

## MEMORANDUM

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**To:** Laura Shinn, SDSU Director of Facilities Planning, Design, and Construction  
**From:** Sarah Lozano, Katie Laybourn, Kara R. Dotter, Dudek  
**Subject:** SDSU Tula Pavilion and Tenochca Hall Renewal/Refresh - Historical Resources Technical Memorandum  
**Date:** January 3, 2017  
**Attachment(s):** Figures 1–6  
Appendix A (CONFIDENTIAL)  
Appendix B (CONFIDENTIAL)

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Dudek evaluated potential impacts to historical resources associated with the proposed San Diego State University (SDSU) Tula Pavilion and Tenochca Hall Renewal/Refresh (proposed project), located in San Diego, California. This technical memorandum provides the results of that evaluation.

### **1 PROJECT LOCATION AND SETTING**

SDSU is located adjacent to Interstate 8, approximately 8 miles east of downtown San Diego (see Figure 1, Project Location and Vicinity Map). The SDSU campus is located in the “College Area,” within the City of San Diego (City) and County of San Diego, and is surrounded by urban uses, including commercial, institutional, and medical facilities. The proposed project would be located in the southeastern portion of the SDSU campus (see Figure 2, Project Site). As described below, the proposed Tenochca Community Space (TCS) and Tula Pavilion would replace the existing Tula/Tenochca Community Center; the TCS would be constructed on the site of the demolished Tula/Tenochca Community Center, and the proposed Tula Pavilion would be constructed to the northwest on the site of a paved walking path at the north end of a service vehicle parking lot.

### **2 PROJECT DESCRIPTION**

The proposed project, referred to as the “Tula Pavilion and Tenochca Hall Renewal/Refresh,” involves demolishing the existing Tula/Tenochca Community Center and replacing it with two separate buildings, the Tula Pavilion and Tenochca Community Space (TCS). The proposed TCS would be two stories in height and approximately 13,000 gross square feet (gsf) in size. The

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proposed TCS building would provide a variety of student gathering spaces, including student lounges, a kitchen for student use, and areas visible to televisions that front the outdoor grounds. The proposed Tula Pavilion would be a one-story building and approximately 12,000 gsf. The Tula interior space would include one large assembly space, and an adjoining large classroom/seminar room that can be divided into three smaller rooms and a banquet room. On the exterior, a courtyard would provide an outdoor venue for private events, and otherwise would be open to public use and circulation.

In addition, the proposed TCS would be constructed at the site of the existing Tula/Tenochca Community Center and would replace the student common spaces at the existing Tula/Tenochca Community Center, such as the security check-in point, student lounge space, laundry and Star Center, and faculty residences. Exterior landscape improvements would include the expansion of the landscape at the commons side of the building. A new “Tenochca Backyard” would be created with outdoor room and lawn areas. The existing pool between the proposed TCS and existing Maya Hall would be enclosed with new fencing, surrounded by new palm trees, and furnished with new furniture and tables to create a sense of place at the pool deck. No further renovations to the pool area would be proposed as part of the project. Construction of the proposed TCS would require approximately 8,700 square feet (sf) of concrete and approximately 850 cubic yards (cy) of structural fill.

Further, the proposed Tula Pavilion would replace those spaces that serve public gathering and large assembly functions at the existing Tula/Tenochca Community Center and would be constructed north of the existing Tula/Tenochca Community Center on a site presently designated as Lot 4A. The proposed building would also incorporate exterior elements, including a courtyard on the north end and an open arcade that wraps around the west side of the building, for a total exterior space of approximately 6,000 sf. The proposed Tula Pavilion would be constructed as a steel-framed building with a wood roof, a reinforced concrete foundation system, and stucco exterior. Construction would require approximately 10,000 sf of concrete and approximately 2,000 cy of backfill.

The anticipated start date for demolition of the Tula/Tenochca Community Center and construction of the proposed Tula Pavilion and TCS is June 2017, with an anticipated duration for construction of 15 months. The total gsf to be demolished is approximately 20,000 gsf. The total gsf to be constructed is approximately 25,000 gsf of interior space. See Table 1 for additional project demolition and construction details.

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**Table 1**  
**Tula Pavilion and Tenochca Hall Renewal/Refresh Project Details**

	<b>Tula Community Center</b>	<b>Tenochca Community Space</b>	<b>Tula Pavilion</b>
<i>Project Phase</i>	Demolition	Construction	Construction
<i>Gross Square Footage</i>	19,872	12,638	12,181 + 5,988 (exterior) = 18,169
<i>Stories</i>	Two stories	Two stories	One story
<i>Project Phase</i>	Operation	Operation	Operation
<i>Uses</i>	<ul style="list-style-type: none"><li>• Lobby</li><li>• Meeting rooms</li><li>• Restrooms</li><li>• Kitchen</li><li>• Storage</li><li>• Custodial</li><li>• “Star Center”</li><li>• Offices</li><li>• TV lounge</li><li>• Recreation</li><li>• Laundry</li><li>• Faculty apartments</li></ul>	<ul style="list-style-type: none"><li>• Lobby</li><li>• Restrooms</li><li>• Storage</li><li>• “Star Center”</li><li>• Offices</li><li>• TV lounge</li><li>• Recreation</li><li>• Laundry</li><li>• Faculty apartments</li><li>• “Backyard” outdoor room</li></ul>	<ul style="list-style-type: none"><li>• Assembly space</li><li>• Classroom space (three rooms)</li><li>• Banquet room</li><li>• Storage</li><li>• Custodial</li><li>• Offices</li><li>• Mechanical</li><li>• Restrooms</li><li>• Kitchen</li><li>• Courtyard</li><li>• Arcade</li></ul>

### **3 METHODOLOGY**

#### **3.1 Records Search**

On November 17, 2016, Dudek conducted a search of the California Historical Resources Information System at the South Coastal Information Center. The records search included previously recorded cultural resources and investigations within a 1-mile radius of the project area. The search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The results of that search, including a bibliography of prior cultural resources studies, is provided in Appendix A.

#### **3.2 Native American Coordination**

Dudek initiated Native American coordination for the proposed project on November 17, 2016. As part of the process of identifying cultural resources within or near the project area, Dudek contacted the Native American Heritage Commission (NAHC) to request a review of their

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Sacred Lands File. The NAHC emailed a response on November 21, 2016 (see Appendix B), and stated that the Sacred Lands File search returned “negative results,” and also stated that the absence of site-specific information does not equate to the presence or absence of cultural resources in any project area. The NAHC provided a contact list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the project area. Letters were mailed to those Native American contacts on November 28, 2016. As of the date of this memorandum, no responses were received.

### **3.3 Cultural Resources Survey**

Dudek architectural historian Kara R. Dotter, MSHP, and Dudek archaeologist Matthew DeCarlo conducted an intensive-level survey of the proposed project area on November 30, 2016. The purpose of the survey was to identify, record, and evaluate all historic built-environment resources located within the proposed project area. Built environment resources include building, structures, roads, and other similar items built during the historic era. During the survey, Ms. Dotter and Mr. DeCarlo examined and photographed all built-environment resources (i.e., buildings, structures, and objects) located within the proposed project area. The proposed project area is entirely developed and contains no exposed sediment, so an intensive archaeological survey was not conducted.

Dudek documented the survey-associated work using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the project area were taken with a Sony DSC-W180 digital camera with 10 megapixels and 3× optical zoom. Because of privacy concerns, all field notes, photographs, and records related to the current survey are on file at Dudek.

### **3.4 Building Research**

The process of evaluating each building for historic significance requires conducting background research on each building to understand its historic context and any changes that have occurred overtime. Background research involved a review of the existing San Diego Modernism Historic Context Statement (City of San Diego 2007), which was developed to be a useful tool in understanding the history and development of modern era (1935–1970) buildings and structures in the City, and ultimately aid in evaluating their relative historic significance and value. Dudek also made extensive use of the SDSU Library’s online digital collections, which provide an important collection of historic campus newspapers, annuals, photographs, and other documents that tell the story of the development and growth of SDSU from its early beginnings to the present day. Finally, SDSU granted Dudek access to its building records via its internal Facilities Information System, which maintains historic plan sets and data for each building on campus.

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This proved to be a valuable resource for assessing alterations that have been made to the buildings over time, and confirmed the original dates of construction.

## **4 EXISTING CONDITIONS**

This section includes a description of the existing cultural resources setting and relevant regulatory environment.

### **4.1 Regulatory Setting**

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed project.

#### **4.1.1 State**

As summarized below, the treatment of cultural resources is governed by state and local laws and regulations. There are specific criteria for determining whether prehistoric and historic sites or objects are significant and/or protected by law. For instance, state significance criteria generally focus on the resource's integrity and uniqueness, its relationship to similar resources, and its potential to contribute important information to scholarly research. As a whole, the laws and regulations seek to mitigate impacts on significant prehistoric or historic resources.

#### **California Register of Historical Resources**

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” (Pub. Resources Code, Section 5020.1(j).) In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” (Pub. Resources Code, Section 5024.1(a).) A resource is eligible for listing in the CRHR if the State Historical Resources Commission determines that it is a significant resource and that it meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Associated with the lives of persons important in California’s past.

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

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP and properties listed or formally designated as eligible for listing on the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys (Pub. Resources Code, Section 5020 et seq.).

### **Native American Historic Cultural Sites**

State law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the Heritage Commission to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act (Pub. Resources Code, Section 5097 et seq.) makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

### **California Native American Graves Protection and Repatriation Act**

The California Native American Graves Protection and Repatriation Act, enacted in 2001, requires all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items, as defined, to complete an inventory and summary of these remains and items on or before January 1, 2003, with certain exceptions. The act also provides a process for the identification and repatriation of these items to the appropriate tribes.

### **California Environmental Quality Act**

As described further below, the following California Environmental Quality Act (CEQA) statutes (Pub. Resources Code, Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological and historic resources:

- Public Resources Code, Section 21083.2(g): Defines “unique archaeological resource.”

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- Public Resources Code, Section 21084.1 and 14 CCR 15064.5(a): Defines historical resources. In addition, 14 CCR 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of an historical resource.
- Public Resources Code, Section 5097.98 and 14 CCR 15064.5(e): Set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- Public Resources Code, Sections 21083.2(b) and 21083.2(c) and 14 CCR 15126.4: Provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource.” (Pub. Resources Code, Section 21084.1; 14 CCR 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of Pub. Resources Code, Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for CEQA purposes (Pub. Resources Code, Section 21084.1; 14 CCR 15064.5(a).) The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption. (Pub. Resources Code, Section 21084.1; 14 CCR 15064.5(a).)

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” (14 CCR 15064.5(b)(1); Pub. Resources Code, Section 5020.1(q).) In turn, the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

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2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for CEQA purposes (14 CCR 15064.5(b)(2)).

Pursuant to these sections, the CEQA evaluation involves a determination of whether a project site contains any “historical resources,” followed by assessing whether that project would cause a substantial adverse change in the significance of an historical resource such that the resource’s historical significance is materially impaired.

Under CEQA, an environmental document is required to evaluate any impacts on unique archaeological resources (Pub. Resources Code, Section 21083.2). A “unique archaeological resource” is defined as:

[A]n archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person (Pub. Resources Code, Section 21083.2(g)).

An impact to a non-unique archaeological resource is not considered a significant environmental impact, and such non-unique resources need not be further addressed in the environmental document (Pub. Resources Code, Section 21083.2(a); 14 CCR 15064.5(c)(4)).

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CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in Pub. Resources Code, Section 5097.98.

### **California Health and Safety Code, Section 7050.5**

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5b). If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Section 7050.5c). The NAHC will notify the most likely descendant. With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 24 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

#### **4.1.2 Local**

##### **City of San Diego**

Although California State University (CSU), as a state agency, and SDSU, are not subject to local planning and zoning laws and, therefore, is not required to follow the City's historical resources evaluation protocol, this guidance remains helpful and advisory given its applicability to the San Diego built environment. The Historical Resources Guidelines of the City's Land Development Manual identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historical resource by the City Historical Resources Board if it meets one or more of the following designation criteria:

- a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- b. Identified with persons or events significant in local, state or national history;

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

The designation and preservation of the City's historic resources is a primary goal of the Historic Preservation Element of the City's Draft General Plan (2015). In 2007, the City prepared the San Diego Modernism Historic Context Statement for consideration of its modern resources (c. 1935–1970). The report details the background of social and economic history, development patterns, and artistic and cultural trends that define the modern era in San Diego. This Context Statement was utilized to evaluate the two modern-age resources included in the current study, and used to consider each building's historic significance at the local level.

## **4.2 Existing Environmental Setting**

The project area is an entirely developed portion of the SDSU campus. The entire project area is situated on middle to late Eocene Poway Group, specifically the Mission Valley Formation. Soils within the project area consist of the Olivenhain series/urban land. Olivenhain is a member of the clayey-skeletal, kaolinitic, thermic family of Ultic Paleixeralfs. Olivenhain soils are gently sloping to strongly sloping and are on dissected marine terraces at elevations of 100 to 600 feet (NRCS 2008). The project area sits at an elevation of 405–435 feet above mean sea level. The nearest naturally occurring freshwater source is a tributary of the San Diego River that runs approximately 660 feet north of the project area in the vicinity of Adobe Falls.

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## **4.3      Historic Context**

### **Historic Setting**

#### ***Historic Period (Post-AD 1542)***

European activity in the region began as early as AD 1542, when Juan Rodríguez Cabrillo landed in San Diego Bay. Sebastián Vizcaíno returned in 1602, and it is possible that there were subsequent contacts that went unrecorded, yet settlement of the area did not fully begin until the arrival of Gaspar de Portolá and Junípero Serra in 1769.

Spanish colonial settlement was initiated in 1769, when multiple expeditions arrived in San Diego by land and sea, and then continued northward through the coastal plain toward Monterey. A military presidio and a mission were soon firmly established at San Diego, despite violent resistance to them from a coalition of native communities in 1776. Private ranchos subsequently established by Spanish and Mexican soldiers, as well as other non-natives, appropriated many of the remaining coastal or near-coastal locations (Pourade 1960–1967).

Mexico's separation from the Spanish empire in 1821 and the secularization of the California missions in the 1830s caused further disruptions to native populations in western San Diego County. The U.S. conquest and annexation of California in 1848, together with the gold rush in Northern California, brought many additional outsiders into the region. Development during the following decades underwent numerous cycles of boom and bust. With rising populations in the nineteenth century throughout the Southern California region, there was increased demand for important commodities. By the 1930s and 1940s, ranching and agricultural operations experienced a resurgence. However, the impacts of the Great Depression and a flood of new inhabitants during and following World War II succeeded in pushing out those large ranching and agricultural operations.

#### ***San Diego State University***

SDSU was founded on March 13, 1897, as the San Diego Normal School, a training facility for elementary school teachers. On November 1, 1898, 91 students registered for the first day of class above the One Cent Novelty Store downtown. The curriculum consisted of just three courses: English, math, and history. One month after the Normal School opened, a cornerstone for the school's new location was laid on a 17-acre site located at the corners of Park and El Cajon Boulevards (Figure 3). At the time, many people complained that the location was too remote and the size too large, and doubted that a city of less than 20,000 would ever support a school for 600 teachers. The first class of students consisted of 225 students, and on June 21,

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1900, 26 of those students became the school's first graduates (Roberts 1962). Additional courses were quickly developed under the leadership of Samuel T. Black, who served as the school's first president from 1898 to 1910 (SDSU 2015).

By 1907, the student body had grown to over 400 and two new wings, along with a new training school, were added to accommodate the growing population. In 1910, Edward L. Hardy replaced Black as president of the school and served as president until 1935. Hardy called the 2-year Normal School course a "preparation for spinsterhood," and under his tenure, major changes took place. In 1921, the 2-year Normal School became the 4-year San Diego State Teacher's College, controlled by the California Board of Education. That same year, San Diego Junior College became a branch of the school (a union that ended in 1946).

Enrollment at the school dropped upon U.S. involvement in World War I, as both students and faculty joined the armed services, leaving behind a class of only 239 women and no men by 1918. After the war ended, enrollment picked back up and by 1922, there were approximately 600 students and 46 faculty members. The original campus newspaper was called *The Paper Lantern* and in 1922, the first *Del Sudoeste* yearbook was issued. The school's famed Aztec mascot came about in a 1925 issue of *Del Sudoeste*, which featured an Aztec motif along with the following quote: "The motif chosen seemed to us to be the one which best symbolized the college, since the name Aztec, although not officially adopted, is fast becoming traditional" (Roberts 1962).

By 1925, the student body had reached 1,300 and additional expansion at the existing location on Park Boulevard was no longer possible. Legislators offered a deal to San Diegans that stipulated the state would finance and maintain a new school if the City would supply the site and purchase the old Normal School. The Mission Palisades, or "Bell-Lloyd," site was gifted by Los Angeles oil tycoon Alphonzo E. Bell (Wade et al. 1997). Eventually, voters approved a 125-acre site at Alvarado Canyon in east San Diego. This area offered a 100-acre site on a high, level mesa, perfect for building, and included natural canyons for a stadium and an amphitheater and grounds suitable for developing athletic fields. Groundbreaking ceremonies for the new college site were held in October 1929 (Roberts 1962).

President Hardy had a vision of the campus arranged as cloisters of a Spanish monastery, and viewed the new college as a social and artistic achievement. His vision for the campus was ultimately brought to fruition by California Public Works Department Architect Howard Spencer Hazen, who shared Hardy's vision of a "monastic university." Hazen incorporated both Christian and Moorish architectural styles of the medieval period known as Mudejar. He also incorporated elements of Gothic style architecture. By February 1931, the original six Spanish-Moorish style buildings were complete (Figure 4), including the Academic Building, the Library and

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Campanile, the Little Theater, the Teacher Training School Building, the Science Building, and the Power House Building. Despite financial constraints brought on by the Great Depression, allocated donations and support from the Works Progress Administration (WPA) allowed for completion of six additional buildings that were integral to the campus's core: the Student's Club in 1931, Scripps Cottage for Women in 1931, the Dual Gymnasium in 1934, Aztec Bowl in 1936, the Greek Bowl in 1941, and the Music Building in 1942. Taken together with the original campus landscape, including the 100 concrete-and-wood WPA-constructed benches, and Donald Hord's 1941 statue of "the Aztec," these elements make up the San Diego State College Historic District (SDSC Historic District) (Wade et al. 1997).

Radical changes came to campus in 1935 when Hardy was replaced as president by Dr. Walter R. Hepner, ending Hardy's 25-year legacy on campus. That same year, San Diego State Teacher's College became San Diego State College (SDSC) by an act of state legislature that allowed for expansion of degree programs beyond teacher education. In the fall of 1937, enrollment increased by nearly 100%. By 1939, appropriations were made for construction of a Greek-type open-air theater, and by 1941, the Greek Bowl was complete (Salnaker 1962).

When President Franklin D. Roosevelt announced that the United States was getting involved in World War II in 1941, Dr. Hepner declared that any student volunteering for military service, male or female, could drop out of school and get full credit for classes that semester. In the end, over 3,000 former students, graduates, and faculty members participated in World War II, and 135 lost their lives. In 1939, student enrollment was at its highest point in history at 2,400 students. The number of students dropped to 800 in 1944 (Salnaker 1962). When the war was over in 1945, enrollment exploded once again.

In 1944, the Servicemen Readjustment Act, also known as the G.I. Bill of Rights, was signed into law by President Roosevelt. The act afforded servicemen and women the opportunity to receive an education without having to worry about the high costs of tuition and also provided a monthly stipend for living expenses. The act also covered the costs of schoolbooks and other necessary supplies. These government incentives resulted in approximately 1.7 million veterans enrolling in colleges by 1947, accounting for nearly 49% of college admissions under the G.I. Bill. Of the 16 million World War II veterans in the United States, 7.8 million participated in higher education programs as a result of the bill (City of San Diego 2007).

In September 1946, the Aztec newspaper published an article about some of the post-war changes happening on campus, which included a program for creating new temporary office and classroom space in order to support the large number of students who had registered for fall classes (Aztec 1946). The article goes on to describe that 21 of these 23 buildings are steel-

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fabricated, measuring 20 by 48 feet, and that the other two are Quonset huts measuring 40 by 100 feet. By the 1950s, the campus had a sea of temporary buildings, known as “T-shacks,” to provide much-needed classroom space (Figure 5).

Many changes occurred on campus in the 1950s. As the campus reached new record enrollment numbers in 1950, SDSC moved forward with the construction of new permanent facilities, including the Art Building, which was built for \$350,000 and dedicated in May. In November of that same year, groundbreaking ceremonies were held for the new campus laboratory and science buildings. In fall of 1951, the U.S. Air Force Reserve Officers’ Training Corps program was underway at SDSC, which allowed students to pursue their regular classes in the field of their choice. In spring of 1952, Dr. Hepner officially stepped down from his role as president of SDSC, and Dr. Malcolm A. Love was inaugurated as the new president. In 1954, President Love asked the state for a \$30 million expansion program that would include construction of a new Education Building, a Humanities–Social Science classroom building, a Home Economic Center, and other new facilities. Many of the projects Love proposed would go on to be approved by the state.

By the mid-1950s, the campus was caught up in U.S. Cold War politics when Dr. Harry Steinmetz was fired under the Luckel Act for refusing to answer the State Personnel Board on whether he was a member of the communist party (Stalnaker 1962). Fearful that the Soviet Union was winning the Cold War after launching the Sputnik satellite in 1957, the United States increased its focus and spending on education. Perhaps no other university system in the world felt these political changes more than California’s in the 1950s. San Diego’s own major Cold War industries (such as Convair, General Atomics, and the Scripps Institution) also supported the growth of higher education by encouraging the development of “a world class science and engineering graduate school in the La Jolla area” (City of San Diego 2007, p. 47). This dream of development came to fruition in 1960 when the University of California, San Diego, was established.

By the late 1950s, enrollment had reached over 12,000 students and the campus saw rapid expansion with completion of the Humanities–Social Science Building, the library addition, five dormitories, a Chemistry–Geology Building, an addition to the Administration Building, a new men’s gymnasium, an addition to Health Services, an addition to the Commons, a new Industrial Arts Building, and a new Engineering Laboratory and Industrial Technology Building.

By 1960, SDSC became part of the new California State College system, currently known as the California State University system. In 1963, just months before his assassination, President John F. Kennedy gave the commencement speech at SDSC and received not only the college’s first honorary doctorate degree, but also the first to be issued by the California State University system. By the early 1970s, SDSC officially became SDSU after legislative approval (SDSU 2015).

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**Tenochca Residence Hall and Tula Community Center**

The architectural firm of Salerno/Livingston & Partners designed Tenochca Residence Hall in 1981. Designed to house 416 residents, the eight-story structure consists of two north-south oriented wings arranged linearly and offset approximately 20 feet where they join. There were 216 dorm rooms, of which 208 were double occupancy and 8 were reserved for resident assistants (one per floor). Each floor contained 27 dorm rooms and 2 community bathrooms, with 1 bathroom being centered on the east side of each wing. A set of stairs was located on each of the north and south ends of the building, with elevators and equipment rooms located near the join between the wings. The residence hall would remain untouched by the project.

The support facilities and recreation rooms associated with the Tenochca Residence Hall were housed in a two-story structure site west of the southern wing of the Tenochca Residence Hall, now known as the Tula Community Center. Connected to the Tenochca Residence Hall on both the first and second floors by a corridor off of the elevator lobby, the first floor was designed to house an administrative office, storage room, bathrooms, a laundry room, a community kitchen, and maintenance mechanical rooms, in addition to several recreation-oriented facilities: a lounge, two TV rooms, an office for student government, a weight room, and a multipurpose room. The smaller second story contained two one-bedroom staff apartments, two small en-suite guest rooms, a conference room, and a study room.

The Tula Community Center, also designed by Salerno/Livingston & Partners, was built in 1986 as an addition to the existing multipurpose room in Tenochca Residence Hall. The Tula Community Center addition expanded the building westward, adding a separate entrance, two bathrooms, two meeting rooms, and a storage room. The original multipurpose room was subdivided, with a new recreation room on the eastern portion and the new addition effectively shifting the multipurpose room westward. The two-story Tula Community Center would be demolished and replaced as part of the project.

Both buildings' designs are a utilitarian example of a transitional Postmodern style. The Tenochca design emphasizes architectural tectonics by allowing the structure of the construction to form the basis of the building's architectural design and aesthetics. On the other hand, the Tula design combines Postmodern and International styles. Classical elements are incorporated into the design but with simple, clean modern aesthetics, such as the cylindrical columns at the north entrance to Tula. These hints of Postmodernism are dominated by smooth, unadorned surfaces; linear groupings of windows interspersed with large windowless walls; a unified light-colored stucco wall cladding; and asymmetrical massing typical of the International style.

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From 1983 to 1984, the kitchen and bathrooms were remodeled; in 1986, a multipurpose room was added; the office area was remodeled in 1989; and during 2002 and 2005, the power and network systems were upgraded, respectively.

## **4.4 Records Search Results**

### **4.4.1 Previously Conducted Cultural Resources Studies**

Eighty-seven cultural resources studies have been previously conducted within a 1-mile radius of the proposed project area. A bibliography of all previously conducted studies within the 1-mile radius is provided in Appendix A of this report. Four cultural resources studies have been conducted within at least a portion of the proposed project area (see Table 2). Two of these studies (SD-09697 and SD-11185) are for the SDSU Master Plan, in which SD-11185 updates SD-09697; one of these studies (SD-13823) consists of the NRHP nomination form prepared for the nearby historic district on campus; and the other study (SD-11265) is noted by the South Coastal Information Center as a “missing report” and no additional information was available on file.

**Table 2**  
**Previously Conducted Cultural Resources Studies within the Project Area**

<b>SCIC Report No.</b>	<b>Title of Study</b>	<b>Author(s) and Date</b>
SD-09697	An Archaeological/Historical Study for the SDSU 2005 Campus Master Plan Revision	Pierson, Larry J. 2004
SD-11185	A Cultural Resources Study for the SDSU 2007 Campus Master Plan Revision	Pierson, Larry J. 2007
SD-11265	San Diego State University, 5300 Campanile Drive, San Diego, California 92182	Various (no date)
SD-13823	National Register of Historic Places Registration Form: San Diego State College Historic District	Wade, Sue A., Alexander D. Bevil, Lynne E. Christenson, and Students 1997

### **SD-09697 and SD-11185**

In 2007, Brian F. Smith and Associates prepared *A Cultural Resources Study for the SDSU 2007 Campus Master Plan Revision*, which served as an update to their 2005 report *An Archaeological/Historical Study for the SDSU 2005 Campus Master Plan Revision*. The 2007 update reflects changes that were made to the original Master Plan design. The 2007 study resulted in the identification of a bedrock milling site (CA-SDI-17221), which was found to be significant for its association with Adobe Falls, and two additional prehistoric isolates (CA-SDI-18326 and -18327), which were found to be not significant. Recommended mitigation included avoidance of site SDI-

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17221. No historic period buildings or structures were identified. Archaeological monitoring was recommended in portions of the Master Plan area because four of the six project components were located near areas that were identified as potentially sensitive for buried cultural deposits.

**SD-13823**

In 1997, Sue A. Wade et al. prepared the *National Register of Historic Places Registration Form for San Diego State College*. This document provides a detailed description and history of the contributing elements that make up the NRHP-listed SDSC Historic District. The district was nominated under NRHP Criteria A, B, and C for being an exemplary grouping of Spanish Colonial Revival-style buildings designed by master architect Howard Spencer Hazen and landscape architect Mark Daniels, for its association with the lives of former SDSC presidents Edward L. Hardy and Walter R. Hepner, and for its association with early events that ultimately shaped the growth and development of the campus.

**4.4.2 Previously Recorded Cultural Resources**

No cultural resources have been previously recorded within the proposed project area. However, a total of 13 cultural resources and 32 historic addresses were previously recorded within 1 mile of the proposed project area (see Table 3). Cultural resources within 1 mile of the proposed project area consist of two prehistoric bedrock milling sites located north of Interstate 8, one prehistoric shell scatter with a single metate, one prehistoric isolate, two historic-age properties that were never evaluated, the NRHP-listed Aztec Bowl on campus, and one unknown resource for which the SCIC had no additional information on file. The 15 historic addresses identified by the SCIC represent buildings and structures previously recorded within a 1-mile radius of the project area. All are located outside the proposed project area, and one site (the NRHP-listed SDSC Historic District) is adjacent to the proposed project area. The SDSU Historic District would not be touched as part of the project.

**Table 3**  
**Previously Recorded Cultural Resources within 1 Mile of the Project Area**

Primary Number	Trinomial	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Area
<i>Previously Recorded Resources</i>					
37-000208	SDI-208	Unknown (no description provided)	Treganza (no date)	Unknown	Outside
37-009899	SDI-9899	Prehistoric: single metate and shell scatter	Kidder/Miller 1984	Unknown	Outside

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**Table 3**  
**Previously Recorded Cultural Resources within 1 Mile of the Project Area**

Primary Number	Trinomial	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Area
37-013708	SDI-13717	Historic: Aztec Bowl	Cashmere, C. 1994	1S (NRHP-listed)	Outside
37-015591	—	Prehistoric: isolate	Tift, L. 1996	Not eligible	Outside
37-017254	—	Historic: 5840-5846 Hardy Ave.	Moomjian, S. 1999	6Z (not eligible)	Outside
37-025491	—	Historic: 5168-5172 ½ College Avenue	Pierson, L. 2003	7 (not evaluated)	Outside
37-025492	—	Historic: 5811 Lindo Paseo	Pierson, L. 2003	7 (not evaluated)	Outside
37-027607	—	Historic: 6050 El Cajon Boulevard	Crawford, K. 2006	6Z (not eligible)	Outside
37-027710	—	Historic: 6050 El Cajon Boulevard	Lia, M. B. 2006	6Z (not eligible)	Outside
37-028223	SDI-18326	Prehistoric: bedrock milling site	Pierson, L. 2007	Recommended not eligible	Outside
37-028224	SDI-18327	Prehistoric: bedrock milling site	Pierson, L. 2007	Recommended not eligible	Outside
37-035445	—	Historic: SDSU Physical Plant	Crawford, K. A. 2013	NRHP: Recommended not eligible; CRHR: not assessed	Outside
37-035449	—	Historic: SDSU Smith Recital Hall	Crawford, K. A. 2013	NRHP: Recommended not eligible; CRHR: not assessed	Outside
37-035560	—	Historic: Alliance for Africa	Crawford, K. A. 2013	NRHP: Recommended not eligible; CRHR: not assessed	Outside
<i>Previously Recorded Historic Addresses</i>					
—	—	Historic: Adobe Falls Road	—	Unknown	Outside
—	—	Historic: 5585 Lindo Paseo (1950 residence)	—	6Z (not eligible)	Outside
—	—	Historic: 5595 Lindo Paseo (1950 residence)	—	6Z (not eligible)	Outside
—	—	Historic: 5605 Lindo Paseo (1950 residence)	—	6Z (not eligible)	Outside

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**Table 3**  
**Previously Recorded Cultural Resources within 1 Mile of the Project Area**

Primary Number	Trinomial	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Area
—	—	Historic: 5619 Lindo Paseo (1950 residence)	—	6Z (not eligible)	Outside
—	—	Historic: 5633 Lindo Paseo (1950 residence)	—	6Z (not eligible)	Outside
37-025752	—	Historic: 5721 Lindo Paseo (1941 residence)	—	Unknown	Outside
37-025751	—	Historic: 5723 Lindo Paseo (1940 residence)	—	Unknown	Outside
	—	Historic: 5822 Lindo Paseo (1937 residence)	—	7 (not evaluated)	Outside
37-0234955	—	Historic: 5830 Lindo Paseo (c. 1950-1955 multiple family residence)	—	Unknown	Outside
37-035429	—	Historic: 5716 Hardy Avenue (1946 multiple family residence; religious building)	—	Unknown	Outside
37-017254	—	Historic: 5840 Hardy Avenue (1947 residence)	—	Unknown	Outside
37-017254	—	Historic: 5841 Hardy Avenue (1947 residence)	—	Unknown	Outside
37-017254	—	Historic: 5843 Hardy Avenue (1947 residence)	—	Unknown	Outside
37-017254	—	Historic: 5845 Hardy Avenue (1947 residence)	—	Unknown	Outside
—	—	Historic: 5300 Campanile Drive (SDSC Historic District)	—	1D (NRHP-listed district)	Outside
37-034948	—	Historic: 5111 College Avenue (1955 commercial building)	—	Unknown	Outside
37-034949	—	Historic: 5119 College Avenue (c. 1940-1945 commercial building)	—	Unknown	Outside
37-034950	—	Historic: 5141 College Avenue (1963 commercial building)	—	Unknown	Outside
37-034951	—	Historic: 5155 College Avenue (1965 commercial building)	—	Unknown	Outside
37-034952	—	Historic: 5157 College Avenue (1958 commercial building)	—	Unknown	Outside
—	—	Historic: 5505 Montezuma Road (1966 multiple family residence)	—	Unknown	Outside
37-034953	—	Historic: 5734 Montezuma Road (1955 multiple family residence)	—	Unknown	Outside

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**Table 3**  
**Previously Recorded Cultural Resources within 1 Mile of the Project Area**

Primary Number	Trinomial	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Area
37-034954	—	Historic: 5742 Montezuma Road (1945 residence)	—	Unknown	Outside
—	—	Historic: 6229 Montezuma Road (1951 residence)	—	6Z (not eligible)	Outside
—	—	Historic: 6237 Montezuma Road (1950 residence)	—	6Z (not eligible)	Outside
—	—	Historic: 6245 Montezuma Road (1951 residence)	—	6Z (not eligible)	Outside
37-027607; 37-027710	—	Historic: 6050 El Cajon Boulevard (1945 commercial building)	—	6Z (not eligible)	Outside
—	—	Historic: 5500 Canyon Crest Drive (1936 Aztec Bowl and assoc. contributors)	—	1D (NRHP-listed district)	Outside
—	—	Historic: 4643 El Cerrito Drive (1931 residence)	—	3S, 4X	Outside
—	—	Historic: 5801 Adelaide Avenue (1932 residence)	—	3S	Outside
—	—	Historic: 4855 Seminole Drive (1953-1956 religious property)	—	6Z (not eligible)	Outside

## 4.5 Geologic Setting

Paleontological resource impact potential, or sensitivity, is determined by an understanding of the geological history and depositional environments that underlie a project site, which influence the probability of prehistoric life being preserved as part of the fossil record. Generally speaking, the geologic formations in the City of San Diego (1996) have been assigned a paleontological resource sensitivity rating. A high rating indicates a high probability of encountering paleontological resources; a moderate rating indicates a moderate probability of encountering paleontological resources; and a low rating indicates a low probability of encountering paleontological resources.

As discussed below, the geological units underlying the site are associated with two geologic formations, the Stadium Conglomerate and the Mission Valley Formation, based on the published geological mapping by Kennedy (1975) and an unpublished geotechnical report by Southland Geotechnical Consultants (2015) for the proposed project site. In many areas of the SDSU campus,

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these formations are overlain by artificial fill that has no paleontological resource sensitivity. The Stadium Conglomerate and Mission Valley Formation are described in more detail below.

#### **4.5.1      Stadium Conglomerate**

The Stadium Conglomerate is a poorly sorted, cobble conglomerate of Eocene age (Deméré and Walsh 1993). On the SDSU campus, this geological unit underlies the Mission Valley Formation.

The Stadium Conglomerate has produced variably abundant and important fossil remains, and there are known localities documented from this formation throughout the County of San Diego (*records search results pending*). The Stadium Conglomerate has a high paleontological resource sensitivity based on the City of San Diego (1996) guidelines for paleontology.

#### **4.5.2      Mission Valley Formation**

The Mission Valley Formation is fine-grained marine sandstone of Eocene age (Deméré and Walsh 1993). On the SDSU campus, the Mission Valley Formation underlies the Lindavista Formation, or San Diego Formation where present, and overlies the Stadium Conglomerate (Kennedy 1975).

The Mission Valley Formation has abundant and generally well-preserved fossils, with known fossil localities in the SDSU campus area (*records search results pending*). The Mission Valley Formation has a high paleontological resource sensitivity based on the City of San Diego (1996) guidelines for paleontology.

### **5            IMPACT ANALYSIS AND CONCLUSIONS**

#### **5.1          Thresholds of Significance**

The following significance criteria included in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.) assist in determining the significance of an historic resource impact. According to Appendix G of the CEQA Guidelines, a significant impact related to cultural resources would occur if the project would:

1. Cause a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5.
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

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3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
4. Disturb any human remains, including those interred outside of formal cemeteries.

As described in Section 4.1, Regulatory Setting, the treatment of historic resources, if found, is governed by state and local laws and regulations, and there are specific criteria for determining whether or not an historic resource is significant and/or protected by law. A resource is eligible for listing in the CRHR if the State Historical Resources Commission determines that it is a significant resource and that it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Likewise, the Historical Resources Guidelines of the City's Land Development Manual identify the criteria under which a resource may be historically designated. The guidelines state that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historical resource by the City Historical Resources Board if it meets one or more of the following designation criteria:

- a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- b. Identified with persons or events significant in local, state or national history;
- c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

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- d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;
- e. Is listed or has been determined eligible by National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- f. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

Although CSU, as a state agency, and SDSU are not required to follow the City's historical resources evaluation guidelines, this guidance may be helpful in reaching a significance determination given its applicability to the San Diego built environment.

## **5.2 Impact Analysis**

***Would the project cause a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5?***

No. The survey conducted as part of this report did not identify any historic-age buildings within the proposed project area.

Within the project footprint, only the Tula Community Center is proposed for demolition. The Tenochca Residence Hall is proposed to remain, untouched. Below, a physical description, photographs, background information, and a formal evaluation of historic and architectural significance and integrity for both buildings are provided.

### **Tenochca Residence Hall**

As noted above, the Tenochca Residence Hall would remain untouched. Designed to house 416 residents, the eight-story structure consists of two north-south oriented wings arranged linearly and offset approximately 20 feet where they join. There were 216 dorm rooms, of which 208 were double occupancy and 8 were reserved for resident assistants (one per floor). Each floor contained 27 dorm rooms and 2 community bathrooms, with 1 bathroom being centered on the east side of each wing. A set of stairs was located on each of the north and south ends of the building, with elevators and equipment rooms located near the join between the wings.

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The Tenochca Hall is a utilitarian example of a transitional Postmodern style. The tectonic expression of the building's structural elements presents a white, gridded pattern within which fenestration and wall components are repeated to present an ordered, patterned modern aesthetic. Each grid segment contains a central pale-colored panel section between two single-hung metal sash windows over smaller pale-colored panels. The north and south elevations, as well as the elevator shafts, are clad in horizontal panels coated with a white cementitious finish. A column of narrow, vertical windows pierce the exterior walls of the north and south stairwells.

The support facilities and recreation rooms associated with Tenochca Hall were housed in a two-story structure site west of the southern wing of Tenochca Hall and adjacent to Montezuma Road. Connected to Tenochca Hall on both the first and second floors by a corridor off of the elevator lobby, the first floor was designed to house an administrative office, storage room, bathrooms, a laundry room, a community kitchen, and maintenance mechanical rooms, in addition to several recreation-oriented facilities: a lounge, two TV rooms, an office for student government, a weight room, and a multipurpose room. The smaller second story contained two one-bedroom staff apartments, two small en-suite guest rooms, a conference room, and a study room.

The architectural firm of Salerno/Livingston & Partners designed Tenochca Residence Hall in 1981. The principal, Stanley "Stan" Cox Livingston, graduated from the University of Southern California with a Bachelor of Architecture in 1961, and holds architecture licenses in California, Arizona, and Nevada. He is a practicing architect in San Diego for over 40 years, the last 28 of which were as principal of Salerno/Livingston Architects (formerly Salerno/Livingston & Partners). Favoring large commercial and governmental buildings, former clients include the University of California, San Diego; Pacific Southwest Airlines; AVCO Community Developers; Fujitsu Microelectronics, and the U.S. Navy and Army Corps of Engineers (Salerno/Livingston Architects 2009). Some of his early works include the Plaza Apartments in Pacific Beach, Wiswall Town Houses, and the Pacific Southwest Airlines Islandia Hotel (now the Hyatt Regency Mission Bay Spa and Marina) (Bowker LLC 1970). Searches of national, state, and local databases of historic properties did not reveal any listings associated with Mr. Livingston.

***NRHP/CRHR Criteria Analysis***

Evaluation of the Tenochca Residence Hall considered national, state, and local eligibility criteria. Archival research on the building failed to indicate any associations with important events or patterns of development. Therefore, the Tenochca Residence Hall does not appear eligible for listing under NRHP Criterion A or CRHR Criterion 1.

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Additionally, archival research failed to uncover any association with persons important to our past, and the Tenochca Residence Hall does not appear eligible for listing under NRHP Criterion B or CRHR Criterion 2.

The Tenochca Residence Hall is a simple, unpretentious building that is not an exceptional example of any particular style of architecture. Stan Livingston is not included in the “Biographies of Established Masters,” published by the San Diego Historical Resources Board in 2011, and therefore the building is not the notable work of a master architect. For these reasons, the Tenochca Residence Hall does not appear eligible for listing under NRHP Criterion C or CRHR Criterion 3.

Based on the information above and contained in Section 4.3, the subject building is unlikely to yield any information important to prehistory or history, and does not appear eligible for listing under NRHP Criterion D or CRHR Criterion 4.

***City's Historical Resource Guidelines Criteria Analysis***

In consideration of City-level designation criteria, the subject building does not appear to exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. Therefore, the building does not appear eligible under City Criterion A. As detailed previously in consideration of national and state criteria, the subject building is not known to be associated with any significant persons or events, and does not appear eligible under City Criterion B. As stated previously, the Tenochca Residence Hall is a simple, unpretentious building that is not an exceptional example of any particular style of architecture and does not represent the notable work of a master architect. Therefore, the building does not appear eligible under City Criterion C or D. The subject building has never been determined eligible for listing in the NRHP or CRHR and is therefore not eligible under City Criterion E. Finally, the subject building is not part of a historic district or group of resources and does not appear to be eligible under City Criterion F.

**Tula Community Center**

The Tula Community Center, also designed by Salerno/Livingston & Partners, was built during 1986 as an addition to the existing multipurpose room in Tenochca Residence Hall. The Tula Community Center addition expanded the building westward, adding a separate entrance, two bathrooms, two meeting rooms, and a storage room. The original multipurpose room was subdivided, with a new recreation room on the eastern portion and the new addition effectively shifting the multipurpose room westward.

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Similar to the Tenochca Residence Hall, the Tula Community Center is a utilitarian example of a transitional Postmodern style, combining aspects of Postmodern and International styles. Classical elements are incorporated into the design but with simple, clean modern aesthetics, such as the cylindrical columns near the north entrance to Tula. These hints of Postmodernism are dominated by smooth, unadorned surfaces; linear groupings of windows interspersed with large windowless walls; a unified light-colored stucco wall cladding; and asymmetrical massing typical of the International style.

***NRHP/CRHR Criteria Analysis***

Evaluation of the Tula Community Center considered national, state, and local eligibility criteria. Archival research on the building failed to indicate any associations with important events or patterns of development. Therefore, the Tula Community Center does not appear eligible for listing under NRHP Criterion A or CRHR Criterion 1.

Additionally, archival research failed to uncover any association with persons important to our past, and the Tula Community Center does not appear eligible for listing under NRHP Criterion B or CRHR Criterion 2.

The Tula Community Center is a simple building that is not an exceptional example of any particular style of architecture. It is not the notable work of a master architect. For these reasons, the Tula Community Center does not appear eligible for listing under NRHP Criterion C or CRHR Criterion 3.

Based on the information above and contained in Section 4.3, the subject building is unlikely to yield any information important to prehistory or history, and does not appear eligible for listing under NRHP Criterion D or CRHR Criterion 4.

In consideration of City-level designation criteria, the subject building does not appear to exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. Therefore, the building does not appear eligible under City Criterion A. As detailed previously in consideration of national and state criteria, the subject building is not known to be associated with any significant persons or events, and does not appear eligible under City Criterion B. As stated previously, the Tula Community Center is a simple, unexceptional building and does not represent the notable work of a master architect. Therefore, the building does not appear eligible under City Criterion C or D. The subject building has never been determined eligible for listing in the NRHP or CRHR and is therefore not eligible under City Criterion E. Finally, the subject building is not part of a historic district or group of resources and does not appear to be eligible under City Criterion F.

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***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?***

The California Historical Resources Information System records search and the NAHC Sacred Lands File search did not identify any cultural resources within the proposed project area. An intensive-level survey was not conducted because of the heavily developed nature of the proposed project area. There are no surface indicators of archaeological resources, and the proposed project area has been developed for many years. Due to prior development activities at the proposed project area, it is reasonable to expect that any archeological resources that may be present would have been discovered during prior construction activities.

The above notwithstanding, to comply with the requirements of CEQA Guidelines Section 15064.5 (14 CCR § 15064.5), as part of construction activities, subsequent to demolition and removal of existing structures and pavement from the project site, California State University/San Diego State University (CSU/SDSU), or its designee, will retain a qualified archaeologist (i.e., one listed on the Register of Professional Archaeologists) to complete an archaeological survey of ground surfaces within the project area. In the event the survey identifies potentially intact concentrations of prehistoric archaeological materials, focused data recovery archeological excavations will be undertaken before commencement of construction in the area of concern. A qualified Native American representative will be retained to observe all focused data recovery excavations, if any. The focused excavations will characterize horizontal and vertical dimensions; chronological placement; site function; artifact/ecofact density and variability; presence/absence of subsurface features; research potential extent; and the integrity of the resources.

If the archaeological site is determined to be a historical resource within the meaning of California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a), the archaeologist will comply with CEQA Guidelines Section 15126.4(b)(3)(A), which notes that preservation in place, where feasible, is the preferred approach, or, alternatively, CEQA Guidelines Section 15126.4(b)(3)(C), which requires preparation and adoption of a data recovery plan, as well as the submittal of all plans and studies to the California Historical Resources Regional Information Center. Alternatively, if the archaeological site qualifies as a unique archaeological resource (see CEQA Guidelines Section 15064.5(c)(3)), the archaeologist will treat the site in accordance with the provisions of Public Resources Code Section 21083.2.

All excavations and excavation and monitoring reports will be completed consistent with California Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format. The archaeological excavation and monitoring

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reports will include all appropriate graphics, describing the results, analysis, and conclusions of the monitoring and excavation. All original maps, field notes, non-burial related artifacts, catalog information, and final reports will be curated at a qualified institution within San Diego County that complies with the State Historic Resource Commission's 1993 Guidelines for the curation of archaeological collections, as applicable.

With implementation of these procedures, potential impacts to archeological resources would be less than significant.

***Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Published geological mapping (Kennedy 1975) and unpublished geotechnical investigations such as the geotechnical report prepared for the proposed project (Southland Geotechnical Consultants 2015) indicate that the site is underlain by the Stadium Conglomerate and the Mission Valley Formation, which have produced Eocene-age vertebrate fossils in the region. Therefore, these geological units should be considered to have a high potential to contain significant paleontological resources (City of San Diego 1996; County of San Diego 2007). However, as was the case with archeological resources, it is reasonable to expect that any unique paleontological resource or unique geologic features that may be present would have been discovered during prior construction activities at the previously developed proposed project area.

Nonetheless, to comply with Public Resources Code Section 21083.2, before commencement of project construction, CSU/SDSU, or its designee, will retain a qualified paleontologist. The qualified paleontologist will coordinate with the grading and excavation contractors, acting in accordance with the Society of Vertebrate Paleontology's Guidelines, and monitor all on-site activities associated with the original cutting of previously undisturbed sediments of moderate to high resources sensitivity in order to inspect such cuts for contained fossils.

In the event that the monitoring results in the discovery of potentially unique paleontological resources within the meaning of Public Resources Code Section 21083.2, the qualified paleontologist will have the authority to halt excavation at that location and immediately evaluate the discovery. Following evaluation, if the resource is determined to be "unique" within the meaning of Public Resources Code Section 21083.2, the site will be treated in accordance with the provisions of that section. Protocols appropriate to the discovered resource, including recovery, specimen preparation, data analysis, and reporting, will be carried out in accordance with the Society of Vertebrate Paleontology guidelines before resuming grading activities at that location. Grading activities may continue on other parts of the building site while appropriate protocol is implemented.

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Recovered fossils, along with copies of pertinent field notes, photographs, and maps, will be deposited in an accredited paleontological collections repository. A final summary report that discusses the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils also will be prepared in a manner that is consistent with the Society of Vertebrate Paleontology guidelines.

With implementation of these procedures, potential impacts to unique paleontological resources or unique geologic features would be less than significant.

***Would the project disturb any human remains, including those interred outside of formal cemeteries?***

There is no indication that human remains are present within the boundaries of the proposed project site. The proposed project site is located in a heavily developed area and due to prior development activities at the site, it is reasonable to expect that any human remains that may be present would have been discovered during prior construction activities. Notwithstanding this expectation, previously unidentified human remains still may be uncovered during ground-disturbing activities such as foundation excavation. So, to comply with Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e)(1) (14 CCR § 15064.5(e)(1)), if, during any phase of proposed project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps outlined below will be taken.

There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until the San Diego County Coroner is contacted to determine that no investigation of the cause of death is required. However, if the Coroner determines the remains to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will identify the person or persons it believes to be the most likely descendant from the deceased Native American, and the most likely descendant may make recommendations to CSD/SDSU for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

However, if any of the following occurs – the NAHC is unable to identify a most likely descendant; the most likely descendant failed to make a recommendation within 24 hours after being notified by the NAHC; the identified descendant fails to make any recommendation; or, CSU/SDSU, or its designee, rejects the recommendation of the descendant and mediation by the NAHC fails to provide measures acceptable to CSU/SDSU – then, CSU/SDSU, or its designee, will rebury the Native American human remains and associated grave goods with

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appropriate dignity on the property in a location not subject to further subsurface disturbance, pursuant to CEQA Guidelines Section 15064.5(e)(2) (14 CCR 15064.5(e)(2)).

With implementation of these procedures, potential impacts to discovered human remains would be less than significant.

### **5.3 Cumulative Analysis**

Potential unanticipated impacts to the integrity of previously unknown cultural resources may contribute to the overall regional decline in paleontological, archaeological, and historical evidence of past peoples and/or regional events. However, implementation of avoidance and minimization measures that are consistent with regionally accepted protocols and standards, such as described in the conditions described in CUL-1 through CUL-3 (see Section 5.3), would avoid potential cumulative impacts to cultural/historic resources.

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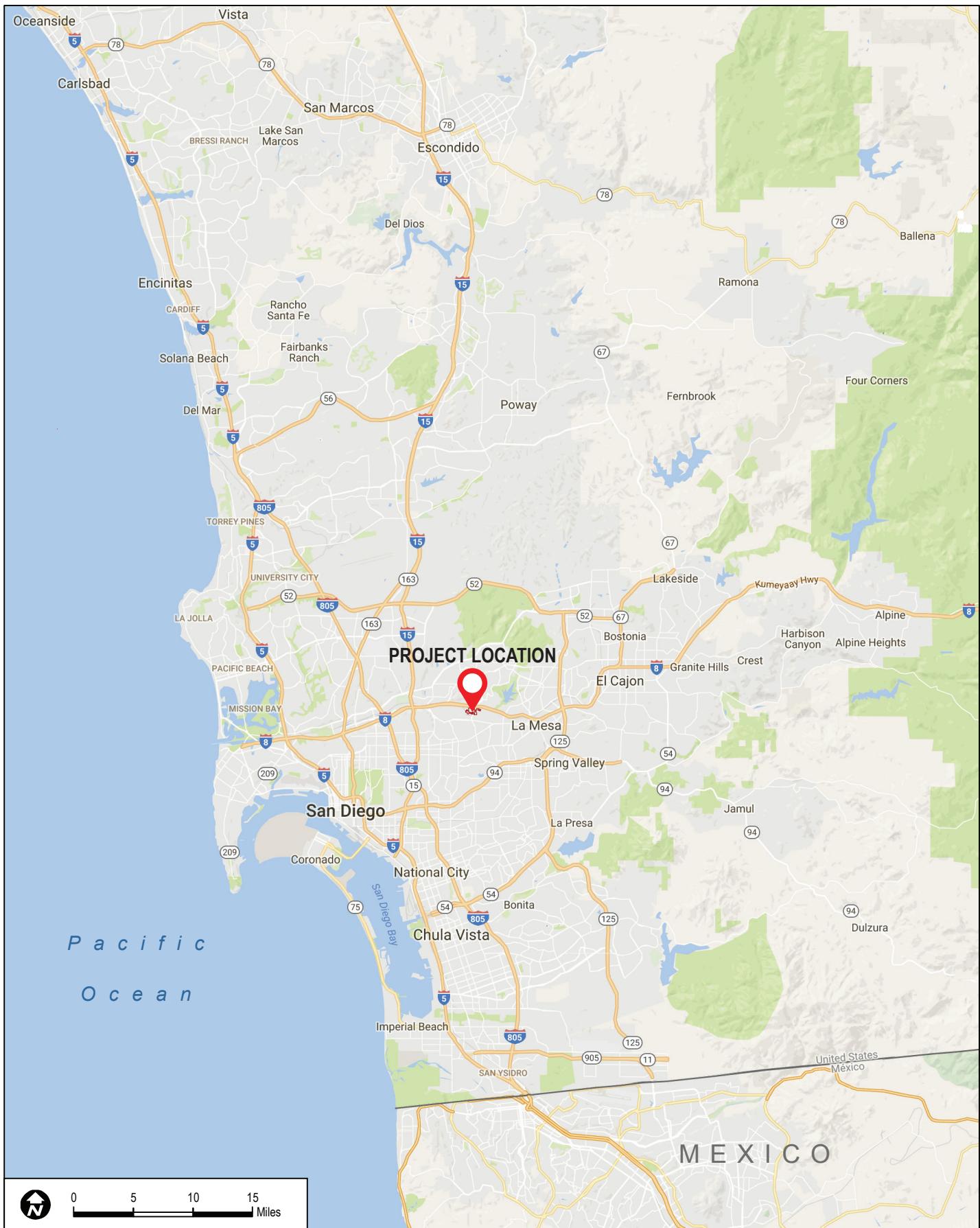
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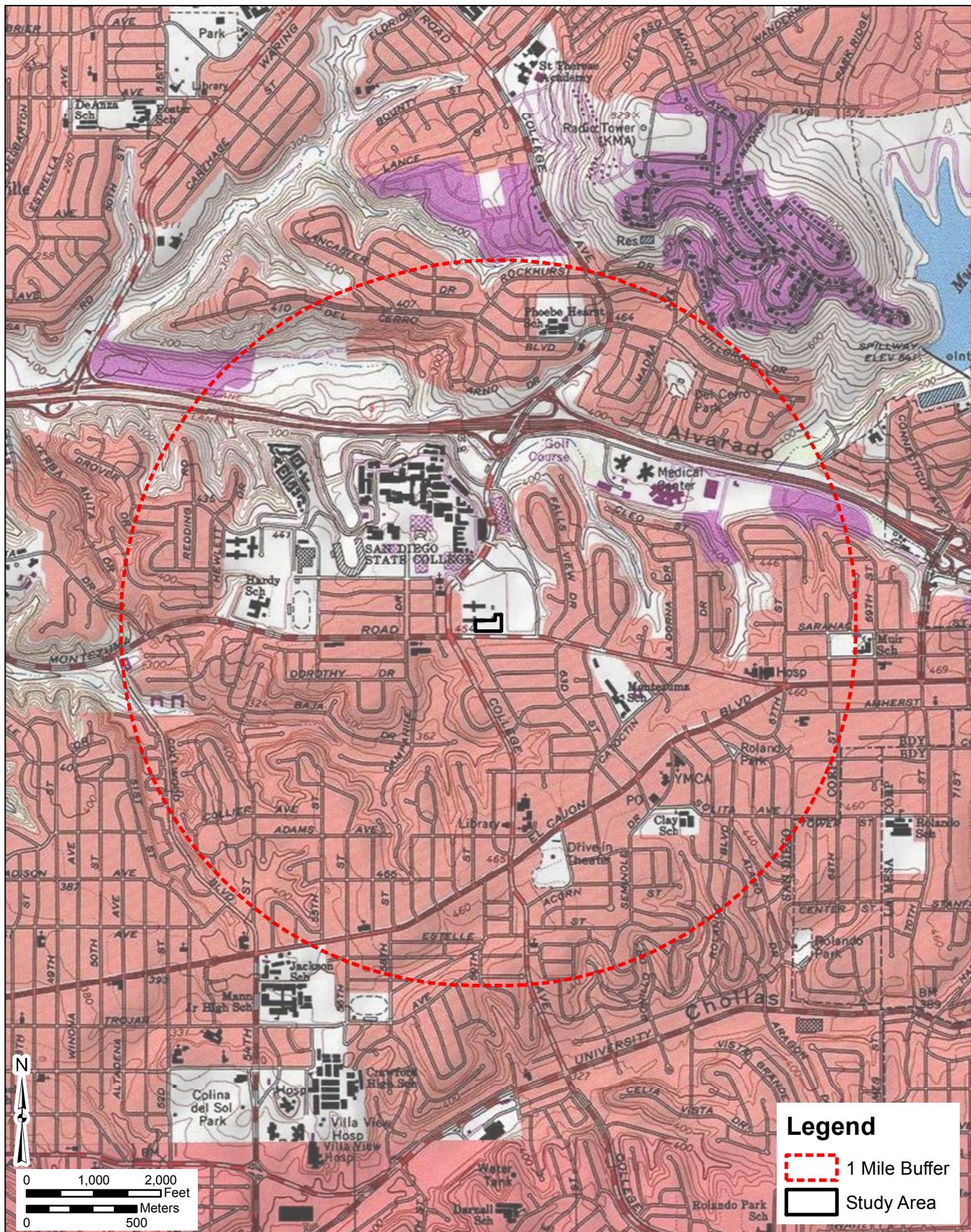


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Figure 1

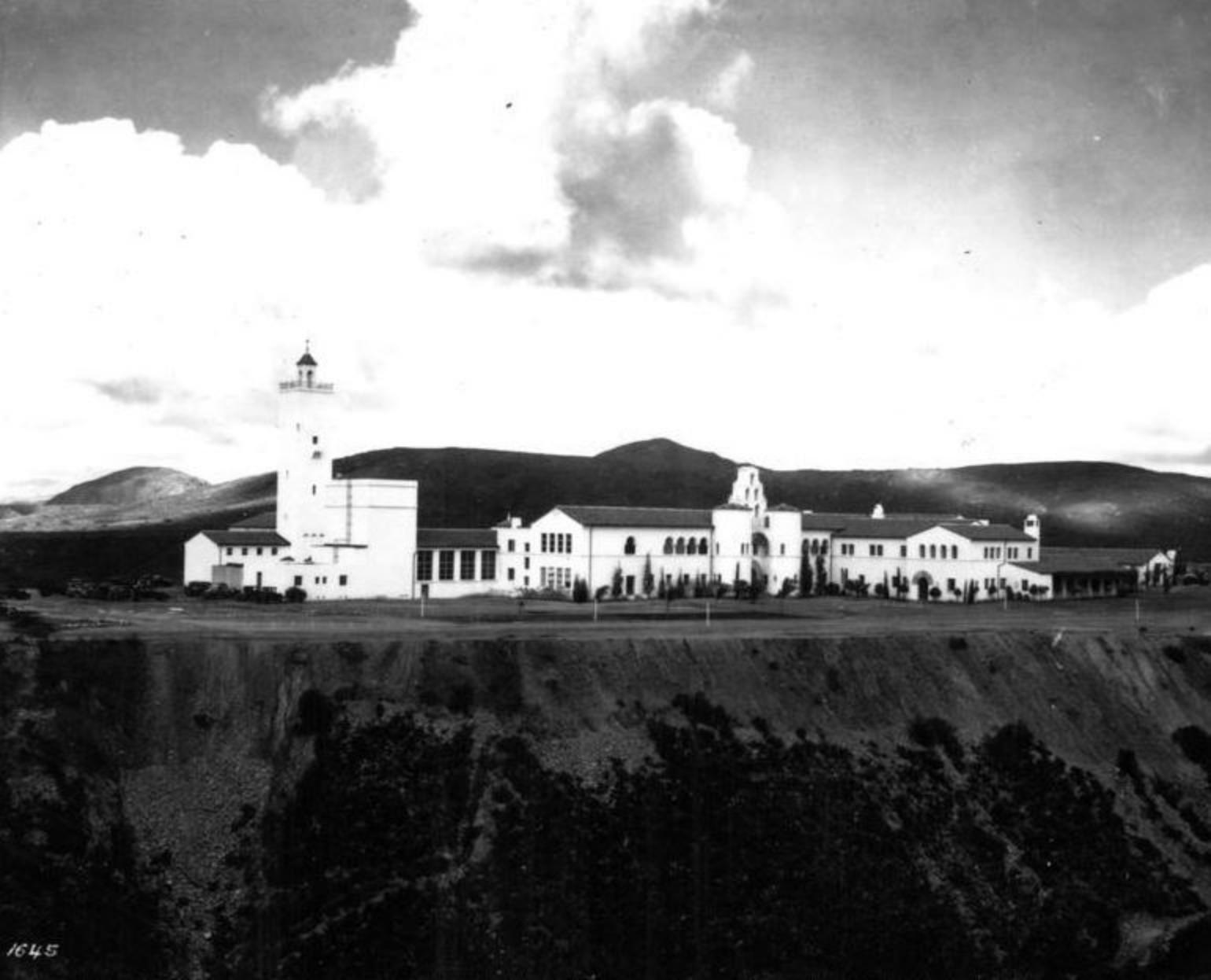
Regional Map



## Records Search Map

SDSU Tula Pavilion and Tenochca Hall Renewal/Refresh





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## **APPENDIX A (CONFIDENTIAL)**

## **APPENDIX B (CONFIDENTIAL)**