



September 21, 2022

Manuel Nieto
Nieto Consulting Engineers
5663 Balboa Avenue #386
San Diego, California 92111

Subject: Cultural Resources Survey Update for the 929 Border Avenue Project, City of Del Mar, California

Dear Mr. Nieto:

Brian F. Smith and Associates, Inc. (BFSa) Senior Archaeologist Tracy A. Stropes, M.A., RPA conducted an updated cultural resources survey on September 19, 2022, for the proposed 929 Border Avenue Project. The cultural resources study focused upon the review of any potential changes to the significance status of cultural resources previously identified within the project, as well as any new cultural resources within the previously studied project that could be adversely impacted by the project. As the lead agency under the California Environmental Quality Act (CEQA), the City of Del Mar is charged with the responsibility to consider potential impacts to cultural resources associated with the proposed project and has requested this review as part of that process. This letter has been prepared to provide the City with sufficient information to support the proposed project and to satisfy the City's cultural resources guidelines in support of CEQA. The scope of work for this cultural resources assessment included:

- 1) A review of existing records regarding recorded archaeological sites within and adjacent to the project;
- 2) A review of previous cultural resources studies for the project;
- 3) An updated survey of the project to search for any significant cultural resources; and
- 4) Preparation of this letter report to summarize the results of the study and to present an opinion regarding potential impacts to any potentially significant resources.

Results of the Investigation

A review of the records search data indicates that previously recorded resources are located within the subject property. The recorded resources include a historic residence referred to as Tippett Hall, which was constructed in 1938, and elements of a prehistoric occupation site (SDI-

7979) that included the entire bluff top, both north and south of the project boundaries, from the southernmost tip of the bluff to a point north of Border Avenue. The previous BFSa study entitled “Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego County, California (TTM 14-001)” provided a significance evaluation for prehistoric shell midden and occupation Site SDI-7979 (Smith 2014). The testing and significance evaluation by Smith (2014) determined that the prehistoric site within the project is a marginal area of prehistoric occupation that lacks the potential to contain significant subsurface deposits. As a result, Smith (2014) concluded that SDI-7979 is not eligible to the California Register of Historical Resources and does not qualify as a significant resource in accordance with CEQA. Smith (2014) concluded that no impacts to significant resources are associated with the proposed development of the property.

The historic structure (Tippett Hall) was also documented on the project. Tippett Hall was previously studied by Scott Moomjian in 2000 for the “Historical Assessment of Tippett Hall, 929 South Highway 101/929 Border Avenue, Del Mar, California” and determined to be not CEQA-significant. While the structure is historic in age and was designed by an architect of importance, Moomjian (2000) concluded that the structure has no architectural elements of importance and the owners were not historically significant to the community.

The updated survey of the project was conducted on September 19, 2022, by Senior Archaeologist Tracy A. Stropes, M.A., RPA. The entire property was reviewed as part of the current survey. The property was easily accessible and no constraints were encountered. No additional resources were identified as a result of the updated survey. Further, while elements of SDI-7979 remain within the project boundaries, no changes to the previous significance of SDI-7979 (see Smith 2014) were observed as part of the current updated study. However, since the previous studies were conducted (Moomjian 2000; Smith 2014), the remaining elements of Tippett Hall have been demolished and removed from the property.

Conclusion

The review of available records information and the updated survey of the project did not identify any significant cultural resources within the project. Further, the updated survey did not observe any change in the significance status of SDI-7979 or Tippett Hall previously determined by Moomjian (2000) and Smith (2014). Although the proposed development will occur within the recorded location of Tippett Hall and SDI-7979, impacts to these sites have been previously determined to be not significant for the project (Moomjian 2000 and Smith 2014). Therefore, it does not appear as though any significant resources will be impacted by the project.

Recommendations

No new or significant cultural resources were identified as a result of the updated survey. Although neither the historic structure nor prehistoric Site SDI-7979 were evaluated as CEQA-significant, as identified by Smith (2014), the potential exists that unidentified significant historic or prehistoric deposits or features may be uncovered during grading. Because of this potential to encounter buried cultural deposits, monitoring of grading is recommended in concurrence with

Smith (2014). Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. Archaeological monitoring by qualified archaeologists should be required for all grading and trenching associated with the development based upon the Mitigation Monitoring and Reporting Program previously recommended by Smith (2014). If you require any additional information or have any questions, please contact Brian Smith or myself at (858) 679-8218 at your earliest convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tracy A. Stropes".

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
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