

4.12 CULTURAL RESOURCES

A constraint-level analysis of prehistoric and historic resources was conducted by Gallegos & Associates for the area within the City's corporate limits. The research for the constraint-level analysis included a literature review and record search at the South Coastal Information Center, San Diego State University and the San Diego Museum of Man. In addition to the literature review and record search, historical information was obtained from the Lemon Grove Historical Society and a review of historic maps and a 1928 aerial photograph. Additional sources included newspapers and unpublished documents. No field survey was conducted. The following information summarizes the results of the cultural resources research and documentation. Please refer to Appendix E for the complete cultural resources technical study.

Existing Conditions

A. Prehistory

The earliest prehistoric sites of San Diego County are identified as the San Dieguito Complex/Tradition. Initially believed to represent big game hunters, the San Dieguito are better typified as a hunting and gathering society. This group of people may have migrated from drying inland lakes of the present California desert to San Diego County about 9,000 years ago. Artifacts associated with the phase known as San Dieguito III include scraper planes, choppers, scraping tools, crescentics, elongated bifacial knives, and intricate leaf-shaped points. The La Jolla culture group has been identified as the historic dwellers of the coastal areas of San Diego County.

While earlier studies of inland and coastal sites suggested that the San Dieguito and the La Jolla groups were distinct, recent research suggests that the sites are manifestations of the same group. Both inland and coastal site occupants made use of a diverse range of resources from coastal and inland ecozones, and developed a variety of tools and instruments to use the diverse environmental resources. The presence of groundstone artifacts, shell middens, terrestrial mammal, marine mammal, and cobble-based tools at coastal sites, and quarry-based tools at inland sites identify a range of coastal and inland sites occupied for over 6,700 years by one culture group. Grinding implements in the form of manos and metates suggest an increased reliance on seed and vegetable foods.

The San Dieguito/La Jolla culture group most likely occupied the area today known as Lemon Grove. Complete references for the above account are provided in the cultural resource technical report provided in Appendix E.

B. History

Mission and Mexican Period

Padre Junipero Serra is credited with being the first Anglo settler in San Diego County. Under the laws of the Spanish government and the direction of the Catholic Church, Serra acquired large tracts of land which were to be held in trust for the Indians. One of the first and largest tracts was Rancho de la Mission San Diego de Alcalá, which was located along the north bank of the San Diego River Valley. Outlying areas of the rancho, including the area now known as Lemon Grove, were used primarily for cattle grazing.

During Mexican rule of California, mission lands were confiscated and governors had the authority to grant land. Under the last Mexican governor, Pio Pico, much of California was deeded to his friends, family and loyal, long-time residents. Don Santiago Arguello, former Comandante of the Presidio and Pico's friend, received the Rancho Mission San Diego in consideration of his service to the government. Included in the over 58,000 acres of rancho land was property now known as Lemon Grove.

American Period

Don Arguello died in the early 1860s, leaving the rancho to his heirs. In 1869, Robert Allison, a sheep breeder and cattle rancher originally from Iowa bought 4,282 acres of the rancho. This included land in what is now La Mesa, part of Spring Valley, Lemon Grove and Encanto. For a while, Robert Allison continued to add to his holdings by purchasing other properties. He also donated land for a schoolhouse.

Between 1885 and 1890, as many as five independent railroad lines were built in San Diego. One of these lines was the San Diego, Cuyamaca and Eastern. Begun in 1888 and completed in 1890, the rail line traveled east from San Diego, through Lemon Grove, La Mesa, El Cajon, and Lakeside, to Foster. The flood of 1916 washed out the line beyond Lakeside, and the line was never rebuilt. In 1917, the line became part of John Spreckel's San Diego and Arizona Railroad.

During the 1890s, the citrus and berry industry in Lemon Grove, comprised of orange, lemon, lime and strawberry production, became very lucrative. Otherwise, growth and development was slow but steady. In 1892, lots of 10 and 20 acres were created in Lemon Grove, and the first house was built. The San Diego Flume Company supplied water to the area from their main flume located four miles away. Within the first year there were between 15 and 20 structures, and the population of the little community of Lemon Grove was 76.

Between 1893 and 1894, a post office and a new school building were completed. Located adjacent to the tracks of the San Diego, Cuyamaca and Eastern railroad, was a small depot, the first store which housed the post office, and the school. These structures comprised the "center of town." By 1894, the San Diego Union reported "about fifty to fifty-five buildings.... Many

of them are large and tasteful places, ornamented with fine trees and shrubbery." Trains ran twice daily each way, and the demand grew for more services, which, in turn, required a new and improved depot.

In 1895, the Lemon Grove Depot was built to serve passengers and freight on the San Diego, Cuyamaca and Eastern Railway. The train served passengers until 1928 when the service was discontinued. This depot was located just south of San Diego Avenue (now Broadway) but disappeared during World War II. It is speculated that the housing shortage then afforded the building a new use. Also in 1895, the First Congregational Church was organized. The church members acquired property near the new schoolhouse and began plans for a building, and construction started in 1897. In 1899, the Rev. I.W. Atherton resigned as pastor of the church, but the original building, which no longer is at its original site, is called Atherton Chapel. In 1904, a new barn was erected for the parsonage. From 1900 to 1920, the single church, located at Main and Church Streets, served all denominations. Also in 1895, the Rural Home Club was founded and meetings were open to everyone. Meeting attendants discussed and made decisions regarding roads, streets, parks, and beautifying the grounds around homes and public places.

In 1903, Lemon Grove had two schools, a church building with parsonage, the post office, blacksmith shop, public telephone and telegraph stations, and a large packing house. Although there had been minimal rain for several years, lemon production was still abundant as a result of the sufficient water supplied by the San Diego Flume Company.

By 1904, the community included between 500 and 700 acres of lemon and orange groves, tomatoes, and strawberries that were grown for markets all over the world. In addition, the town had a library, two school buildings, a post office, two general stores, a large packing house, public telephone and telegraph stations. At the south end of Lemon Grove Park, near the train station, stood the Country Club with tennis courts. At this time, local residents began referring to the community as "the Grove."

By 1911, some of the early settlers had sold their property, but new owners continued to grow lemons and oranges, as well as grapefruit, hay, grain, olives and small fruits. Population was estimated at 400 people, or 100 families. Sixty children reportedly attended school. Approximately 600 acres were dedicated to lemons alone, and the Lemon Grove Packers' association handled the majority of the produce. There was a total of five packing plants in the area by 1911.

By 1912, the population of Lemon Grove reached 500 and construction of new houses was constant. Concrete sidewalks and curbing were laid almost the entire distance of Railroad Avenue (now known as Main Street) from the school to beyond the depot. Eight students graduated from the eighth grade in 1912.

The Lemon Grove farmers produced an abundant citrus crop in 1917, requiring 200 railroad cars to take the fruit to market. Other produce grown in Lemon Grove included peaches, pears,

plums, figs, avocados, berries, and garden vegetables. Similar to other rural communities, such as El Cajon and Ramona, poultry raising became a popular supplemental business.

A weekly Lemon Grove newspaper was started during the 1920s. The population had increased to 800, creating a need for a local publication. The countryside was producing bumper crops of fruit and vegetables, with the Lemon Grove Fruit Grower's Association marketing most of the local citrus. In 1926, the Miller Dairy began operation, and the Monterey Heights tract, a new housing development, was planned and marketed. During the 1920s, the community identity was stronger than ever. The town's monument, a 3,000 pound lemon was crafted of wood and plaster. The monument was constructed in 1928 by Veterans of Foreign Wars volunteers as the centerpiece for a float in an agricultural parade. In 1988, the lemon was moved a distance of about 50 feet to the current position, in order to make way for the East County trolley line.

In the 1930s, the population of Lemon Grove almost doubled. The residents consisted primarily of retired folk managing their farms, or commuters with employment elsewhere in the County. In 1935, Lemon Grove prided itself as a "Community of Contentment," a name coined by the Chamber of Commerce. The population had increased to 1,500 people. Anthony F. Sonka, who served as postmaster, was also known as the City directory. He not only knew all of the local families, he could retell the history of Lemon Grove's early development. Credit is given to Sonka for the town's slogan: "Best Climate on Earth." This slogan still perseveres.

During the 1940s, particularly after World War II, the Lemon Grove area flourished as a residential choice for homeowners. Neighborhoods included American Homes, Vista La Mesa, Monterey Heights, Lemon Grove Park, Golden Avenue and the West Massachusetts Avenue area. At the location of a Japanese truck garden (before the war), a new 43-acre subdivision, Sonka's Urban Heights, developed as 37 "estate" lots.

As part of the post-war boom, 51 new businesses were started, increasing the number of businesses to 216. Lemon Grove had two theaters, real estate office, restaurants, grocery stores, and the newly built Lemon Grove Medical Building. By 1970, the number of housing units had grown from the post-war boom count of 1,100 to about 6,600. The Lemon Grove School District included six elementary and two junior high schools.

Also in 1970, members of St. Philip the Apostle Episcopal Church acquired a historic church building and had it moved to Lemon Grove. Originally built in 1887, St. Paul's was erected in downtown San Diego. The structure was moved to San Diego State College in 1948 where it became St. Dustan's Church. The church was dedicated at the Lemon Grove site on September 20, 1970, and it is recognized as being the oldest church building in San Diego County in continual use as a parish church. The church is currently located on Hardy Drive.

Between 1950 and 1970, the Lemon Grove population rose to 19,935 people. Two-thirds of the newcomers came from other parts of metropolitan San Diego. Incorporation as a separate city was initially met with much opposition. Four elections were necessary before the residents voted

favorably to incorporate as the City of Lemon Grove. Cityhood became official on July 1, 1977. Many of the original residents from the first half of the century and their children still live in Lemon Grove.

A more extensive history of Lemon Grove and complete references are provided in the technical report.

C. Identified Cultural Resources

Prehistoric Resources

The majority of Lemon Grove was developed with residential and commercial uses prior to CEQA, and has, therefore, not been inventoried for prehistoric resources. Prehistoric sites that once existed within the City boundaries have most likely been disturbed by past agricultural activities and development.

The literature review and record search conducted for the proposed General Plan indicated that 12 cultural resource studies have been completed within the City, and 35 studies have been completed within a one-mile radius of the City. Six cultural resources (CA-SDI-221/2867, CA-SDI-10997, CA-SDI-10998, CA-SDI-11000, CA-SDI-11001, and CA-SDI-13160/SDM-W-1617) have been identified within or adjacent to the City. Four of the sites (CA-SDI-10997, CA-SDI-10998, CA-SDI-11000 and CA-SDI-11001) were recorded during Caltrans' cultural resources survey for SR-125. The identified sites are remnants from past cultures and include items such as lithic tools, marine shells and pottery flakes.

Only one of the sites (CA-SDI-13160) was tested for significance in accordance with the CEQA Guidelines and was determined to be not significant. This site is outside but adjacent to the City limits.

The other identified prehistoric sites have not been tested for significance to date, and could contain important evidence of past cultures that occupied Lemon Grove. Unidentified prehistoric resources may also occur in the remaining undeveloped parts of the City.

Historic Resources

Within a one-mile radius of the City, 134 historic resources have been identified as official landmarks within specific municipalities or are listed in the Directory of Properties in the Historic Property Data File in San Diego County. Thirty of the historic resources occur within Lemon Grove, and all consist of buildings (Table 4.12-1). The identification of these structures resulted from investigations conducted by Caltrans.

All 30 buildings were evaluated by Caltrans for inclusion in the National Register of Historic Places using the National Register criteria (discussed below). Three buildings - the Simpson

TABLE 4.12-1
Lemon Grove Properties Listed in the Historic Properties
Data File For San Diego County

Street Address	Resource Name	National Register Status
8336 Broadway	Undetermined	Not Eligible
8344 Broadway	Undetermined	Not Eligible
8392 Broadway	Undetermined	Not Eligible
8406 Broadway	Undetermined	Not Eligible
8420 Broadway	Undetermined	Not Eligible
8426 Broadway	Undetermined	Not Eligible
7715 Church Street	Atherton Chapel	Not Eligible*
3055 Crane Street	Simpson Hunter Home	Eligible
8300 Golden Avenue	Undetermined	Not Eligible
8318 Golden Avenue	Undetermined	Not Eligible
8322 Golden Avenue	Undetermined	Not Eligible
8336 Golden Avenue	James House	Eligible
8372 Golden Avenue	Undetermined	Not Eligible
Main Street	Sonka Store	Not Eligible*
Main Street	Congregational Church of Christ	Not Eligible*
3262 Main Street	Undetermined	Not Eligible*
3268 Main Street	Undetermined	Not Eligible*
3270 Main Street	Undetermined	Not Eligible*
3700 Mason Drive	Undetermined	Not Eligible
3760 Milton Road	Undetermined	Not Eligible
3767 Milton Road	Undetermined	Not Eligible
7329 Pacific Avenue	Residence	Not Eligible*
8454 Palm Street	Undetermined	Not Eligible
8476 Palm Street	Undetermined	Not Eligible
1745 Skyline Drive	Undetermined	Not Eligible
1805 Skyline Drive	Undetermined	Not Eligible
3276 Sweetwater Way	Undetermined	Not Eligible
8540 Troy Street	H. Lee House	Eligible
8556 Troy Street	Undetermined	Not Eligible
8564 Troy Street	Undetermined	Not Eligible

*Potential for local interest was not considered in evaluation.

Source: Gallegos & Associates, 1995

Hunter Home, James House and H. Lee House - have been determined eligible for separate listings due to "distinctive characteristics of a type, period or method of construction" (36 CFR 60.6 and 36 CFR 64). The Simpson Hunter Home, located at 3055 Crane Street, is a 1924-1926 Craftsman Bungalow with Tudor Revival detail. This home was designed by Frederic C. Clemeshaw and was built by George Simpson. The James House exhibits Monterey Revival architecture and was designed by Frank Hope, Sr. Constructed in 1931, the James House is located at 8336 Golden Avenue. Also designed and constructed by Clemeshaw and Simpson, the H. Lee House is a 1928 Tudor Revival residence located at 8540 Troy Street. The remaining 27 buildings have been determined ineligible for National Register listing because they lack integrity, distinction or association. The potential for local interest was not considered for seven of the structures.

A separate study was prepared for the City of Lemon Grove in 1984 of the Miller Dairy property. The commercial dairy had been owned and operated by the Miller family since 1926. The three dairy buildings and barn were assessed for historical and architectural significance under CEQA criteria and were determined not important.

Historical maps were also reviewed as part of the cultural resources investigation prepared for the proposed General Plan. The review of the maps served to identify the earliest streets and building locations, but proved limiting in terms of documenting specific buildings of historical interest in Lemon Grove.

Additional historical information has been provided by the Lemon Grove Historical Society. The Lemon Grove Historical Society was formed in 1979. The stated purpose of the society is to "encourage local historical research and writing, and to collect and preserve pertinent articles, materials or property which may perpetuate the historical heritage of the Lemon Grove area." The society formed a Heritage Homes Committee to identify buildings of historical or architectural interest to the community. A total of 41 buildings and homes were originally identified by the Society as having historical interest. The list was reduced to 11 historical sites of particular local importance using the following criteria:

- The building must date to 1920 or earlier;
- The building must have historical significance; and
- Alterations to a building must be minor.

Table 4.12-2 identifies the 11 buildings identified by the Lemon Grove Historical Society as having particular local importance. Not included on the list is the City's "Lemon".

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Section 11.0,
Response to
Comment 11

D. Definition of Significant Cultural Resource

There are federal, state and local standards by which cultural resources are determined to be significant.

TABLE 4.12-2
Lemon Grove Historical Society
List of Historic Properties

Street Address	Resource Type	Comments
2349 Bonita Street	Building	Rammed-Earth House
2780 Buena Vista Avenue	Building	
7052 Central Avenue	Building	Architectural
7553 Central Avenue	Building	
7715 Church Street	Building	Atherton Chapel
3251 Kempf Street	Building	Treganza Home
3308 Main	Building	Sonka Store/Grove Pastry
2641 Massachusetts Avenue	Building	Architectural
8300 Mount Vernon Street	Building	
7546 Pacific Avenue	Building	
8357 Palm Avenue	Building	

Source: Gallegos & Associates, 1995

Federal Level

Federal laws, procedures and policies that affect the treatment of cultural resources include the Antiquities Act of 1906, Public Law 59,209, Executive Order 11593, Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665) as amended Public Law 93-291; National Environmental Protection Act of 1969 (Public Law 91-190); Federal Land Policy Management Act (Public Law 94-579); and regulations 36 CFR 60 and 36 CFR 800.

Eligibility for the National Register of Historic Places (National Register) is determined through application of the National Register criteria, as provided in 36 CFR 60.6 and 36 CFR 64. According to the criteria, the quality of significance in American history, architecture, archaeology and culture is present in districts, sites, buildings, structures and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and that:

- Are associated with events that have made a significant contribution to the broad patterns of our history;
- Are associated with the lives of persons significant in our past;
- Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Have yielded, or may likely to yield, information important in prehistory or history.

Other criteria considerations are provided for evaluating properties. Certain properties will qualify if they are integral parts of districts that meet the criteria or if they fall within particular categories, including a property primarily commemorative in intent, if design, age, tradition or symbolic value has invested it with its own historical significance. A property must meet at least one of the criteria for listing in the National Register of Historic Places. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling and association.

State Level

At the state level, the CEQA guides the evaluation of cultural resources throughout California. Appendix K of CEQA contains criteria for evaluating the significance of cultural resources. Although the criteria appear to focus on archaeological resources, they are applicable to all cultural resources including historic and architectural resources. Under the established criteria, an important cultural resources is one which:

- Is associated with an event or person of 1) recognized significance in California or American history, or 2) recognized scientific importance in prehistory;
- Can provide useful information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable or archaeological research questions;
- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;
- Is at least 100 years old and possesses substantial stratigraphic integrity; or
- Involves important research questions that historical research has shown can be answered only with archaeological methods.

Local Level

Local policies, regulations or procedures for the management of cultural resources have not been developed or adopted by the City of Lemon Grove. The City currently uses CEQA as a guide to evaluate the significance of cultural resources.

Threshold of Significance

Based on the CEQA Guidelines, a project will normally have a significant effect on cultural resources if it will:

- Disrupt or adversely affect a prehistoric or historic cultural site or a property of historic or cultural significance to a community or ethnic or social group; and/or
- Conflict with established recreational, educational, religious or scientific use of an area.

Impacts

A. Plan-wide

Prehistoric Resources

While the majority of the City is developed, approximately 75 acres of undeveloped property and 12 acres agricultural lands remain within the City. If prehistoric resources occur in these areas, grading and excavation associated with implementation of the proposed Land Use Plan would impact the resources. In the absence of information on the presence or absence of cultural resources and specific development plans within the undeveloped property, specific impact conclusions cannot be made. As a consequence, it is concluded that future development within the undeveloped area could result in significant impacts to cultural resources.

Historic Resources

The presence of 134 recorded historic properties within a one-mile radius of the City and the lack of a systematic, comprehensive survey within the City limits, indicate a potential for a greater density of historic resources than presently recorded. The removal or alteration of existing structures could result in the irretrievable loss of historic information.

Future infill development could also impact sites adjacent to known historic structures. Demolition or modification of structures adjacent to known historic buildings could indirectly impact the integrity of the historic structure.

B. STAs and Other Development Areas

Downtown Village (STA I)

No prehistoric resources have been previously recorded within STA I. The entire STA I is developed with commercial use. Prior grading for development within this STA would likely have removed, disturbed or covered any prehistoric resources. As such, impacts to prehistoric resources are unlikely within this STA.

Three properties listed in the historic properties data file occur within STA I. None of these properties was determined to be eligible for National Register status. The presence of historic structures within this STA indicates that there could be additional structures of historic value within this STA. Therefore, redevelopment within this STA could impact historic structures.

Massachusetts Station (STA II)

No prehistoric resources have been previously recorded within STA II. The entire STA II is developed with commercial use. Grading for the STA would likely have removed, disturbed or

covered any prehistoric resources. As such, impacts to prehistoric resources are unlikely within this STA.

No known historic properties occur within this STA. The existing commercial structures within STA II are relatively modern, and therefore are not considered historic structures. No impact to historic structures is likely within this STA from implementation of the proposed General Plan.

Regional Commercial (STA III)

No prehistoric resources have been previously recorded within STA III. STA III is comprised of existing commercial uses and some residential lots. Development within the STA III would have likely removed, disturbed or covered any prehistoric resources. As such, impacts to prehistoric resources are unlikely within this STA.

No known historic properties occur within this STA. This STA is comprised of new commercial buildings as well as older residential and commercial properties. Redevelopment of the STA in accordance with the proposed Land Use Plan would eliminate the older structures. Therefore, any redevelopment within this STA could impact historic structures.

West Central Residential (STA IV)

No prehistoric resources have been previously recorded within STA IV. However, STA IV is currently undeveloped and therefore could contain prehistoric resources. Development within this STA could impact prehistoric resources.

As this STA is not developed, no impact to historic properties will occur within this STA from implementation of the proposed General Plan.

Federal Boulevard Automobile Sales District (STA V)

No prehistoric resources have been previously recorded within STA V. STA V is completely developed with automobile-oriented commercial uses. Development within this STA would likely have removed, disturbed or covered any prehistoric resources. As such, impacts to prehistoric resources are unlikely within this STA.

No known historic properties occur within this STA. The existing commercial structures within STA V are relatively modern, and therefore are not considered historic structures. No impact to historic structures is likely within this STA from implementation of the proposed General Plan.

Skyline Commercial Center (STA VI)

No prehistoric resources have been previously recorded within STA VI. STA VI is completely developed with a church, parking lot and one commercial lot. Development within this STA would likely have removed, disturbed or covered any prehistoric resources.

No known historic properties occur within this STA. As the majority of this STA is comprised of a parking lot and relatively modern structures, no impact to historic structures is likely within this STA from implementation of the proposed General Plan.

Troy Street/SR-125 Planning Area (STA VII)

Two prehistoric sites (CA-SDI-11000 and CA-SDI-11001) are located within STA VII. These sites were recorded by Caltrans during the evaluation of the Area of Potential Effect for the proposed SR-125. Neither site was determined to be eligible for inclusion on the National Register of Historic Places. The presence of prehistoric resources within a portion of this STA indicates that there may be the potential for additional resources. Prehistoric resources within the construction right-of-way of the proposed SR-125 would be mitigated by Caltrans. The portion of STA VII not within the construction area of the freeway is not proposed for redevelopment (Figure 3.3-3). Therefore, no impact to prehistoric resources is anticipated by the proposed General Plan within STA VII.

Five properties listed in the historic properties data file occur within STA VII. One property, the Lee House, was identified as eligible for inclusion in the National Register of Historic Places and would be directly impacted by construction of the SR-125. This impact would be mitigated by Caltrans. According to the Final Environmental Impact Statement/Report (EIS/EIR) prepared for the proposed SR-125, mitigation for the Lee House involves relocation.

The presence of historic structures within STA VII indicates that there could be additional structures of historic value within this STA. However, no redevelopment is planned for the non-transportation-related areas within this STA. Therefore, no impact to historic structures is anticipated from implementation of the proposed General Plan.

Other Development/Land Use Changes

Multiple-Family Residential Development. No previously recorded prehistoric sites occur within the areas of the City proposed for multi-family residential development. However, the presence of prehistoric resources within the City limits indicates that there may be the potential for additional resources. Redevelopment within the areas identified for multi-family residential use could impact prehistoric resources particularly in lots that have not been previously developed. In the absence of information on the presence or absence of cultural resources and specific development plans, specific impact conclusions cannot be made. As a consequence, it is

concluded that future development within the undeveloped area could result in significant impacts to cultural resources.

One structure listed in the Historic Properties Data File is included in the area proposed for redevelopment to multi-family use. Other potentially historic structures could occur in other areas of the City planned for multi-family use. Therefore, until a Plan-wide historic resources survey is conducted, any redevelopment within this area of the City could impact historic structures.

Industrial and Commercial Areas. No previously recorded prehistoric sites occur within the areas of the City proposed for industrial/warehouse, retail commercial and general business uses. However, the presence of prehistoric resources within the City limits indicates that there may be the potential for additional resources. Redevelopment within the areas identified for the industrial and commercial uses could impact prehistoric resources particularly in lots that have not been previously disturbed. In the absence of information on the presence or absence of cultural resources and specific development plans, it is concluded that there could be an impact to prehistoric resources in these areas of the City.

Several structures listed in the Historic Properties Data File are included in the area planned for industrial and commercial uses. Other potentially historic structures could occur in other areas of the City planned for these uses. Therefore, until a Plan-wide historic resources survey is conducted, any redevelopment within this STA could impact historic structures.

Skyline Neighborhood Commercial Area. No previously recorded prehistoric sites occur within the Skyline neighborhood commercial area. This area is fully developed with commercial use and is planned for redevelopment with single-family use consistent with the surrounding uses. Prior development of the lots within this commercial area would have likely removed, disturbed or covered any prehistoric resources. However, in the absence of information on the presence or absence of cultural resources and specific development plans, it is concluded that there could be an impact to prehistoric resources in these areas of the City.

No known historic structures occur within the Skyline neighborhood commercial area. However, other structures listed in the Historic Properties Data File occur in the vicinity of this commercial area. Therefore, until a Plan-wide historic resources survey is conducted, any redevelopment in this area of the City could impact historic structures.

Civic Center Concept Area. No previously recorded prehistoric sites occur within the Civic Center Concept Area. This area is fully developed, and prior development of the lots within this area would have likely removed, disturbed or covered any prehistoric resources. However, in the absence of information on the presence or absence of cultural resources and specific development plans, it is concluded that there could be an impact to prehistoric resources.

One structure listed in the Historic Properties Data File occurs within the Civic Center Concept Area. In addition, other structures listed in the Historic Properties Data File occur immediately

adjacent to the proposed Civic Center Concept Area. Therefore, until a Plan-wide historic resources survey is conducted, any redevelopment within this area of the City could impact historic structures.

Mitigation Measures

A. Plan-wide

Mitigation Measure 4.12-1: Under the supervision of a qualified historian and with the assistance of the Lemon Grove Historical Society, the City shall conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures and districts. The survey shall include evaluating the significance of each resource according to the National Register of Historic Places criteria and the California Environmental Quality Act Guidelines. Historic resources that are significant to the City's heritage shall also be identified based on carefully defined criteria. (General Plan Implementation Manual, Conservation and Recreation Program #1).

REVISED
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Section 11.0,
Response to
Comment 10

Mitigation Measure 4.12-2: Based on the results of the City-wide Historic Survey, the City shall develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society. The list will include a register of locations, photographs and historically relevant information regarding each site, structure or feature recognized as historically sensitive or significant to the City's heritage. The City shall involve the Lemon Grove Historical Society and the community in development of the Historic Sites List. All property owners subject to the list shall be notified and provided an opportunity to comment prior to adoption of the list. The City shall support or sponsor community efforts to register local historic sites that fulfill state or federal requirements. (General Plan Implementation Manual, Conservation and Recreation Program #2).

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Comment 9

Mitigation Measure 4.12-3: The City shall adopt a Historic Preservation Ordinance that incorporates the following requirements.

- Prohibit the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost and reuse potential have been evaluated, and preserving the structure is proven to be economically infeasible. If demolition is approved, mitigation shall include fully documenting the site with plans, photographs and an archaeological/architectural assessment, and/or moving the resource to a new location within the City.
- New development and physical improvements proposed adjacent to historic sites shall not conflict with the preservation of the historic site.

All property owners subject to the ordinance shall be notified and provided an opportunity to comment prior to adoption of the ordinance. (General Plan Implementation Manual, Conservation and Recreation Program #3).

Mitigation Measure 4.12-4: For proposed new development or redevelopment projects, the City shall require impact assessment and mitigation according to the California Environmental Quality Act for prehistoric resources. This process shall include determining the potential for the occurrence of significant fossils and/or prehistoric resources. If it is determined that potentially significant resources could occur, an investigation shall be conducted by a qualified paleontologist or cultural resource professional to determine: 1) if resources are in fact present, and 2) the significance of the resource. If the proposed project will impact a significant paleontological and/or prehistoric cultural resource, mitigation in the form of research, recordation, data recovery and/or in-situ preservation shall be required prior to grading. (General Plan Implementation Manual, Conservation and Recreation Program #8).

B. STAs and Other Development Areas

Mitigation Measures 4.12-1 through 4.12-4 include all of the STAs and other development areas. These mitigation measures would reduce potential impacts to prehistoric and historic resources within the STAs and other development areas. No other mitigation measures are required for these specific areas of the City.

Level of Significance After Mitigation

With implementation of the mitigation measures identified above, impacts related to cultural resources would be reduced to below significance.