of the site before the 1960s. In 1964, Teledyne Inc. opened a metal fabricating plant at the site as part of its subsidiary Aero-Cal and Rodney Metals company. At a peak in 1978, when the company supported the space shuttle program, Aero-Cal had 78 employees. However, by the early 1990s, the number of employees had been reduced to 53 and eventually 14 before it closed in 1994. The vice president of

Teledyne opined at the time of the plant's closure that it was not significant, and its loss would not impact San Marcos, let alone the region, state, or nation. After its closure, another metal fabricating company, Tri-M-Co, purchased the site in 1995 and continues to operate there to this day. There is no evidence that any events that have made a significant contribution to the broad patterns of our state's or nation's history occurred at the site. Therefore, the property at 528 East Mission Road does not appear to be historically significant under Criterion A/1.

Criterion B/2

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

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

Discussion:

The site was first developed as a silkworm plantation and factory. The endeavor was the brainchild of Donly Gray of Marysville, California. While Gray may have been significant for his real estate and nursery ventures in Northern California, the silkworm endeavor in San Marcos was short-lived, and Gray sold his interest before the factory building was developed in 1927. Research identified that the site was occupied from 1964 to 1994 by a division of Teledyne Inc., an industrial conglomerate formed in 1960 that is today, Teledyne Technologies Inc. There is no evidence in the record that the plant or individuals associated with it were important or significant in the state's or nation's history. Therefore, the property at 528 East Mission Road does not appear to be historically significant under Criterion B/2.

Criterion C/3

NRHP Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

Discussion:

The first (main) building on the site was constructed in 1927. Although its use as a silk factory was unique, the structure itself appears to have been designed as the typical style of vernacular factory/warehouse built in that time. It was later used as a metal fabricating plant. Based on the County Assessor's commercial-industrial building record, the main building is wood-framed with a stucco-gunite exterior. It was noted as having a flat roof. As is often the case with typical factory buildings constructed at the time, no architect or builder was identified in association with the main building.

Modifications have occurred over time to the main building. The roof was altered to a low-pitched gable roof under Teledyne's ownership. In 1964, Teledyne covered all the publicly visible exterior stucco walls and windows with aluminum siding attached by wood frames to the original walls. This change was a "modernizing" improvement to better reflect the new use within the aerospace industry. Several of the building's multi-paned metal windows were removed and filled in, or covered by the aluminum siding,

and several incompatible modern windows have been added. Metal awnings were added to the front and rear of the building. There are few design details of the original building left – visible on the rear portions of the main building where the stucco exterior and some of the multi-paned windows remain. However, those few design details, materials, and features are not high style, artistic, or architecturally significant.

The west building was first built as a square-shaped building circa 1953. It was then extended to the north in 1967, then extended again to the north and south in 1979 to its present rectangular plan. Its use was a factory, and the 1979 additions are standard Butler buildings of that time. There are no design details, materials, or features of the west building that are high style, artistic or architecturally significant.

Neither of the buildings embody distinctive characteristics of a type, period, region, or method of construction. There are no known master architects, engineers, or contractors associated with the site. Finally, there is no evidence that the buildings possess high artistic values or represent a significant and distinguishable entity whose individual components lack distinction. Therefore, the property at 528 East Mission Road does not appear to be historically significant under Criterion C/3.

Criterion D/4

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

CRHR Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Discussion:

This Criterion is most relevant for archaeological sites, but it can be applied to historic built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. In this case, further study of the buildings would not add any new information to the historic record. Therefore, the property at 528 East Mission Road does not appear to be historically significant under Criterion D/4.

Integrity Analysis

As stated under the regulatory framework above, an analysis of integrity is only required when a historical resource has been identified. In this case, the property is not historically significant under any NRHP or CRHR criteria. Therefore, no analysis of integrity is required.

CONSIDERATIONS

The significance evaluation indicates that the property at 528 East Mission Road, San Marcos, California, is not eligible for listing in the NRHP or CRHR and is not considered a historical resource under CEQA. Therefore, the proposed Mission San Marcos Industrial Park Project will not impact any historical resources, and no further evaluation of historical resources under CEQA is required.

Sincerely,



Teri Delcamp, M.A.
Senior Architectural Historian

Attachments:

Figure 1 Regional Location
Figure 2 USGS Topography
Figure 3 Aerial Photograph

Attachment A Resumes of Key Personnel

REFERENCES

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- 1968 North County Nuggets, The 'Old Silk Mill'." *Times Advocate*. February 1, 1968, B-4. Escondido, CA.

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Times-Advocate

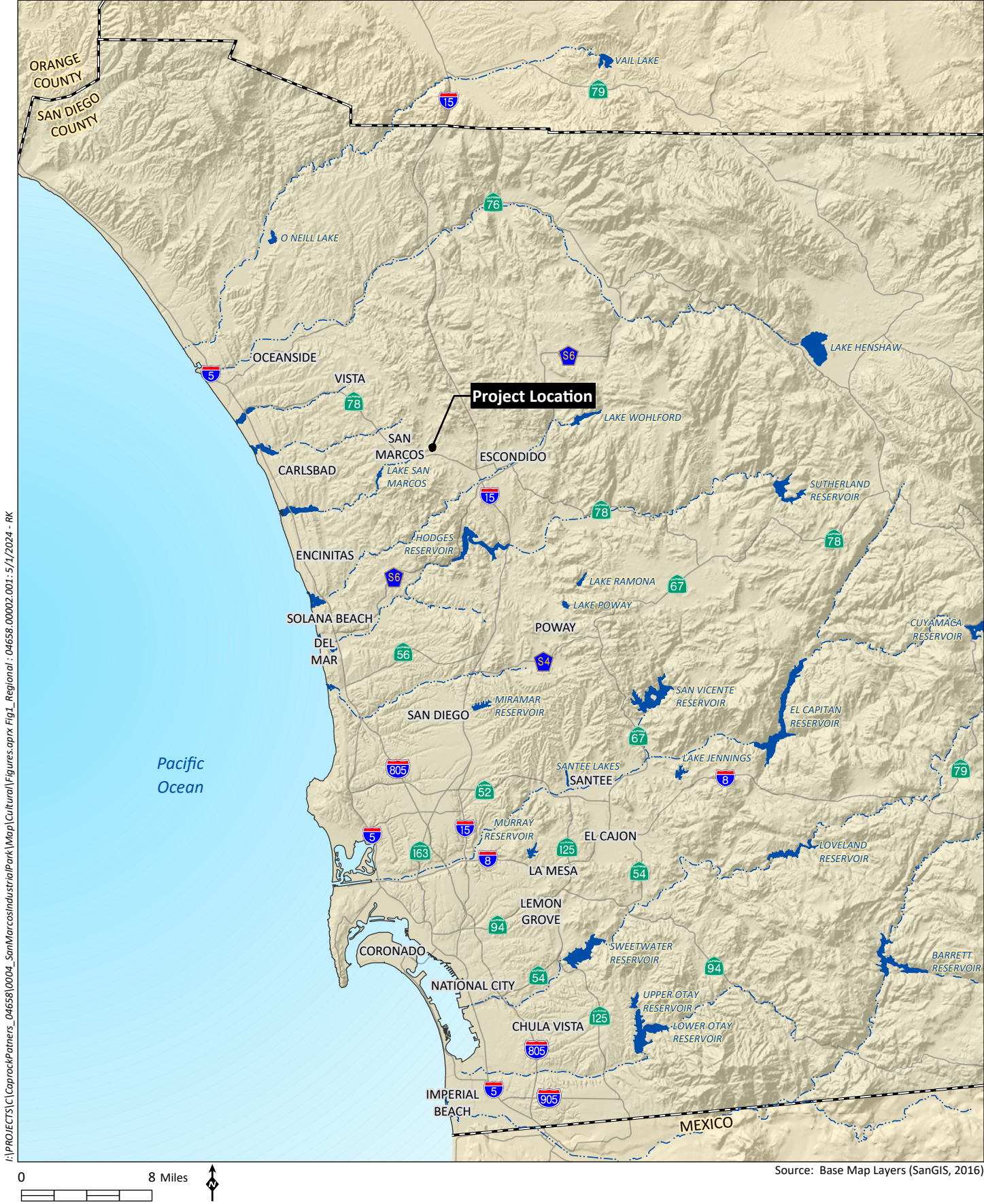
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- 1975 Fictitious Business Name. "Tri-M-Co." *Times Advocate*. April 20, 1975, C-8. Escondido, CA.
- 1995 "San Marcos Company Buys Two Buildings." *Times Advocate*. April 20, 1975, C-8. Escondido, CA.

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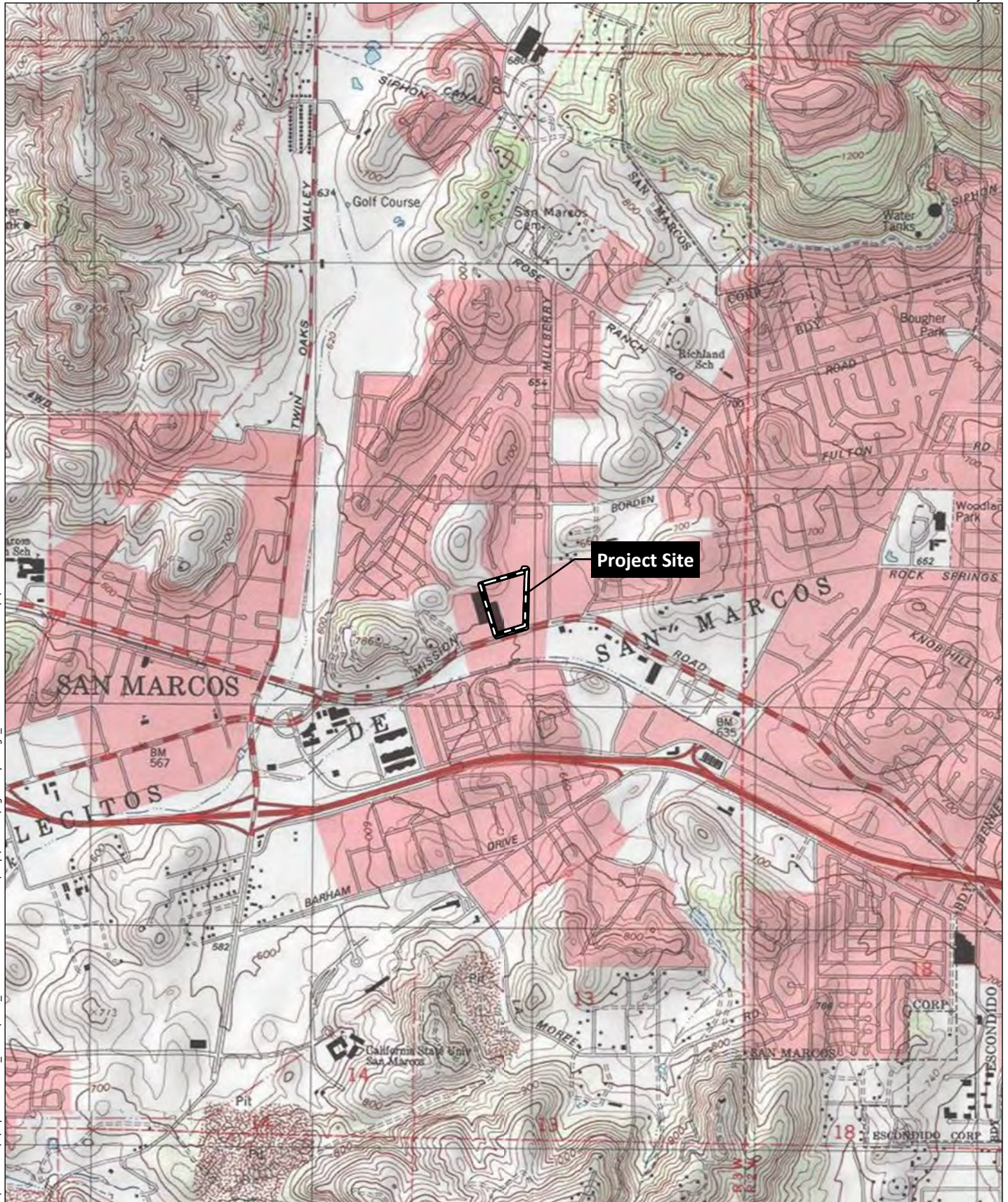
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Aerial Photograph

Figure 3

Attachment A

Resumes of Key Personnel

EDUCATION

Master of Arts, History,
California State
University San Marcos,
2015

Bachelor of Arts, Liberal
Studies (History),
California State
University Long Beach,
1986

PROFESSIONAL AFFILIATIONS

American Planning
Association

National Trust for Historic
Preservation

California Preservation
Foundation

AWARDS

Association of
Environmental
Professionals, Merit
Award, Carlsbad Tribal,
Cultural and
Paleontological
Resources Guidelines
American Institute of
Architects San Diego
Chapter, Divine Detail
Award, Montanez
Adobe, San Juan
Capistrano, CA

TERI DELCAMP

Senior Architectural Historian



Ms. Delcamp is a qualified historian/architectural historian who meets the Secretary of the Interior's standards for her profession. Ms. Delcamp has more than 20 years of professional experience in preparing history and architectural history studies in California. She has served as Principal Planner for the City of Carlsbad, Senior Planner (Historic Preservation) for the City of Riverside, Historic Preservation Manager for the City of San Juan Capistrano, and Senior Planner for the cities of San Diego, Oceanside, and San Clemente. Ms. Delcamp's

experience includes a wide range of study types, from the preparation of historic context studies to historic built environment evaluations.

Shady View Residential Project Environmental Impact Report. Architectural Historian for a cultural resources study in support of the proposed the development of 159 single-family homes, open space and recreational amenities, and associated street, utility/infrastructure, and drainage improvements in the City of Chino Hills in San Bernardino County. Assisted in the preparation of the technical report and DPR Form in compliance with state and federal regulations. Project scope included a cultural resources records search, literature review and archival research, review of historic maps and aerials, field survey, historic significance evaluation and preparation of a technical report in support of the Project EIR. Work performed for the City of Chino Hills.

Munoz Second Story Addition Historic Architecture Assessment. Architectural Historian for a Historic Resources Evaluation for a project applicant's proposed modification to construct a second story addition and a two-car garage to an existing residence located on 10th Street in Union City. A historical evaluation of the subject property was completed in 1998, and it was determined to be eligible as a contributor to the Old Decoto Historic District. Prepared Historic Resources Evaluation to determine if the residence still qualifies as a contributing element of the District and/or meets the criteria for listing on the California Register of Historical Resources. Work performed for the City of Union City.

Coachella Canal Storage Archaeological & Biological Assessments. Architectural Historian for the Mid-Canal Reservoir Storage Project, proposed as an inline reservoir on the Coachella Canal that will be formed by removing the existing embankment between the existing lined canal with the original earthen canal section to form a single wide trapezoidal section. Responsible for reviewing extant data on the historicity of the National Register of Historic Places (NRHP)-eligible Canal, surveying the project, and completing an impacts/effects analysis utilizing the data from the survey and the literature review. Work performed as a subconsultant to Harvey Consulting Group, with Coachella Valley Water District and Bureau of Reclamation as the lead agencies.

Tijuana River Valley Regional Park Brown Fill Property. Architectural Historian for a cultural resources study in support of a potential restoration project at the Brown Fill Property within the Tijuana River Valley Regional Park in San Diego County. Assisted in the preparation of the technical report and DPR Form in compliance with state and federal regulations. Project scope included a cultural resources records search, literature review and archival research, review of historic maps and aerials, field survey, historic significance evaluation and preparation of a technical report. Work performed for the County of San Diego Department of Parks and Recreation.

Granite Grammar School Cultural and Historical Resources Assessment. Architectural Historian for cultural resources assessment report to meet CEQA and NHPA compliance requirements. Located in the Folsom Historic District, Granite Grammar School was originally constructed in 1915 and consists of a Spanish architectural style with Gothic Revival influences. The School is currently configured and used as commercial office space. The proposed project would subdivide the existing lot into three parcels; the historic building would remain with its current use, while the subdivided vacant lots would be intended as future residential parcels consistent with the Single-Family High Density General Plan land use and Single-Family Dwelling Small Lot zoning designations of the property. Prepared an archaeological assessment and built environment evaluation for the City and project applicant's consideration. Work performed for the City of Folsom.

Marysville Parks & Open Space Master Plan. Senior Architectural Historian for the City of Marysville Parks and Open Space Master Plan project, which proposes minor upgrades to Ellis Lake Park, including rerouting and widening a three-foot path to six feet and adding a series of benches, exercise stations, a playground, and an event stage. The project includes in-depth historical research and preparation of a Historic Resource Evaluation Report for Ellis Lake Park. Work is being performed for the City of Marysville.

PREVIOUS EXPERIENCE

Principal Planner, City of Carlsbad. Manage the current planning and customer service sections supervising 11 employees, including senior planners, associate planners and planning technicians. Review the most complex development projects ranging across the full spectrum of land uses and entitlements. Make CEQA determinations for both sections; provide cultural resource CEQA significance determinations for section development projects and provide internal peer review of cultural resource studies. Conduct CEQA analyses including preparation of initial studies and mitigated negative declarations. Implement and administer a variety of local land use regulations including Tribal, Cultural & Paleontological Resources Guidelines; Local Coastal Program; Habitat Management Plan and Airport Land Use Compatibility Plan. Prepare and present reports to Commissions and Council. Respond to inquiries and meet with community members to provide information and discuss land use-related concerns.

Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines. Senior Planner for the update to cultural resources guidelines for the City of Carlsbad. Oversaw consultant contract, oversaw tribal consultation, collaborated and edited draft and final document, and achieved City Council adoption. Work performed for the City of Carlsbad.

City of Carlsbad Cultural Resource CEQA Determinations for Development Projects. Senior Planner for determining the need for cultural resources/historical reports for numerous projects including single family homes, historic theater, historic school campus buildings, churches, commercial and institutional sites. Work performed for the City of Carlsbad.

City of Carlsbad Tribal Consultation Projects. Senior Planner for leading or assisting City colleagues conducting AB 52 and SB 18 tribal consultations for numerous development projects, General Plan Amendments and Specific Plan Amendments. Work performed for the City of Carlsbad.

City of Riverside Historic Preservation Senior Planner. Managed and oversaw day-to-day operation of historic preservation section within the Neighborhood Engagement Division. Detailed analysis and presentation of planning cases to decision-makers. Managed projects and consultant contracts for various surveys and CEQA documents. Acting Historic Preservation Officer for Administrative Certificates of Appropriateness. Prepared and secured grants and prepared progress reports and annual reports in conjunction with the Certified Local Government program. Authored and reviewed cultural resource reports submitted in support of designation, historical significance evaluations and/or in accordance with CEQA. Supervised Associate Planner and Assistant Planner. Partnered with community preservation organizations and other departments to achieve preservation goals. Provides customer service via public counter, telephone and email regarding land uses, development standards and historic preservation. Work performed for the City of Riverside.

City of Riverside Consultant Contract Management. Senior Planner focused on Historic Preservation in the City of Riverside. Prepared Requests for Proposals and managed professional consultant contracts for preparation of Environmental Impact Report and Mitigated Negative Declaration for historic resource demolition and area-wide Utility Department infrastructure improvements, respectively. Prepared Requests for Proposals and managed professional consultant contracts for preparation of historic surveys for grant funded work and Specific Plan updates. Work performed for the City of Riverside.

City of Riverside Historic Preservation Ambassador Training Program. Prepared Request for Proposals and managed consultant for new training manual and workshop series to create cohort of community preservation leaders to assist city in preservation education and advocacy. Work performed for the City of Riverside.

Relocation of the Cooper House. As Senior Planner, prepared a Cultural Resources Report and Evaluation of Impacts for the Cooper House. Work performed for the City of Riverside.

4135 Market Street, Structure of Merit Designation. Senior Planner for the preparation of a Historic Evaluation & DPR Form for a significant structure located at 4135 Market Street in Riverside.

Historic Evaluation & DPR Form Recordation for the James & Jessie Shaw Residence. Senior Planner for preparation of a historic evaluation and landmark designation for a private residence at 8410 Cleveland Avenue. Work performed for the City of Riverside.

Historic Evaluation & DPR Form Recordation for the Frank and Katherine Wells-Patsy O'Toole House. Senior Planner for the preparation of a historic evaluation, DPR form and landmark designation for a private residence at 1945 Arroyo Drive. Work performed for the City of Riverside.

Historic Evaluation & DPR Form Recordation for the Mackey House. Senior Planner for the preparation of a historic evaluation, DPR form and landmark designation for a private residence at 6140 Tiburon Drive. Work performed for the City of Riverside.

Cultural Resources Report and Evaluation of Impacts, Demolition of 11134 and 11144 Pierce Street. Senior Planner for the preparation of a cultural resources report prior to the demolition of properties located at 11134 and 11144 Pierce Street. Work performed for the City of Riverside.

Riverside Mid-Century Modern Building Survey Certified Local Government Grant. Grant writer and contract and project manager for a survey and inventory of mid-century modern buildings in Riverside. Work performed for the City of Riverside.

Riverside Mid-Century Modern Subdivision Oral Histories Certified Local Government Grant. Grant writer and contract and project manager for preparation of oral histories surrounding mid-century modern buildings in Riverside. Work performed for the City of Riverside.

American Recovery and Reinvestment Act (ARRA) Surveys. Senior Planner for the completion of historical contexts and preparation of a multiple property DPR form. Work performed for the City of Riverside.

Management of Certificates of Appropriateness. Senior Planner for the analysis, preparation for Board and Council consideration, and supervision or approval of numerous planning applications for master plans, additions, adaptive re-use, relocation and/or restoration of historic commercial, industrial, educational and residential landmarks and district contributors, including commercial offices/stores, train depots, packing houses, individual homes and college campus landmarks, etc. Work performed for the City of Riverside.

Historic Preservation Fund Grant Program. Senior Planner for the management of bi-annual General Fund competitive grant program for historic preservation projects including staff to Council-created committee for award of grants. Work performed for the City of Riverside.

Historic Preservation Manager, City of San Juan Capistrano. Solely responsible for management and administration of the City's historic preservation program. Staffed City's Cultural Heritage Commission. Reviewed complex development projects affecting designated historic sites. Managed planning, design, bid and construction phases of 7-year Capital Improvement Program for City-owned historic sites (approximate budget \$1.3 million). Developed and administered Historic Preservation section's annual budget and coordinated annual historic building maintenance budget and priorities with Public Works. Wrote and presented reports to Commissions, Council, community organizations and public. Coordinated with other departments and state and federal agencies on historic preservation issues and projects. Prepared, supervised and/or reviewed National Register, California Register and local nominations. Conducted historic preservation public outreach including events and workshops.

Forster Mansion Exclusive Events Conditional Use Permit. Historic Preservation Manager for controversial, complex case for outdoor special events within mixed use residential and commercial area. Work performed for the City of San Juan Capistrano.

Zoomars on Los Rios Conditional Use Permit. Historic Preservation Manager for the management of a complex expansion of non-conforming use case for petting zoo in residential historic district. Work performed for City of San Juan Capistrano.

Montanez Adobe Restoration and Seismic Repair. Historic Preservation Manager for the preparation of RFPs and managed contracts; managed design, bid and construction. Montanez Adobe project received state award 2012. Work performed for the City of San Juan Capistrano.

7-Year Capital Improvement Program for City-Owned Historic Structures. Contract & Project Manager for bid and construction projects including Harrison House Repair & Restoration, Roger Williams/Swanner House Historic Paint Restoration, Roger Williams /Swanner House and Water Tower Foundation Repairs, Roger Williams/Swanner House Interior Repairs, Joel Congdon House Repairs, and Blas Aguilar Adobe Repairs. Work performed for the City of San Juan Capistrano.

Seven-Year Capital Improvement Program for City-Owned Historic Structures. Contract & Project Manager for Design RFP, Bid & Construction, including Montanez Adobe Restoration & Seismic Repair, Joel Congdon House ADA Improvements, Joel Congdon House Water Tower Restoration, Parra Adobe Seismic Repair and Restoration Historic Structure Report. Work performed for the City of San Juan Capistrano.

Seven-Year Capital Improvement Program for City-Owned Historic Structures. Contract & Project Manager for RFP for Historic Structure Report and Rehabilitation Plans, including Parra Adobe Save America's Treasures Grant, The Ecology Center at the Congdon House, Blas Aguilar Adobe Repair and Native Education Facility, Mission San Juan Capistrano: Rectory Garden; Entry Restoration and Gift Shop projects, Historic Evaluation Report, Nick's Café, 26755 Verdugo Street, SB18 Tribal Consultation for General Plan and Specific Plan projects,

and management of Historic Preservation Week 2006, 2007, 2008, 2009. Work performed for the City of San Juan Capistrano.

Senior Planner, City of Oceanside. Under direction of City Planner, supervised the current planning and customer service section. Supervised Associate Planners and Assistant Planners, including completion of performance evaluations. Reviewed complex development projects ranging across the full spectrum of land uses and entitlements, including CEQA initial studies and documents. Implemented Local Coastal Program. Wrote and presented reports to Commission and Council. Work performed for the City of Oceanside.

Senior Planner, Historic Preservation, City of San Diego. Staffed Old Town Community group and Design Review Board; evaluated and presented planning cases to both. Managed and administered City's historic preservation program and supervised staff including Administrative Interns, Secretary and Senior Planners on team. Conducted detailed review of historic resource reports and surveys for designation. Oversaw and participated in historic resource surveys. Reviewed projects for consistency with Secretary of the Interior's Standards. Staffed Historical Resources Board. Participated in Section 106 consultation and managed MOU and PA compliance, coordinating with Port Authority, Navy Region Southwest and various historic preservation organizations, etc. Fulfilled Certified Local Government duties. Wrote and presented reports to Board, Commissions, Council, community organizations and public. Conducted historic preservation public outreach including events, training, and workshops.

Naval Training Center Historic District Plancheck Drawings. Senior Planner for an evaluation of the Liberty Station Re-Use plans for consistency with Secretary of the Interior's Standards. Work performed for the City of San Diego.

Secretary of the Interior's Standards Consistency Determinations. Senior Planner for the San Diego Zoo/Balboa Park expansion; Salk Institute Expansion; SDG&E Station A adaptive re-use; Santa Fe Depot/Museum of Contemporary Art; Coronado Belt Line bike trail; Hard Rock Hotel/Depot re-use; various rehabilitation and re-use projects in Gaslamp Historic District, Old Town San Diego, etc. Work performed for the City of San Diego.

US Navy, US Marine Corps and San Diego Airport Authority Section 106 Programmatic Agreement (PA) Compliance. Senior Planner to review proposals for consistency with the PA. Met with agency representatives and property owners.

La Jolla Intensive Historic District Survey. Senior Planner on a survey team for the La Jolla Historic District. Work performed for the City of San Diego.

Burlingame and Islenair Historic Districts. Senior Planner for the supervision of the preparation of historic contexts and historic district nominations. Work performed for the City of San Diego.

East Village, Warehouse, and African American Historic District Surveys. Outreach team member for inventories of historic districts in the East Village, Warehouse District, and the historic African American district of San Diego. Work performed for the City of San Diego.

Individual Historic Designations and Mills Act Program. Reviewed all historic designation requests and referrals, prepared staff reports, supervised staff and managed Mills Act contract program comprising 80-100 property evaluations per year; worked with Deputy Director, community, preservation stakeholders and Land Use Committee to develop methodology for implementing new fees for designations and Mills Act contracts.

Senior Planner, City of San Clemente. As Senior Planner, supervised the current planning and customer service section. Supervised Associate Planners and Assistant Planners, including completion of performance evaluations. Reviewed complex development projects ranging across the full spectrum of land uses and entitlements, including CEQA initial studies and documents. Supervised consultant contracts on various projects including

General Plan amendments, Specific Plans and implementing entitlements, grants and CEQA documents. Served as Air Quality Planner and LOSSAN rail corridor technical advisory committee member. Managed and administered Planning Commissions and Design Review Subcommittee. Fulfilled Certified Local Government duties. Wrote and presented reports to Commissions, Council, community organizations and public. Established and implemented Mills Act incentive program. Conducted public outreach including community workshops and training.

Marblehead Coastal Project. Managed mid-1990s re-activation of 117 acre, 400+ dwelling unit and 61 acre regional commercial project; supervised and coordinated consultants for General Plan Amendment, Specific Plan and EIR; managed all associated entitlements including tentative tract, site plan review, conditional use permits, design review; coordinated weekly meetings with developer team, and meetings and reviews with other agencies including Coastal Commission and Department of Fish and Game; coordinated all revised project documentation and reports through numerous public hearings; processed project through to approval by Planning Commission and City Council.

San Clemente Metrolink Station. Managed city portion of award-winning project adjacent to National Register community building; liaised with OCTA consultant; supervised separate design consultant for ancillary “depot” building; coordinated staff and community meetings; developed ancillary building budget and design priorities; completed shared parking analysis, coordinated Coastal Commission’s acceptance of methodology, and conducted required monitoring.

City of San Clemente Certified Local Government. Assisted in preparation of application, program, ordinance, etc., to obtain CLG status; prepared grant application; managed OHP and consultant contracts for grant; conducted research, outreach, workshops and public hearings to adopt updated survey; conducted workshops with CLG grant consultant; planned, prepared and obtained approval for City of San Clemente’s first Mills Act Contract program.

City of San Clemente Downtown/Business Park Economic Development Achievements and Housing Balance. Managed numerous retail, office and industrial from discretionary entitlements through plancheck to permit issuance for 200,000+ square feet in new projects including DeNaults Hardware; Sav-On; Rip-Curl; Rancho San Clemente Plaza Pacifica; Rancho San Clemente Industrial Park; Talega Business Park; Rancho San Clemente Business Park; as well as residential subdivisions for 500+ dwelling units throughout Forster Ranch and Rancho San Clemente Specific Plan areas, Cross Hill, and numerous individual home developments.

City of San Clemente Advanced Planning. Prepared SCAQMD AQMP baseline analysis for City as representative to Orange County Air Quality Technical Advisory Committee; wrote Zoning Code for amended site plan review process and historic preservation incentives; member of staff advisory committee for Citywide General Plan and comprehensive Zoning Code updates, and new Urban Design Guidelines; represented City on LOSSAN rail corridor technical advisory committee which resulted in new Metrolink Station; prepared grant applications for transportation enhancement projects.