



Renewal of Easement Right-Of-Way 80273 Lease to SDG&E on MCAS Miramar

SDG&E is coordinating with Marine Corps Air Station (MCAS) Miramar to renew an existing natural gas pipeline right-of-way (Renewal of Easement Right-Of-Way 80273 Lease to SDG&E on MCAS Miramar Project). SDG&E is seeking information from the public regarding historic properties within the project area. This is an opportunity to comment on the undertaking and identify historic properties that may be within the right-of-way. **If you would like to provide information on historic properties, please submit your comment by e-mail to Ms. Shannon Foglia at SFoglia@sdge.com and Mr. David Boyer at david.a.boyer1@usmc.mil, or to the following address:**

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Project Overview:

The federal action is granting a renewed easement to SDG&E for ROW #80273. If approved, SDG&E would be authorized to continue conducting operations and maintenance (O&M) activities (Covered Activities) within the renewed gas pipeline easement for a renewal term of 10 years plus four 10-year renewals. This ROW was first issued on February 22, 1972, with a 50-year term expiring on February 21, 2022.

The easement (ROW #80273) consists of two separate gas transmission pipelines. The first gas pipeline is a 12-inch gas transmission pipeline with a 10-foot-wide easement containing approximately 1.87 acres. This pipeline is within the northwest portion of MCAS Miramar; it is aligned in a northeast-to-southwest direction and is approximately 1.5 miles in length. The second gas pipeline is a 30-inch gas transmission pipeline with a 20-foot-wide easement containing approximately 9.87 acres. This pipeline is within the middle portion of MCAS Miramar and is generally aligned in an east-to-west direction south of the MCAS Miramar runway and is aligned between the western boundary of MCAS Miramar to just west of Kearny Villa Road and is approximately 3.5 miles in length.

SDG&E has requested that MCAS Miramar renew the easement of ROW 80273 with no changes in pipe size, easement width, easement location, or Covered Activities that would occur within the easement. The easement would be accessed by utilizing existing paved and unpaved roadways, but roads may require improvement as a Covered Activity.



The Covered Activities within or near the easement encompass all O&M activities related to existing SDG&E infrastructure within ROW #80273. Examples of Covered Activities could include inspection, surveys, in kind replacements of infrastructure such as pipelines or valves, potholing, cathodic protection installation, vegetation trimming, staging, and hydrostatic testing. Additionally, certain Covered Activities extend beyond the easement width boundaries to maintain access roads, establish temporary staging areas, and manage equipment stockpiles and spoil deposition sites. O&M activities are ongoing and may occur at different segments of the existing pipeline system at any time of the year.

Precontact Context:

This information is summarized from a cultural resources assessment that was prepared to identify any historic properties that may be affected (Helix Environmental Planning 2025).

Tribes today believe that their ancestors have been here since time immemorial. The earliest well-documented Native American sites in the San Diego area belong to the San Dieguito Tradition, dating to over 9,000 years ago. In the southern coastal region, the traditional view of San Diego prehistory has the San Dieguito Tradition followed by complexes and traditions during the Archaic Period, dating from circa 8600 Before Present (BP) to circa 1300 BP. Abrupt shifts in subsistence and new tool technologies are seen to occur in the archaeological record defining the onset of the Late Prehistoric Period (1500 BP to AD 1769). The Late Prehistoric period is characterized by higher population densities and intensification of social, political, and technological systems. The Late Prehistoric period is represented by the San Luis Rey complex in the northern portion of San Diego County and the Cuyamaca complex in the southern portion of the county. Based on ethnographic data, including the areas defined for the Hokan-based Yuman-speaking peoples (Kumeyaay) and the Takic-speaking peoples (Luiseño) at the time of contact, it is generally accepted that the Cuyamaca complex is associated with the Kumeyaay and the San Luis Rey complex with the Luiseño. Agua Hedionda Creek is often described as the division between the territories of the Luiseño and the Kumeyaay people. The study area is located within the traditional territory of the Kumeyaay, also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá, founded in 1769).

Historical Context:

Although Juan Rodriguez Cabrillo visited San Diego briefly in 1542, the beginning of the historic period in the San Diego area is generally given as 1769. This is also considered the beginning of the Spanish Period. Although Mexico gained its independence from Spain in 1821, Spanish patterns of culture and influence remained under a period of Mexican governance and culture, known as the Mexican Period. American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War. This is known as the American Period. While the American system



required that the newly acquired land be surveyed before settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government. In the 1890s, the City of San Diego entered a time of steady growth, and subdivisions surrounding downtown were developed. As the City continued to grow in the early twentieth century, the downtown's residential character changed. Streetcars and the introduction of the automobile allowed people to live farther from their downtown jobs, and new suburbs were developed.

MCAS Miramar was first developed as two small farming communities Linda Vista in 1886 and Miramar in 1890. The influence of military development, beginning in 1916 and 1917 during World War I, resulted in substantial development in infrastructure and industry to support the military and accommodate soldiers, sailors, and defense industry workers. In 1917, the U.S. Army established Camp Kearny on the site of what is now MCAS Miramar. Named for General Stephan Watts Kearny, who distinguished himself during the Mexican-American War, the approximately 8,000-acre swath of land containing Camp Kearny was leased by the U.S. Government on the Linda Vista Mesa, specifically within the portion of MCAS Miramar currently used as the airfield. Camp Kearny would be decommissioned in 1920 and occasionally used as an airstrip until Naval Auxiliary Air Station (NAAS) Camp Kearny was established in the 1940s to train pilots to fly multi-engine aircraft.

In 1934, the Marine Corps rented an additional 19,000 acres of land east of Camp Kearny to use for artillery, anti-aircraft, and machine gun training. This base, called Camp Holcomb after the then-Commandant, Major-General Thomas Holcomb, consisted of semi-permanent buildings that intermittently housed two battalions of Marines (Stewart and McGinnis 2004; Garfinkel Gold et al. 2020). In 1940, the base was redesignated Camp Elliot for Major-General Gorge F. Elliot, under the order of Commandant Holcom; a year later, in 1941, the U.S. Government secured an additional 13,000 acres of land. In 1946, the bases were combined and designated Marine Corps Air Station Miramar. In 1947, the Marines moved to MCAS El Toro in Orange County, California, and Miramar was once again redesignated as NAAS Miramar, and then simply Naval Air Station (NAS) Miramar on 1 March 1952. During the 1990s, NAS Miramar and its aircraft, squadrons, and support resources were transferred away from Miramar, and in 1999, the USMC returned to Miramar and the Station officially re-christened as Marine Corps Air Station Miramar.

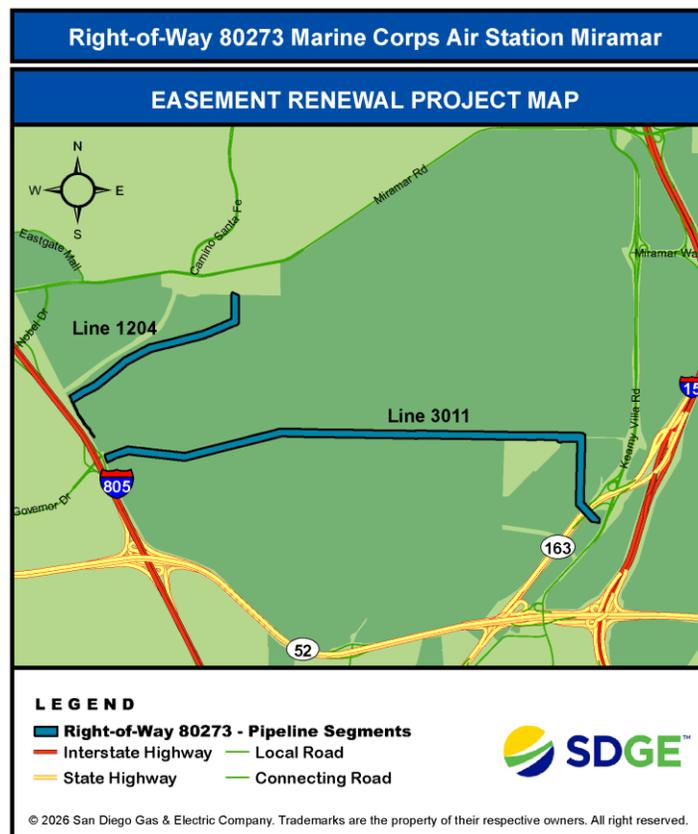
Historic Properties Identification:

SDG&E contracted Helix Environmental Planning (Helix) to conduct a cultural resources assessment in 2023-2025. A records search of the California Historical Resources Information System, on file at the South Coastal Information Center, was conducted by SDG&E on April 7, 2023, and the results were provided to Helix. Approximately 352 previous studies have taken place within 0.5 miles of the area of potential effects (APE). Fourteen of these studies overlap with the APE and the assessment determined that the APE has been adequately surveyed.



The record search identified 52 previously recorded cultural resources within 0.5 miles of the APE. Only one resource, P-37-030525, overlaps with the APE. A cultural resource record search done for this undertaking identified three cultural resources within the project's area of potential effects. P-37-030525 consists of a historic refuse deposit containing glass, cans, ceramics, butchered cow bone, and marine shell. The results of the testing indicated that the site was not eligible for listing on the National Register of Historic Places under Criteria A, B, C, or D. The testing showed that the site lacked subsurface integrity and context. There were no additional research opportunities from the material. Concurrence by the State Historic Preservation Officer regarding the result of this evaluation was received as a part of this Section 106 consultation for the current undertaking. As such, no historic properties will be impacted by the undertaking.

Map:



References:

Helix Environmental Planning (2025). SDG&E eTS 5126201 MCAS Miramar L3011 and L1204, ROW 80273 Cultural Resources Assessment. November.