

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: September 18, 2009

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner

SUBJECT: **ITEM 6 — WESTERN SALT COMPANY SALT WORKS**

This item has been brought before the Historical Resources Board at the request of the Save Our Heritage Organisation (SOHO), who has submitted a historical report and nomination consistent with SDMC Section 123.0202. In July of 2001, a historical resource research report was prepared by Angie Gustafson and Carrie Gregory of EDAW, which concludes that the resource is eligible for listing on the National Register under National Register Criteria A and C. In 2002, the property was determined eligible for listing on the National Register, as stated in a letter by then-State Historic Preservation Officer Knox Mellon, and has therefore been listed on the California State Register.


This item was continued from the January 24, 2008, February 28, 2008 and April 24, 2008 Historical Resources Board meetings at the request of the San Diego Airport Authority, the property owner. Following the February 2008 HRB meeting, Historical Resources staff met with the owner and their representatives to discuss the designation process and the implications of the City's designation of the property. Issues related to the City's authority to designate property owned by another public agency, namely the Airport Authority, were raised. The item was continued at the April 2008 hearing to allow time for the City Attorney's office to review the issue of the City's authority and provide a legal opinion.

On April 28, 2009 the City Attorney's office issued a Legal Opinion regarding Historical Designation of the Western Salt Company Salt Works Property. The Legal Opinion concluded that "the City, through California Government Code section 53091, has land use authority over state created local agencies including the Authority and its Salt Works Property because it is not located at the San Diego International Airport [SDIA]. Thus, the historical resources designation procedures and development regulations of the Land Development Code apply to the Salt Works Property. Designation by the HRB and the resulting imposition of historical resources regulations would be enforceable." The complete memo and analysis is provided in Attachment 1 to this memo.

Based on this legal opinion, the staff recommendation to designate the Western Salt Company Salt Works located at 1470 Bay Boulevard as a historical resource under HRB Criterion E remains unchanged. The resource shall be listed as an individually significant resource, with the eleven elements identified as "contributing" in the National Register Determination of Eligibility

included in the designation as character defining elements of the resource; and the four elements identified as “non-contributing” excluded from the designation as non-character defining elements. The recommendation is based on the following finding:

The resource has been determined eligible for listing on the National Register of Historic Places and has been subsequently listed on the California State Register of Historical Resources by the State Office of Historic Preservation, as documented in a letter from the State Historic Preservation Officer dated May 28, 2002.



Kelley Saunders
Senior Planner

Attachments:

1. City Attorney Legal Opinion dated April 28, 2009 regarding Historical Designation of the Western Salt Company Salt Works Property
2. Staff Report No. HRB-08-005 dated January 17, 2008
3. Letter dated 5/28/2002 from the California State Office of Historic Preservation
4. Draft Resolution
5. Applicant's report under separate cover

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Jan I. Goldsmith

CITY ATTORNEY

OPINION NUMBER 2009-1

DATE: April 28, 2009

SUBJECT: Historical Designation of the Western Salt Company Salt Works Property

REQUESTED BY: Kelley Saunders, City Planning and Community Investment

PREPARED BY: City Attorney

INTRODUCTION

In March of 1999, the State Lands Commission, the San Diego Unified Port District [Port], and the Western Salt Company entered into a Settlement Agreement [Agreement]. Pursuant to the Agreement, Western Salt Company granted to the Port certain property described as the Salt Plant Parcel, the Pond 20 Parcel, and the Florence Street Parcel [the Salt Works Property or Property] to be held by the Port as public trust lands. In 2001, the California Legislature transferred the Salt Works Property from the Port to the San Diego County Regional Airport Authority [Authority]. Cal. Pub. Util. Code § 170056(a)(2)(A). The Property is located at 1470 Bay Boulevard in Council District 8 of the City of San Diego, Otay Mesa-Nestor Community.

On January 24, 2008, upon nomination by Save Our Heritage Organization [SOHO], a hearing was set for the City of San Diego Historical Resources Board [HRB] to consider designating the Salt Works Property for listing on the San Diego Register of Historical Resources. The nomination was predicated on the significant role the Western Salt Company Salt Works played in the solar salt industry from 1916 to 1949, the California State Historic Preservation Officer's [SHPO] listing of the Property in the California Register of Historical Resources, and the recognition by the SHPO that the Salt Works Property is eligible for listing on the National Register of Historic Properties. Report No. HRB-08-005, attached hereto.

The Authority opposed HRB designation of the Property as an historical resource and requested the hearing be continued. On April 9, 2008, the Authority issued a letter contending that designation by the HRB would not be enforceable. City HRB staff requested that the City

Attorney's Office opine on whether the HRB may designate the Salt Works Property in light of the Authority's objections. This opinion addresses whether or not the HRB has the authority to designate the Salt Works Property as a designated historical resource and issues raised by the Authority in the April 9, 2008 letter.

As more fully explained herein, the City, through California Government Code section 53091, has land use authority over state created local agencies including the Authority and its Salt Works Property because it is not located at the San Diego International Airport [SDIA]. Thus, the historical resources designation procedures and development regulations of the Land Development Code apply to the Salt Works Property. Designation by the HRB and the resulting imposition of historical resources regulations would be enforceable.

ANALYSIS

I. The City has land use authority over the Salt Works Property.

The California Government Code [Government Code] requires local agencies to "comply with all applicable building ordinances and zoning ordinances of the county or city in which the territory of the local agency is situated." Cal. Gov't Code § 53091; *see also City of Burbank v. Burbank-Glendale-Pasadena Airport Authority*, 72 Cal. App. 4th 366, 376 (1999) (explaining that the Burbank-Glendale-Pasadena Airport Authority was required to obtain City of Burbank building permits, submit to City site plan review, and submit to City Building Official safety review). The Government Code defines local agency as "an agency of the state for the local performance of governmental or proprietary function within limited boundaries." Cal. Gov't Code § 53090. The Authority's enabling legislation defines the Authority as a "local governmental entity" that oversees airport facilities within the boundaries of San Diego County. Cal. Pub. Util. Code § 170002. The Authority is a local agency as defined in Government Code section 53091.

In the City of San Diego, property owners or applicants are required to submit "documentation and obtain a *construction permit*, a Neighborhood Development Permit, [or] a Site Development Permit ...before any *development* activity occurs on a *premises* that contains *historical resources*." San Diego Municipal Code § 143.0211 (italics in original). As explained by the Court in *City of Burbank v. Burbank-Glendale-Pasadena Airport Authority*, City permit and plan review requirements (like the San Diego Municipal Code permit requirements for development that may impact historical resources) are building and zoning ordinances within the meaning of Government Code section 53091. *Id.* at 375. Thus, the historical designation and resulting imposition of permit requirements are enforceable as to the Authority's Salt Works Property.

Contrary to the Authority's assertions, the California Public Utilities Code does not result in a different conclusion with respect to the Salt Works Property. California Public Utilities Code section 170048(a) gives the Authority "exclusive responsibility to study, plan, and

implement any improvements, expansion, or enhancements at San Diego International Airport.” The Salt Works Property is not part of SDIA, so Section 170048(a) does not apply. Therefore, the Property is subject to the land use regulations of the City of San Diego.

II. The City’s HRB has the authority to designate the Salt Works Property as an historical resource.

The City of San Diego is a Certified Local Government [CLG] under the National Historic Preservation Act of 1996 [NHPA]¹ because it has been certified by the SHPO to administer historic preservation responsibilities under federal law.² The City administers its federal responsibilities through HRB designation of historical resources and City enforcement of historical resources regulations. Given the City’s CLG status, the City has the delegated authority to weigh in on the treatment of historical resources eligible for listing on the National Register that may be adversely affected by federal undertakings (using federal funds or requiring federal approval).

The SHPO determined that the Salt Works Property was eligible for inclusion in the National Register. Thus, it is squarely within the purview of the City’s HRB to designate the Salt Works Property as a local historical resource. It is also under the HRB’s purview to make recommendations pursuant to NHPA section 106 if the Authority’s proposed use of Federal Aviation Administration (or other federal) funds or permits could adversely affect the Western Salt Works Property.

III. The Salt Works Property is subject to the historical resources regulations of the Land Development Code.

The Authority objects to the associated land use regulations that apply to properties listed on the San Diego Register. However, as a practical matter, the San Diego Municipal Code [Municipal Code] regulations pertaining to designated historical resources already apply to the Salt Works Property, even without HRB designation. Section 113.0103 of the San Diego Municipal Code provides a broad definition for designated historical resource:

Designated historical resource means a historical building, historical district, historical landscape, historical object, or

¹ The NHPA “seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation...The goal of consultation is to identify historic properties potentially affected by the undertaking and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.” 36 CFR § 800.1. The section 106 process requires federal agencies to consult with local governments both directly and through the SHPO. 36 C.F.R. § 800.2.

² To certify the local government, the SHPO must, among other things, ensure that the local government “has established an adequate and qualified historic preservation review commission by State or local legislation.” 16 U.S.C. § 470a(c). The SHPO must also ensure that the local government provides a process for designation of historical resources and the enforcement of laws that protect historic properties. *Id.*

historical structure, important archaeological site or traditional cultural property which has been designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, is included in the City of San Diego Historical Resources Board Register, **or has been listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places.**

(emphasis added).

The Salt Works Property “has been determined eligible for listing on the National Register and has been listed on the California State Register.” Report No. HRB-08-005. Thus, the Property is a designated historical resource under the Municipal Code by reason of its listing on the California State Register, and the City’s regulations pertaining to designated historical resources apply. While the HRB has the authority to list the Property on the local register, it cannot impose additional development regulations on the Salt Works Property than already exist.

IV. Designation by the City’s HRB would not conflict with the Agreement or Conservation Plan.

The Agreement entered into between the State Lands Commission,³ the Port, and the Western Salt Company conveyed the Salt Works Property to the Port subject to public trust purposes. Agreement § II.B.4. The Port was made a trustee of the lands conveyed. *Id.* at Recital M. The Agreement specifies that it “does not exempt the parties from the regulatory, environmental, land use, or other jurisdiction of any federal, state, local, or other governmental entity.” *Id.* at § III.K.

When, pursuant to the California Public Utilities Code, the Port transferred the Salt Works Property to the Authority, the Property was transferred subject to public trust obligations. *See National Audubon Society v. Superior Court*, 33 Cal. 3d 419, 438 (1983) (explaining that abandonment of public use or trust obligations “will not be implied if any other inference is reasonably possible. And if any interpretation of the statute is reasonably possible which would not involve a destruction of the public use or an intention to terminate it in violation of the trust, the courts will give the statute such interpretation”).

The California Public Resources Code requires trustees of public trust lands to protect “environmental values, including scenic, **historic**, natural, or aesthetic values of statewide interest.” Cal. Pub. Res. Code § 6370 (emphasis added). As the Salt Works Property has been

³ The State Lands Commission has primary jurisdiction to act as trustee for California public trust lands. Cal. Pub. Res. Code § 6370; *See also* 1-2 *California Environmental Law and Practice* § 2.06.

determined eligible for listing on the National Register and has been listed on the California Register, it is of statewide (and national) importance. Report No. HRB-08-005.

The environmental and historic values of the Property must be preserved for the people of California. Cal. Pub. Res. Code § 6370. While the Authority has indicated there is a conflict between historical preservation and the conservation plan relating to the Property, no such conflict has been demonstrated. Often management of public trust lands must accommodate multiple trust purposes. Generally, courts will attempt to reconcile competing trust uses and will not infer a conflict where multiple trust purposes may be accommodated. *See California v. San Luis Obispo Sportsman's Association*, 22 Cal. 3d 440, 450-451 (1978).

V. Commemorating markers may be inadequate mitigation for demolition of historical resources under the California Environmental Quality Act [CEQA].

The Authority has suggested that demolition of the Salt Works Property should be permitted and that a plaque or directional marker would mitigate for impacts to the historical Property. California courts have not adopted that view.

CEQA “defines the ‘environment’ to include ‘historic’ conditions within an area which will be affected by a proposed project.” *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland*, 52 Cal. App. 4th 896, 905 (1997). California courts have explained that the demolition of an historical resource “can hardly be considered anything less than a significant effect” on the environment regardless of whether the resource to be demolished is officially designated. *Id.* at 909; *see also, Architectural Heritage Association v. County of Monterey*, 122 Cal. App. 4th 1095, 1103-1104, 1118-1120 (2004).⁴ Notably, the *Architectural Heritage Association* court held that photographic documentation and commemorating plaques were inadequate to mitigate the impacts of demolition and “an ‘EIR is required to identify and examine the full range of feasible mitigation measures and alternatives to demolition.’” *Architectural Heritage Association*, 122 Cal. App. 4th at 1122.

Under CEQA, it would not be prudent to go forward with demolition of the Property only mitigated by a plaque or marker without analyzing the feasibility of alternatives and further mitigation measures. Generally, to mitigate impacts to historical resources to below a level of significance under CEQA and avoid the preparation of an EIR, a project must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines. 14 Cal. Code Regs. § 15126.4.

⁴ The Authority also contends that HRB “designation could cause ‘potentially significant impacts’” under CEQA due to the creation of a conflict with applicable land use plans relating to Airport uses and habitat conservation. This argument fails. The Salt Works property is already considered an historical resource within the meaning of CEQA (because of National Register eligibility and California Register listing), therefore HRB designation would not create any conflicts. CEQA already requires environmental analysis of all potentially significant impacts to the environment (including historical, biological, hydrological, etc.) that may result from a discretionary action or approval.

CONCLUSION

The City, through Government Code section 53091, has land use authority over state created local agencies including the Airport Authority and its Salt Works Property. Thus, the historical resources designation procedures and development regulations of the Land Development Code apply to the Salt Works Property, and designation by the HRB and the resulting imposition of historical resources regulations would be enforceable.

Respectfully submitted,

JAN I. GOLDSMITH, City Attorney

By

Nina M. Fain
Deputy City Attorney

NMF:pev

Attachment

cc: Amy Gonzalez, Senior Assistant General Counsel, San Diego County Regional
Airport Authority
Cathy Winterrowd, Senior Planner and Historical Resources Program Coordinator

LO-2009-1



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: January 17, 2008 REPORT NO. HRB-08-005

ATTENTION: Historical Resources Board
Agenda of January 24, 2008

SUBJECT: **ITEM #12 – Western Salt Company Salt Works**

APPLICANT: Save Our Heritage Organisation (SOHO)
The property is owned by the San Diego Airport Authority

LOCATION: 1470 Bay Boulevard, Otay Mesa-Nestor Community, Council District 8

DESCRIPTION: Consider the designation of the Western Salt Company Salt Works located at 1470 Bay Boulevard as a historical resource.

STAFF RECOMMENDATION

Designate the Western Salt Company Salt Works located at 1470 Bay Boulevard as a historical resource under HRB Criterion E. The resource shall be listed as an individually significant resource, with the eleven elements identified as “contributing” included in the designation as character defining elements of the resource; and the four elements identified as “non-contributing” excluded from the designation as non-character defining elements.

BACKGROUND

This item is being brought before the Historical Resources Board at the request of the Save Our Heritage Organisation (SOHO), who has submitted a historical report and nomination consistent with SDMC Section 123.0202. The Western Salt Company Salt Works facility was built on the



south end of San Diego Bay in 1902 by Graham Babcock approximately one quarter mile northeast of the La Punta Salt Works plant, which had begun operations in 1871. The Western Salt Company was sold in 1911 to Elisha Babcock who expanded the salt works operation and installed a narrow gauge rail line at the plant. He continued to make improvements through the end of 1915, until the flood of January 1916 destroyed much of the plant and many of the ponds. The salt works were rebuilt through 1918 through the use of employee labor. By 1918 the salt works produced more than 5 percent of the State's salt.

In 1922 Henry G. Fenton bought Western Salt Company from the Babcock family. Under Fenton's ownership, Western Salt Company would continue to grow, producing 10 percent of the State's salt by 1932. In 1926, Henry Fenton and Aldwyn Hewitt, a manager from the Arden Salt Company of San Francisco, organized the Pacific Coast Salt Producers Association, which helped to stabilize the industry through World War II, when salt consumption increased dramatically. Between 1926 and 1949 Fenton purchased or leased at least five other California salt plants with various partners. By the time of his death in 1951, he had impacted the California salt industry through his involvement with the Western Salt Company and regional salt industry organizations.

In 1958, the State of California Division of Mines found, with only minor exceptions, that California produced all of the salt consumed in California, Oregon, Washington, northern Idaho, western Nevada, and Arizona. The Western Salt Company in San Diego Bay was second only to the plants in San Francisco in solar salt production from seawater. In 1999 the Western Salt company sold approximately 800 acres to the State Lands Commission and the Port of San Diego. The Fenton family sold the company to a new enterprise, Western Salt, comprised of former employees, who continues the salt works operation under a lease.

ANALYSIS

In July of 2001, a historical resource research report was prepared by Angie Gustafson and Carrie Gregory of EDAW, which concludes that the resource is eligible for listing on the National Register under National Register Criteria A and C. The property has been determined eligible for listing on the National Register and has been listed on the California State Register. Therefore, staff recommends that the site be designated under HRB Criterion E, as follows:

CRITERION E - Is listed or has been determined eligible by the 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.

The EDAW report identifies the boundaries of the Western Salt Company Salt Works as the San Diego Bay to the north, Silver Strand Boulevard (Hwy 75) to the west, and the edge of the salt ponds to the south and east (inclusive of the land to the east of the main processing plant). Western Salt Company Salt Works is historically significant under National Register Criterion A because it has played an important role in the solar salt industry in Southern California from 1916 to 1949; and Criterion C because the Salt Works embodies the distinctive characteristics of a solar salt processing facility. A letter dated May 28, 2002 and signed by former State Historic Preservation Officer Dr. Knox Mellon of the California Office of Historic Preservation states:

The Western Salt Company Salt Works is eligible for inclusion on the NRHP as a historic district under Criteria A and C as defined in 36 CFR 60.4. The property has strong associations with the development of the solar salt industry in Southern California during its historic period of significance (1916-1949) and embodies the distinctive characteristics of a solar salt processing facility. The contributing elements to the historic district include the following elements:

- *Main Processing Plant*
- *Pump House between ponds 21 and 44*
- *Electrical Building*
- *Generator Building*
- *Maintenance Shop*
- *Compressor Building*
- *18 condensing salt ponds*
- *14 crystallization salt ponds*
- *Levees separating the condensing and crystallization ponds*
- *A short section of the narrow-gauge rail line of the Salt Works as it crosses the San Diego & Arizona Eastern Railroad tracks*
- *The salt pile used for storage of salt after harvesting*

Non-contributing elements to the District include the following properties:

- *Small shed under conveyor belt at the main processing plant*
- *Large cylindrical grinding machine less than ten years old*
- *The conveyor and attached machine associated with the plant*
- *The scale office*

As the Western Salt Company Salt Works has been determined eligible for listing on the National Register and has been listed on the California Register, the resource is eligible for listing on the City of San Diego Register under HRB Criterion E. Therefore, staff recommends that the Western Salt Company Salt Works located at 1470 Bay Boulevard be designated as a historical resource under HRB Criterion E. The resource shall be listed as an individually significant resource, with the eleven elements identified as “contributing” included in the designation as character defining elements of the resource; and the four elements identified as “non-contributing” excluded from the designation as non-character defining elements.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that Western Salt Company Salt Works located at 1470 Bay Boulevard be designated as a historical resource under HRB Criterion E. The resource shall be listed as an individually significant resource, with the eleven elements identified as “contributing” included in the designation as character defining elements of the resource; and the four elements identified as “non-contributing” excluded from the designation as non-character defining elements. Designation brings with it the responsibility

of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

KS/cw

Attachment(s): 1. Letter dated 5/28/2002 from the California State Office of Historic Preservation
2. Applicant's Historical Report under separate cover

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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May 28, 2002

REPLY TO: FHWA020219A

Michael G. Ritchie, Division Administrator
Federal Highway Administration
Region Nine, California Division
980 Ninth Street, Suite 400
SACRAMENTO CA 95814-2724

Re: Construction of a Segment of the Bayshore Bikeway, Western Salt Extraction Facility, San Diego, San Diego County.

Dear Mr. Ritchie:

Thank you for submitting to our office your February 15, 2002 letter and Historic Property Survey Report (HPSR) regarding the proposed construction of a segment of the Bayshore Bikeway across the Western Salt extraction facility in the City of San Diego in San Diego County. The proposed project would utilize a segment of the existing (abandoned) Coronado Belt Line Railroad bed and berm. The bikeway would continue west then south along the existing berm as it parallels the Coronado belt Line Railroad tracks. Construction in this area would require some improvements to the eroded portions of the berm ends and the bikeway would then be constructed on top of the berm and paved for bicycle use. In addition, a related part of the project would include the improvement of the railroad alignment south of the salt processing plant. This would include removal of the tracks and widening the existing rail bed into a road to compensate for limiting access from Main Street. The project Area of Potential Effects (APE) for this project, as described on Page 2 of the HPSR, and as depicted in Figures 2 and 3 of the same document, is adequate and meets the definition set forth in 36 CFR 800.16(d).

The Federal Highway Administration (FHWA) is seeking our comments on its determination of the eligibility of three (3) pre-1955 properties for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. These properties include the following:

- The Coronado Belt Line Railroad. In 1994, FHWA determined that that this property was ineligible for inclusion on the NRHP and the State Historic Preservation Officer concurred. A reevaluation of the property prepared by for FHWA by EDAW, Inc., in November 2001 is included as Attachment 6 in the HPSR.
- The Western Salt Company Salt Works
- Archeological site CA-SDI-4360

My review of the HPSR leads us to concur with FHWA's determination on the following:

- The Coronado Belt Line Railroad remains ineligible for inclusion on the NRHP under any of the criteria established by 36 CFR 60.4. The property lacks integrity of engineering design, materials, setting, feeling and association.
- The Western Salt Company Salt Works is eligible for inclusion on the NRHP as a historic district under Criteria A and C as defined in 36 CFR 60.4. The property has strong associations with the development of the solar salt industry in Southern California during its historic period of significance (1916 – 1949) and embodies the distinctive characteristics of a solar salt processing facility. The contributing elements to the historic district include the following elements:
 - Main Processing Plant
 - Pump House between ponds 21 and 44
 - Electrical Building
 - Generator Building
 - Maintenance Shop
 - Compressor Building
 - 18 condensing salt ponds
 - 14 crystallization salt ponds
 - Levees separating the condensing and crystallization ponds
 - A short section of the narrow-gauge rail line of the Salt Works as it crosses the San Diego & Arizona Eastern Railroad tracks
 - The salt pile used for storage of salt after harvesting.

Non-contributing elements to the District include the following properties:

- Small shed under conveyor belt at the main processing plant
- Large cylindrical grinding machine less than ten years old
- The conveyor and attached machine associated with the plant
- The scale office
- Archeological site CA-SDI-4360 is eligible for inclusion on the NRHP under Criterion D as defined in 36 CFR 60.4. We agree with FHWA's assessment that that portion of the site located within the project APE does not contribute to the overall eligibility of the property.

FHWA is also seeking my comments on the effects the proposed project will have on historic properties in accordance with 36 CFR 800. Our review of the HPSR leads us to concur with FHWA's determination that the proposed project, as described, will have no adverse effect on any of the historic properties identified in this study. The project will not significantly alter or change those characteristics that qualify these properties for inclusion on the NRHP.

Thank you again for seeking my comments on your project. If you have any questions, please contact staff historian Clarence Caesar at (916) 653-8902.

Sincerely,

Original Signed By

Dr. Knox Mellon
State Historic Preservation Officer

RESOLUTION NUMBER N/A
ADOPTED ON 9/25/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2009, to consider the historical designation of the **Western Salt Company Salt Works** (owned by San Diego County Regional Airport Authority, PO Box 82776, San Diego, CA 92138-2776) located at **1470 Bay Boulevard, San Diego, CA 91911**, APN: **621-010-06-00**, further described as Sec 16-20-2W Lots 3& 4 103.18 AC M/L in Fractl SWQ in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Western Salt Company Salt Works on the following findings:

(1) The property is historically significant under HRB Criterion E as is has been determined eligible for listing on the National Register of Historic Places and has subsequently listed on the California State Register of Historical Resources by the State Office of Historic Preservation, as documented in a letter from the State Historic Preservation Officer dated May 28, 2002.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property as Designated Historical Resource **Site No. 0**. The designation includes eleven elements identified as “contributing” in the National Register Determination of Eligibility and excludes the four elements identified as “non-contributing” in the National Register Determination of Eligibility.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney