

APPENDIX 2.3-1
Cultural Resources Reports

CULTURAL RESOURCES STUDY FOR THE ESCONDIDO COUNTRY CLUB PROJECT

CITY OF ESCONDIDO, CALIFORNIA

Submitted to:

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December 19, 2016; Revised April 11, 2017; Revised June 5, 2017

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Report Date: December 19, 2016; Revised April 11, 2017; Revised June 5, 2017

Report Title: Cultural Resources Study for the Escondido Country Club Project, City of Escondido, California

Type of Study: Phase I Cultural Resources Survey and Phase II Site Evaluation

New Sites: SDI-21,998 and SDI-21,999

Updated Site: None

USGS Quadrangle: Valley Center, California (7.5 minute)

Acreage: 110 acres

Key Words: Survey; prehistoric bedrock milling sites; SDI-21,998 (P-37-036290) and SDI-21,999 (P-37-036291); not significant; no adverse impacts; monitoring of grading is recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request by the project applicant and the City of Escondido, Brian F. Smith and Associates, Inc. (BFSA) conducted a cultural resources study for the Escondido Country Club Project. New Urban West, Inc. (NUWI) contracted BFSA to perform a cultural resources survey and significance testing for cultural resources identified within the project Area of Potential Effect (APE). Elements of the following report reflect information gathered by BFSA as part of the evaluation of potential impacts to cultural resources. This study was completed in accordance with the California Environmental Quality Act (CEQA) while following the historic resources guidelines of the City of Escondido.

The project is located at 1800 West Country Club Lane in the city of Escondido, San Diego County, California. More specifically, the project is located in Township 12 South, Range 2 West, within Sections 5 and 6 of the USGS *Valley Center 7.5'* topographic quadrangle. The project includes Assessor's Parcel Numbers (APNs) 224-210-53, 224-211-05, 224-211-11, 224-211-12, 224-211-15, 224-230-36, 224-230-43, 224-430-04, 224-431-01, 224-431-02, 224-431-03, 224-490-05, 224-490-06, and 224-491-01. The proposed development will consist of the construction of approximately 392 single-family housing units across 110 acres, 43 of which will remain as open space. The project will include grading for the houses and related infrastructure and trenching for public utilities.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Escondido's environmental review of the development conducted in compliance with CEQA and City of Escondido guidelines. The archaeological investigation of the project included a review of an archaeological records search performed at the South Coastal Information Center (SCIC) at San Diego State University (SDSU) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project boundaries or in the immediate vicinity. A review of the records search provided by the SCIC indicated that no previously recorded resource is located within the subject property; however, 20 cultural resources lie within a one-mile radius of the project.

BFSA also requested a review of the Sacred Lands Files (SLFs) by the Native American Heritage Commission (NAHC). The SLF search failed to indicate the presence of Native American cultural resources in the immediate area of the project; however, the NAHC did indicate that this area is sensitive for potential tribal cultural resources. In accordance with the recommendations of the NAHC, BFSA contacted all Native American representatives listed in the NAHC response letter. As of the date of this report, responses have been received from the Iipay Nation of Santa Ysabel, the Pala Band of Mission Indians, and the Agua Caliente Band of Cahuilla Indians, and the San Luis Rey Band of Mission Indians. In addition, the City of Escondido conducted Assembly Bill 52 (AB 52) consultation with the Native American representatives identified by the NAHC for this project. A copy of all Native American

correspondence and AB 52 consultation can be found in Appendix D.

A review of the history of the APE indicated that the property has been previously disturbed by the construction of a golf course and an associated country club. The cultural resources survey was conducted on November 3, 2016 and resulted in the discovery of two previously unrecorded prehistoric bedrock milling sites located within the boundaries of the project APE. The evaluation of sites SDI-21,998 and SDI-21,999 was conducted on December 6, 2016. A Luiseño Native American monitor from Saving Sacred Sites was included during the cultural resources survey and testing program. Site registration forms have been submitted to the SCIC and formal site numbers will be assigned.

In order to determine if sites SDI-21,998 and SDI-21,999 represent significant cultural resources, a testing program was implemented in accordance with CEQA requirements and City of Escondido guidelines. As a result of the testing program, SDI-21,998 and SDI-21,999 were characterized as lacking any significant subsurface deposits or further research potential, and were therefore evaluated as not significant. Impacts to the sites associated with the proposed development of the property will be direct; however, impacts will not be significant because the sites lack any further research potential, cultural deposits, additional features, or other sensitive materials that would be affected by development. Specific measures to mitigate impacts to sites SDI-21,998 and SDI-21,999 will not be required. However, monitoring of grading is recommended because of the potential to encounter additional cultural sites that have been buried or masked by the previous development of the golf course.

A copy of this report will be permanently filed with the SCIC at SDSU. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

1.0 **INTRODUCTION**

1.1 **Project Description**

The archaeological study of the Escondido Country Club Project was conducted in order to comply with CEQA and City of Escondido environmental guidelines. The project site is located at 1800 West Country Club Lane in the city of Escondido, San Diego County, California and includes APNs 224-210-53, 224-211-05, 224-211-11, 224-211-12, 224-211-15, 224-230-36, 224-230-43, 224-430-04, 224-431-01, 224-431-02, 224-431-03, 224-490-05, 224-490-06, and 224-491-01 (Figure 1.1–1). More specifically, the project is located in Township 12 South, Range 2 West, within Sections 5 and 6 of the USGS *Valley Center 7.5'* topographic quadrangle (Figure 1.1–2). The proposed development will consist of the construction of approximately 392 single-family housing units across 110 acres, 43 of which will remain as open space. The project will include grading for the residential units and related infrastructure and trenching for public utilities (Figure 1.1–3).

The APE for this project encompasses all 110 acres within the project. The decision to request this investigation was based upon cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in the inland foothills area are focused around fresh water resources and a food supply. In this particular case, the proximity of the property to seasonal drainages likely supported the prehistoric occupation of this location.

1.2 **Existing Conditions**

1.2.1 Environmental Setting

Natural Setting

The 110-acre project is situated in the inland foothill region located in the Peninsular Ranges geomorphic province of southern California. The property is situated north of Mount Whitney, northeast of the city of San Marcos, east of Dixon Lake, and north of the heart of the city of Escondido. Vegetation that is typical of the area includes coast live oak, white sage, black sage, globe mallow, star thistle, and non-native grasses. Elevations within the project range from approximately 790 feet above mean sea level (AMSL) to the north and approximately 725 feet AMSL on the east of the property.

The project primarily contains Mesozoic granitic rocks with some areas of Pre-Cenozoic granitic and metamorphic rocks and Mesozoic plutonic rocks (Miles and Goudey 1998). Soils within the project are typical to the Fallbrook-Vista Association. In this association, soils are well-drained brown sandy loams that have a subsoil of dark-brown or reddish-brown sandy clay loam and clay loam (USDA 1973). Soils are generally shallow over rock. Rock outcrops and boulders cover approximately 10.00 percent of the surface. The mean annual precipitation is between 10 and 20 inches, and the mean annual temperature is 62 degrees Fahrenheit (USDA 1973).

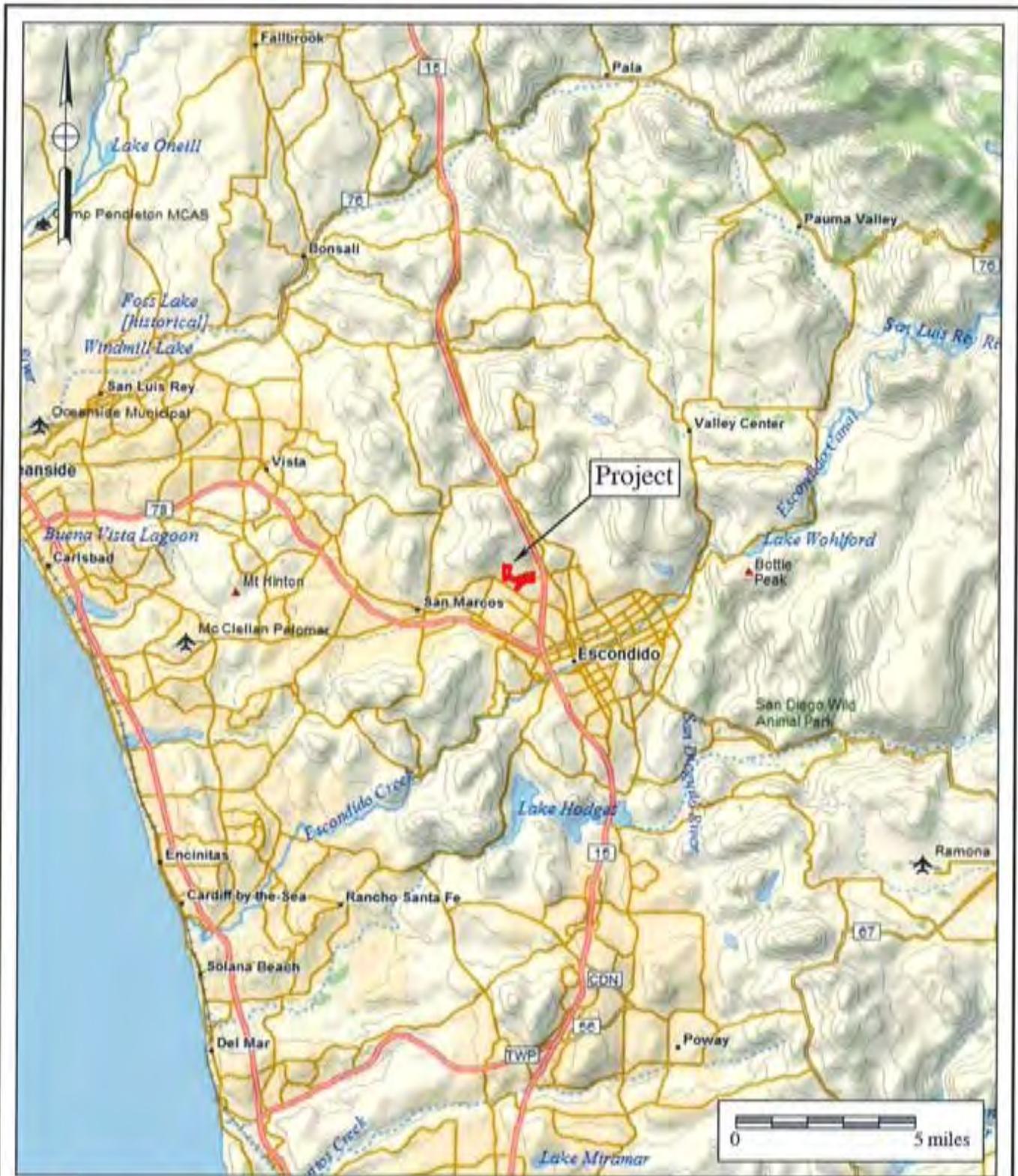


Figure 1.1-1
General Location Map
 The Escondido Country Club Project

DeLorme (1:250,000 series)



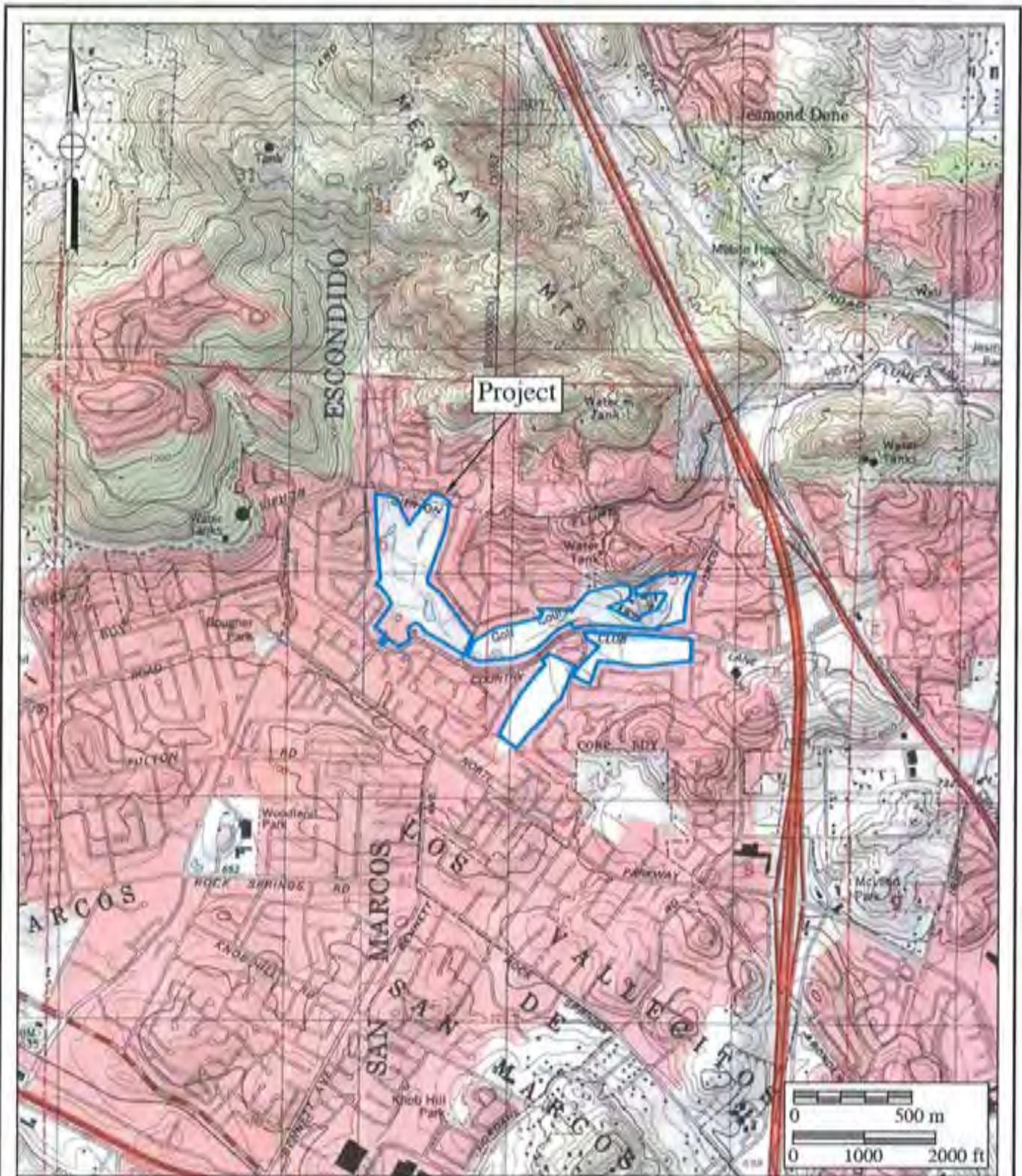


Figure 1.1-2

Project Location Map

The Escondido Country Club Project

USGS Valley Center Quadrangle (7.5-minute series)



1.0-4

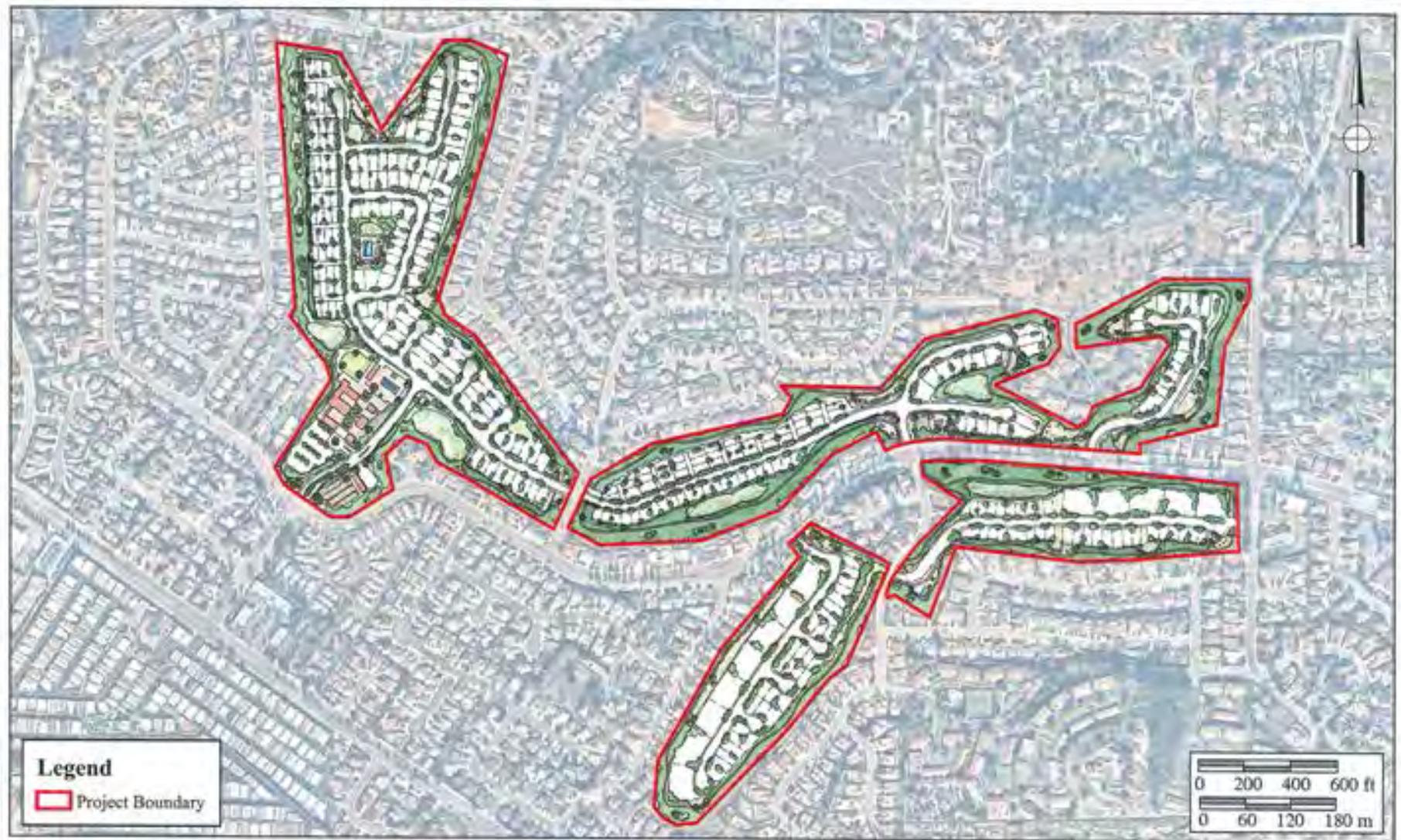


Figure 1.1-3
Project Development Map
The Escondido Country Club Project

During the prehistoric period, vegetation in the Escondido area comprised a rich and valuable food resource base for prehistoric human occupants. Animals that inhabited the area during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. The natural setting of the project during prehistoric occupation offered a rich nutritional resource base. Fresh water was likely obtainable on a year-round basis from Escondido Creek and Moosa Creek and their tributaries. Historically, the property likely contained the same plant and animal species that are present today.

The project area has been used since the 1960s as a country club and golf course, which have previously impacted the majority of the natural topography and native vegetation. Vegetation within the parcel is surrounded by oak woodland composed of scattered coast live oaks with an understory composed of introduced grasses. Houses and associated buildings and infrastructure surround the peripheries of the project along the north, east, south, and west fence lines.

Cultural Setting

The project setting includes the natural, physical, geological, and biological contexts of the project, as well as the cultural setting of prehistoric and historic human activities in the general area. The following sections discuss both the environmental and cultural settings at the subject property, the relationship between the two, and the relevance of that relationship to the project.

Paleoenvironment

Because of the close relationship between prehistoric settlement and subsistence patterns and the environment, it is necessary to understand the setting in which these systems operated. At the end of the final period of glaciation, approximately 11,000 to 10,000 years before the present (YBP), the sea level was considerably lower than it is now; the coastline at that time would have been two to two and a half miles west of its present location (Smith and Moriarty 1985a, 1985b). At approximately 7,000 YBP, the sea level rose rapidly, filling in many coastal canyons that had been dry during the glacial period. The period between 7,000 and 4,000 YBP was characterized by conditions that were drier and warmer than they were previously, followed by a cooler, moister environment similar to the present-day climate (Robbins-Wade 1990). Changes in sea level and coastal topography are often manifested in archaeological sites through the types of shellfish that were utilized by prehistoric groups. Different species of shellfish prefer certain types of environments, and dated sites that contain shellfish remains reflect the setting that was exploited by the prehistoric occupants.

Unfortunately, pollen studies have not been conducted for this area of San Diego; however, studies in other areas of southern California, such as Santa Barbara, indicate that the coastal plains supported a pine forest between approximately 12,000 and 8,000 YBP (Robbins-

Wade 1990). After 8,000 YBP, this environment was replaced by more open habitats, which supported oak and non-arboreal communities. The coastal sage scrub and chaparral environments of today appear to have become dominant after 2,200 YBP (Robbins-Wade 1990).

Prehistory

In general, the prehistoric record of San Diego County has been documented in many reports and studies, several of which represent the earliest scientific works concerning the recognition and interpretation of the archaeological manifestations present in this region. Geographer Malcolm Rogers initiated the recordation of sites in the area during the 1920s and 1930s, using his field notes to construct the first cultural sequences based upon artifact assemblages and stratigraphy (Rogers 1966). Subsequent scholars expanded the information gathered by Rogers and offered more academic interpretations of the prehistoric record. Moriarty (1966, 1967, 1969), Warren (1964, 1966), and True (1958, 1966) all produced seminal works that critically defined the various prehistoric cultural phenomena present in this region (Moratto 1984). Additional studies have sought to further refine these earlier works (Cardenas 1986; Moratto 1984; Moriarty 1966, 1967; True 1970, 1980, 1986; True and Beemer 1982; True and Pankey 1985; Waugh 1986). In sharp contrast, the current trend in San Diego prehistory has also resulted in a revisionist group that rejects the established cultural historical sequence for San Diego. This revisionist group (Warren et al. 1998) has replaced the concepts of the San Dieguito Complex, the La Jolla Complex, and all of their other manifestations with an extensive, all-encompassing, chronologically undifferentiated cultural unit that ranges from the initial occupation of southern California to around A.D. 1000 (Bull 1983, 1987; Ezell 1983, 1987; Gallegos 1987; Kyle et al. 1990; Stropes 2007). For the present study, the prehistory of the region is divided into four major periods: Early Man, Paleo Indian, Early Archaic, and Late Prehistoric.

Early Man Period (Prior to 8500 B.C.)

At the present time, there has been no concrete archaeological evidence to support the occupation of San Diego County prior to 10,500 years ago. Some archaeologists, such as Carter (1957, 1980) and Minshall (1976), have been proponents of Native American occupation of the region as early as 100,000 years ago. However, their evidence for such claims is sparse at best and they've lost much support over the years as more precise dating techniques have become available for skeletal remains thought to represent early man in San Diego. In addition, many of the "artifacts" initially identified as products of early man in the region have since been rejected as natural products of geologic activity. Some of the local proposed Early Man Period sites include Texas Street, Buchanan Canyon, Brown, Mission Valley (San Diego River Valley), Del Mar, and La Jolla (Bada et al. 1974; Carter 1957, 1980; Minshall 1976, 1989; Moriarty and Minshall 1972; Reeves 1985; Reeves et al. 1986).

Paleo Indian Period (8500 to 6000 B.C.)

For the region, it is generally accepted that the earliest identifiable culture in the archaeological record is represented by the material remains of the Paleo Indian Period San Dieguito Complex. The San Dieguito Complex was thought to represent the remains of a group of people who occupied sites in this region between 10,500 and 8,000 YBP, and who were related to or contemporaneous with groups in the Great Basin. As of yet, no absolute dates have been forthcoming to support the great age attributed to this cultural phenomenon. The artifacts recovered from San Dieguito Complex sites duplicate the typology attributed to the Western Pluvial Lakes Tradition (Moratto 1984; Davis et al. 1969). These artifacts generally include scrapers, choppers, large bifaces, and large projectile points, with few milling tools. Tools recovered from San Dieguito Complex sites, along with the general pattern of their site locations, led early researchers to believe that the people of the San Dieguito Complex were a wandering hunter/gatherer society (Moriarty 1969; Rogers 1966).

The San Dieguito Complex is the least understood of the cultures that have inhabited the San Diego County region. This is because of an overall lack of stratigraphic information and/or datable materials recovered from sites identified as the San Dieguito Complex. Currently, controversy exists among researchers regarding the relationship of the San Dieguito Complex and the subsequent cultural manifestation in the area, the La Jolla Complex. Although, firm evidence has not been recovered to indicate whether the San Dieguito Complex “evolved” into the La Jolla Complex, the people of the La Jolla Complex moved into the area and assimilated with the people of the San Dieguito Complex, or the people of the San Dieguito Complex retreated from the area because of environmental or cultural pressures.

Early Archaic Period (6000 B.C. to A.D. 0)

Based upon evidence suggesting climatic shifts and archaeologically observable changes in subsistence strategies, a new cultural pattern is believed to have emerged in the San Diego region around 6000 B.C. Archaeologists believe that this Archaic Period pattern evolved from or replaced the San Dieguito Complex culture, resulting in a pattern referred to as the Encinitas Tradition. In San Diego, the Encinitas Tradition is believed to be represented by the coastal La Jolla Complex and its inland manifestation, the Pauma Complex. The La Jolla Complex is best recognized for its pattern of shell middens and grinding tools closely associated with marine resources and flexed burials (Shumway et al. 1961; Smith and Moriarty 1985a). Increasing numbers of inland sites have been identified as dating to the Archaic Period, focusing upon terrestrial subsistence (Cardenas 1986; Smith 1996; Raven-Jennings and Smith 1999a, 1999b).

The tool typology of the La Jolla Complex displays a wide range of sophistication in the lithic manufacturing techniques used to create the tools found at their sites. Scrapers, the dominant flaked tool type, were created by either splitting cobbles or by finely flaking quarried material. Evidence suggests that after about 8,200 YBP, milling tools began to appear in La Jolla Complex sites. Inland sites of the Encinitas Tradition (Pauma Complex) exhibit a reduced

quantity of marine-related food refuse and contain large quantities of milling tools and food bone. The lithic tool assemblage shifts slightly to encompass the procurement and processing of terrestrial resources, suggesting seasonal migration from the coast to the inland valleys (Smith 1996). At the present time, the transition from the Archaic Period to the Late Prehistoric Period is not well understood. Many questions remain concerning cultural transformation between periods, possibilities of ethnic replacement, and/or a possible hiatus from the western portion of the county.

Late Prehistoric Period (A.D. 0 to 1769)

The transition into the Late Prehistoric Period in the project area is primarily represented by a marked change in archaeological patterning known as the Yuman Tradition. This tradition is primarily represented by the Cuyamaca Complex, which is believed to be derived from the mountains of southern San Diego County. The people of the Cuyamaca Complex are considered ancestral to the ethnohistoric Kumeyaay (Diegueño). Although several archaeologists consider the local Native American tribes to be latecomers, the traditional stories and histories passed down through oral tradition by the local Native American groups speak both presently and ethnographically to tribal presence in the region since the time of creation.

The Kumeyaay Native Americans were a seasonal hunting and gathering people with cultural elements that were very distinct from the people of the La Jolla Complex. Noted variations in material culture included cremation, use of the bow and arrow, and adaptation to the use of the acorn as a main food staple (Moratto 1984). Along the coast, the Kumeyaay made use of marine resources by fishing and collecting shellfish for food. Game and seasonally available plant food resources (including acorns) were sources of nourishment for the Kumeyaay. By far, though, the most important food resource for these people was the acorn. The acorn represented a storable surplus, which in turn allowed for seasonal sedentism and its attendant expansion of social phenomena.

Firm evidence has not been recovered to indicate whether the people of the La Jolla Complex were present when the Kumeyaay Native Americans migrated into the coastal zone. However, stratigraphic information recovered from Site SDI-4609 in Sorrento Valley suggests a possible hiatus of 650 ± 100 years between the occupation of the coastal area by the La Jolla Complex ($1,730 \pm 75$ YBP is the youngest date for the La Jolla Complex inhabitants at SDI-4609) and Late Prehistoric cultures (Smith and Moriarty 1983). More recently, a reevaluation of two prone burials at the Spindrift Site excavated by Moriarty (1965) and radiocarbon dates of a pre-ceramic phase of Yuman occupation near Santee suggest a commingling of the latest La Jolla Complex inhabitants and the earliest Yuman inhabitants about 2,000 YBP (Kyle and Gallegos 1993).

Historic Period

Exploration Period (1530 to 1769)

The historic period around San Diego Bay began with the landing of Juan Rodriguez Cabrillo and his men in 1542 (Chapman 1925). Sixty years after the Cabrillo expeditions (1602 to 1603), an expedition under Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although his voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect on the nomenclature of the coast. Many of the names Vizcaíno gave to various locations throughout the region have survived to the present time, whereas nearly every one of Cabrillo's has faded from use. For example, Cabrillo gave the name "San Miguel" to the first port at which he stopped in what is now the United States; 60 years later, Vizcaíno changed the port name to "San Diego" (Rolle 1969).

Spanish Colonial Period (1769 to 1821)

The Spanish occupation of the claimed territory of Alta California took place during the reign of King Carlos III of Spain (Engelhardt 1920). Jose de Gálvez, a powerful representative of the king in Mexico, conceived the plan to colonize Alta California and thereby secure the area for the Spanish Crown (Rolle 1969). The effort involved both a military and a religious contingent, where the overall intent of establishing forts and missions was to gain control of the land and the native inhabitants through conversion. Actual colonization of the San Diego area began on July 16, 1769 when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived by the overland route to San Diego to secure California for the Spanish Crown (Palou 1926). The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. Missions were constructed from San Diego to as far north as San Francisco. The mission locations were based upon important territorial, military, and religious considerations. Grants of land were made to persons who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities within the colony. This route was considered to be the most direct path between the missions (Rolle 1969; Caughey 1970). As increasing numbers of Spanish and Mexican peoples, as well as the later Americans during the Gold Rush, settled in the area, the Native American populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

Mexican Period (1821 to 1846)

On September 16, 1810, the priest Father Miguel Hidalgo y Costilla started a revolt

against Spanish rule. He and his untrained Native American followers fought against the Spanish, but his revolt was unsuccessful and Father Hidalgo was executed. After this setback, Father José Morales led the revolutionaries, but he too failed and was executed. These two men are still symbols of Mexican liberty and patriotism. After the Mexican-born Spanish and the Catholic Church joined the revolution, Spain was finally defeated in 1821. Mexican Independence Day is celebrated on September 16 of each year, signifying the anniversary of the start of Father Hidalgo's revolt. The revolution had repercussions in the northern territories, and by 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister the needs of the Native Americans (Engelhardt 1920). Large tracts of land continued to be granted to persons who applied or who had gained favor with the Mexican government. Grants of land were also made to settle government debts and the Mexican government was called upon to reaffirm some older Spanish land grants shortly before the Mexican-American War of 1846 (Moyer 1969).

Anglo-American Period (1846 to Present)

California was invaded by United States troops during the Mexican-American War from 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July of 1847 (Bancroft 1886).

The cattle ranchers of the "counties" of southern California prospered during the cattle boom of the early 1850s. Cattle ranching soon declined, however, contributing to the expansion of agriculture. With the passage of the "No Fence Act," San Diego's economy changed from stock raising to farming (Rolle 1969). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced raising cattle in many of the county's inland valleys (Blick 1976; Elliott 1883 [1965]). By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County's climate (*San Diego Union*, February 6, 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000, to more than 20,000 acres (*San Diego Union*, January 2, 1872). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys, and the small urban population and poor roads restricted commercial crop growing. Nevertheless, cattle continued to be grazed in inland San Diego County (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but

between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County became similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. During this time period, the history of inland San Diego County was subsidiary to that of the city of San Diego, which became a Navy center and an industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized and recreational areas were established in the mountain and desert areas.

After the arrival of Spanish explorers, the area that is present-day Escondido became part of the Spanish mission system. In 1843, the project area was enveloped within a Mexican land grant known as the El Rincon del Diablo Rancho, which was granted to Juan Bautista Alvarado. In 1860, the rancho land was acquired by the Wolfskill brothers, who planted vineyards and raised sheep (McGrew 1988). In 1883, much of the area was purchased by the Escondido Company, a group of Stockton speculators that subdivided the property three years later. In 1886, a 12,000-acre tract of land was purchased by a group of investors who formed the Escondido Land and Town Company, which platted the city of Escondido and lobbied for the construction of a railroad connection to the coast. Aggressive land promotions during the latter half of the 1880s drew many people to the area, and although growth had slowed considerably during the 1890s, settlers continued to arrive in the backcountry, establishing small farms and ranches throughout the area. This migration took a sharp decline with the onset of the Depression during the 1930s, as many of the rural farmers abandoned their farms and moved to urban areas. The number of people living on farms fell 63.00 percent during the 1930s, while San Diego County's overall population increased by 38.00 percent (Van Wormer and Walter 1991). Nevertheless, farming and ranching continued to be the major focus of Escondido's economy until the 1960s.

1.2.2 Results of the Archaeological Records Search

An archaeological records search for a one-mile radius around the project was conducted by the SCIC at SDSU, the results of which were reviewed by BFSa. The SCIC reported that no previously recorded archaeological sites are recorded within the project boundaries, but 20 cultural resource locations are recorded within a one-mile radius of the project (Table 1.2–1). These sites include two prehistoric bedrock milling feature sites, one prehistoric bedrock milling feature site with an associated artifact scatter, one prehistoric rock alignment, one prehistoric site that includes a rock alignment, a rock enclosure, several rock rings, and a possible hearth, one prehistoric artifact scatter, one prehistoric lithic scatter, one prehistoric shell scatter, one prehistoric isolate with a possible quarry, and two prehistoric isolated artifacts. Historic sites include one historic cistern and structure remains, one historic rock cairn and associated pegmatite mine claim, one historic stone fence, one historic bridge, one historic rock wall, one historic rock and concrete house with associated structure remnants and a trash scatter, one

historic stone and concrete wall, one historic single-family residence, and the historic Vista Irrigation District Bench Flumes.

Table 1.2-1
Cultural Resources Within One Mile of the Escondido Country Club Project

Site Number(s)	Site Type
SDI-5356 and P-37-035640	Prehistoric bedrock milling feature(s)
SDI-4561	Prehistoric bedrock milling features and an associated artifact scatter
SDI-5361	Prehistoric rock alignment
SDI-5366	Prehistoric rock alignment, rock enclosure, rock rings, and possible hearth
SDI-4563 <i>(Recorded in 1971; not relocated in 2010)</i>	Prehistoric artifact scatter
SDI-5355	Prehistoric lithic scatter
SDI-5176	Prehistoric shell scatter
SDI-5354	Prehistoric isolate and possible quarry
SDI-4959 and SDI-5367	Prehistoric isolate
SDI-5362	Historic cistern and structure remains
SDI-5363	Historic rock cairn and associated pegmatite mine claim
SDI-5364	Historic stone fence
SDI-5368	Historic bridge
SDI-12,535/H	Historic rock wall (possibly associated with an early aqueduct)
SDI-12,543/H	Historic rock and concrete house with associated wooden garage, structure pad remnants, and historic trash scatter
P-37-030889	Historic Vista Irrigation District Bench Flumes
P-37-035639	Historic stone and concrete wall (possible basin or watering trough)
P-37-035641	Historic single-family, Craftsman-style residence

In total, 50 cultural resource studies have been conducted within a one-mile radius of the project (see Appendix C), five of which overlap portions of the current project boundaries (City of Escondido 1980; Hector 2006; Keller Environmental Associates, Inc. 1992; Robbins-Wade 2003; Robbins-Wade et al. 2009). None of these studies resulted in the identification of any cultural resources within the current project.

In addition, BFA reviewed the following historic sources provided by the SCIC:

- The National Register of Historic Places Index
- The Office of Historic Preservation, Archaeological Determinations of Eligibility

- The Office of Historic Preservation, Directory of Properties in the Historic Property Data File
- The 1:24,000 USGS *San Marcos* (1948) topographic map
- The 1:24,000 USGS *Valley Center* (1948) topographic map
- San Diego County 1872 map
- Historic Roads and Trails 1769-1885 map

These sources did not indicate the presence of any additional cultural resources within or immediately adjacent to the project. The complete records search results are provided in Appendix C.

1.3 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.3.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term “historical resource” includes the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

- a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) 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; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed on, or determined eligible for listing on the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource 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.
- 2) The significance of an historical resource is materially impaired when a project:
 - a) 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 CRHR; or
 - b) 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 PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, 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
 - c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion on the CRHR as determined by a

lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of with appropriate dignity the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

- 1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
- 2) The requirements of CEQA and the Coastal Act.

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

In accordance with CEQA, any of the following will be considered a significant impact to cultural resources:

- 1) The project, as designed, causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA.
- 2) The project, as designed, causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA.
- 3) The project, as designed, disturbs any human remains, including those interred outside of formal cemeteries.
- 4) The project proposes non-exempt activities or uses damaging to, and fails to preserve, significant cultural resources.

Traditional Cultural Properties

Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regards to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the property has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the project.

Also potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCPs) in discussions of cultural resource management (CRM) performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices. Examples of properties possessing such significance include:

1. A location associated with the traditional beliefs of a Native American group about its origins, its cultural history, or the nature of the world;
2. A rural community whose organization, buildings and structures, or patterns of land use reflect the cultural traditions valued by its long-term residents;
3. An urban neighborhood that is the traditional home of a particular cultural group, and that reflects its beliefs and practices;
4. A location where Native American religious practitioners have historically gone, and are known or thought to go today, to perform ceremonial activities in accordance with traditional cultural rules of practice; and

5. A location where a community has traditionally carried out economic, artistic, or other cultural practices important in maintaining its historic identity.

A TCP, then, can be generally defined as one that is eligible for inclusion on the National Register of Historic Places because of its association with cultural practices or beliefs of a living community that are (a) rooted in that community's history, and (b) important in maintaining the continuing cultural identity of the community.

3.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the area under investigation includes the foothills of San Diego County. The scope of work for the cultural resources study conducted for the Escondido Country Club Project included the survey of a 110-acre area and the evaluation of sites SDI-21,998 and SDI-21,999. Given the area involved and the presence of archaeological sites, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although elementary site testing programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project discussed above.

Research Questions:

- Can located cultural resources be situated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the test level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

- 1) To identify cultural resources occurring within the project;
- 2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified;
- 3) To place each cultural resource identified within a regional perspective; and
- 4) To provide recommendations for the treatment of each of the cultural resources identified.

4.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the Escondido Country Club Project consisted of an intensive pedestrian survey of the entire 110-acre APE and an archaeological testing and significance evaluation program for sites SDI-21,998 and SDI-21,999 located within the APE. This study was conducted in conformance with City of Escondido environmental guidelines, Section 21083.2 of the California PRC, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification of each cultural resource. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Officer (SHPO 1995).

4.1 Methods

4.1.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. Field Director Clarence Hoff and field technicians Stephen Anderson and Kirstie McPeck conducted the intensive pedestrian field survey on November 3, 2016 under the direction of Principal Investigator Brian Smith. Banning Taylor, a Luiseño Native American representative from Saving Sacred Sites, participated in the survey program. The field methodology employed for the project included walking evenly spaced survey transects set approximately five meters apart and oriented north to south across the property, while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey discoveries and overall survey conditions were taken frequently. Nearly 80 percent of the ground was visible, while the remaining 20 percent was covered by vegetation. The majority of the project is covered with low grass from the existing golf course. Two bedrock milling feature sites (SDI-21,998 and SDI-21,999) were identified within the APE during the survey. All cultural resources were recorded as necessary according to the Office of Historic Preservation's (OHP) manual, *Instructions for Recording Historical Resources* using Department of Parks and Recreation (DPR) forms.

4.1.2 Test Methods

The evaluation of sites SDI-21,998 and SDI-21,999 was initiated on December 6, 2016. Field Director Clarence Hoff and field technicians James Shrieve, Hilary Llamas, and Stephanie Balk conducted the test excavations under the direction of Principal Investigator Brian Smith. Shelley Nelson, a Luiseño Native American representative from Saving Sacred Sites, was present on-site during the testing program. The field investigations included the excavation of shovel test pits (STPs) that measured 30 centimeters in diameter. The locations of all tested areas were mapped via GPS. The STPs were excavated in decimeter levels and all excavated

sediments were passed through one-eighth-inch mesh hardware cloth screens; however, all STPs excavated during the current study were negative for cultural material. All field data was recorded on appropriate forms and photographs were used to document the excavations.

4.1.3 Native American Participation

BFSA requested a SLF search from the NAHC. The SLF search failed to indicate the presence of Native American cultural resources in the immediate area of the project; however, the NAHC did indicate that this area is sensitive for potential tribal cultural resources. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter. As of the date of this report, responses have been received from the Iipay Nation of Santa Ysabel, the Pala Band of Mission Indians, and the Agua Caliente Band of Cahuilla Indians, and the San Luis Rey Band of Mission Indians. The Iipay Nation requested that a Kumeyaay monitor be present for all survey and ground-disturbing activities and the Pala Band and the Agua Caliente Band both indicated that the project is outside the limits of their Traditional Use Area (TUA). The San Luis Rey Band stated that they have intimate knowledge about many discoveries throughout the project area and tribal cultural resource sites located in close proximity to the project. As such, the San Luis Rey Band requested the presence of a Luiseño monitor during all survey and ground-disturbing activities and that all further correspondence be done in person. In addition, the City of Escondido conducted AB 52 consultation with the Native American representatives identified by the NAHC for this project. A copy of all Native American correspondence and AB 52 consultation can be found in Appendix D. A Luiseño Native American representative from Saving Sacred Sites was present during the duration of the field project.

4.2 Results of the Field Survey

The archaeological field survey of the 110-acre project resulted in the identification of two previously unrecorded archaeological sites (SDI-21,998 and SDI-21,999). The archaeological survey took place on November 3, 2016. The intensive pedestrian survey was directed by Principal Investigator Brian Smith and conducted by Field Director Clarence Hoff and field technicians Stephen Anderson and Kirstie McPeck with assistance from Banning Taylor, a Luiseño Native American representative from Saving Sacred Sites. The entire 110-acre APE was accessible for the intensive reconnaissance, which consisted of a series of parallel survey transects spaced at approximately five-meter intervals. During the pedestrian survey, the observation was made that the majority of the property had been generally cleared and disturbed for several years by the previous construction of the now defunct country club. The least amount of disturbance was noted along the periphery of the APE. Photographs were taken to document project conditions at the time of the survey (Plates 4.2-1 and 4.2-2).



Plate 4.2–1: Overview of the southern half of the project, facing west.



Plate 4.2–2: Overview of the northeast corner of the project, facing southwest.

The pedestrian survey indicated that the majority of the APE has been impacted at various times throughout the past due to the construction of the golf course, associated structures, and residential structures that surround the property. Given the history of the use of the property, it is likely that considerable impacts have occurred across the entire APE. This characterization of the property as surficially to severely disturbed is relevant to the consideration of cultural resources on the property, as the current status of the property appears to have affected the potential to discover any surface scatters of artifacts. When parcels are cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is lost. Whether or not any archaeological resources have ever existed on this parcel is not clear.

Despite the previous impacts to the property, two previously unidentified sites (SDI-21,998 and SDI-21,999) were located within the APE during the course of the current survey (Figure 4.2–1). Based upon the results of the survey and the lack of significance determinations for sites SDI-21,998 and SDI-21,999, significance testing was recommended for both sites. The results of the testing program are provided in Sections 4.3 and 4.4

4.3 Testing Results at Site SDI-21,998

4.3.1 Site Description

Site was identified during the present study as a series of five bedrock milling features (BMFs A through E) with a total of 19 milling slicks and no observed surface artifacts. The site is located on a relatively flat stretch of golf course in the north portion of the APE adjacent to the intersection of Golden Circle and David drives. Vegetation in the general area includes non-native grasses from the previous golf course development. Eleven STPs were placed around the milling features to determine the presence or absence of a subsurface site component, all of which were negative for cultural material. An overview of the site is provided in Plate 4.3–1 and a feature and site excavation location map is provided in Figure 4.3–1.

Figure 4.2-1
Cultural Resource Location Map
(Deleted for Public Review; Bound Separately)



Plate 4.3–1: Overview of Site SDI-21,998, facing east.

4.3.2 Surface Investigation

No surface artifacts were recovered during the course of the investigation of SDI-21,998; however, five bedrock milling features (BMFs A through E) were identified. All cultural elements were mapped using sub-meter GPS instruments and the milling features and general boundary for SDI-21,998 are illustrated on Figure 4.3–1. All milling surfaces were outlined with chalk, measured, and sketched (Plates 4.3–2 through 4.3–6 and Figures 4.3–2 through 4.3–6). The type and dimensions of the milling surfaces are provided in Table 4.3–1.

Figure 4.3-1
Excavation Location Map
Site SDI-21,998

(Deleted for Public Review; Bound Separately)



Plate 4.3-2: BMF A at Site SDI-21,998, facing west.



Plate 4.3-3: BMF B at Site SDI-21,998, facing south.

4.0-9

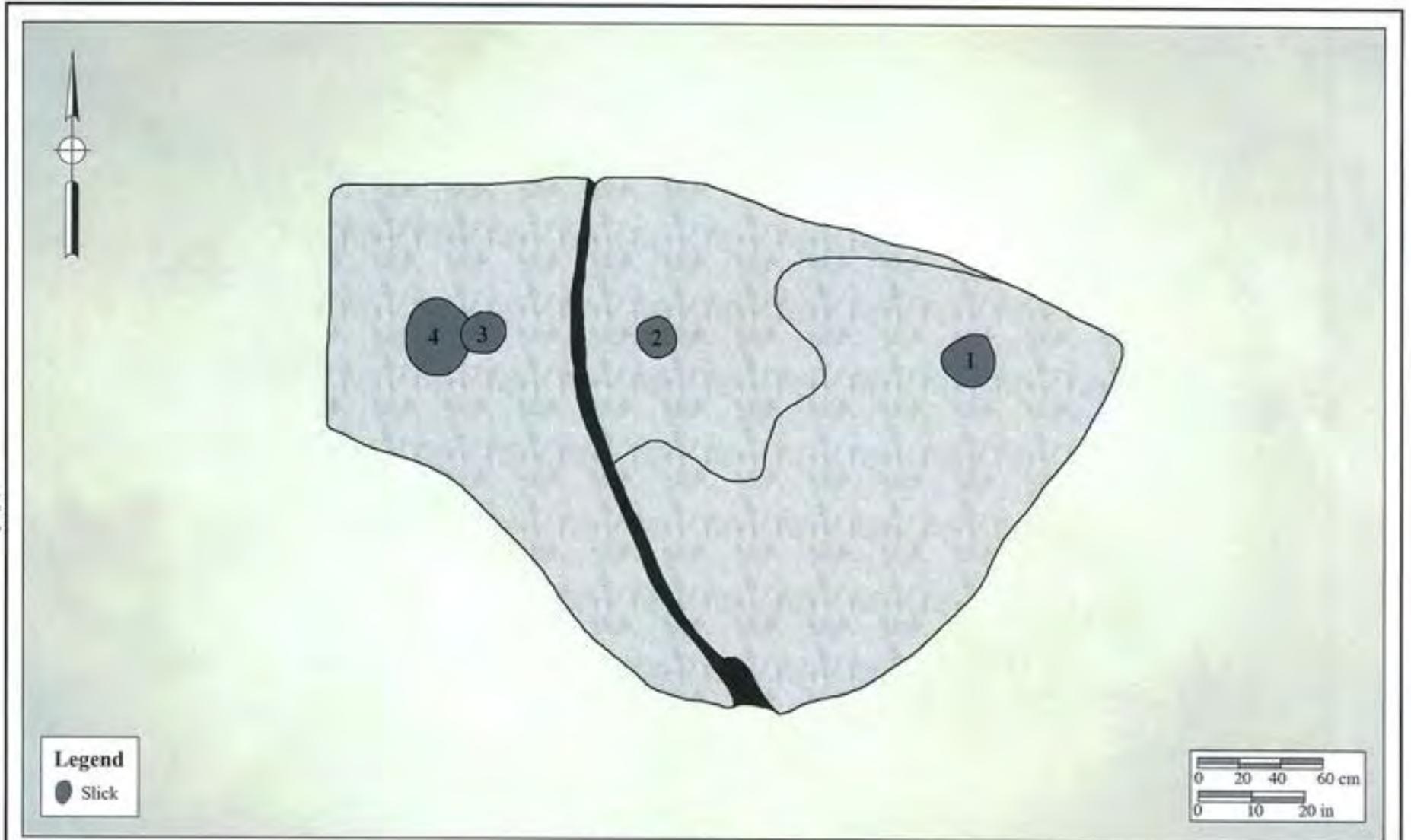
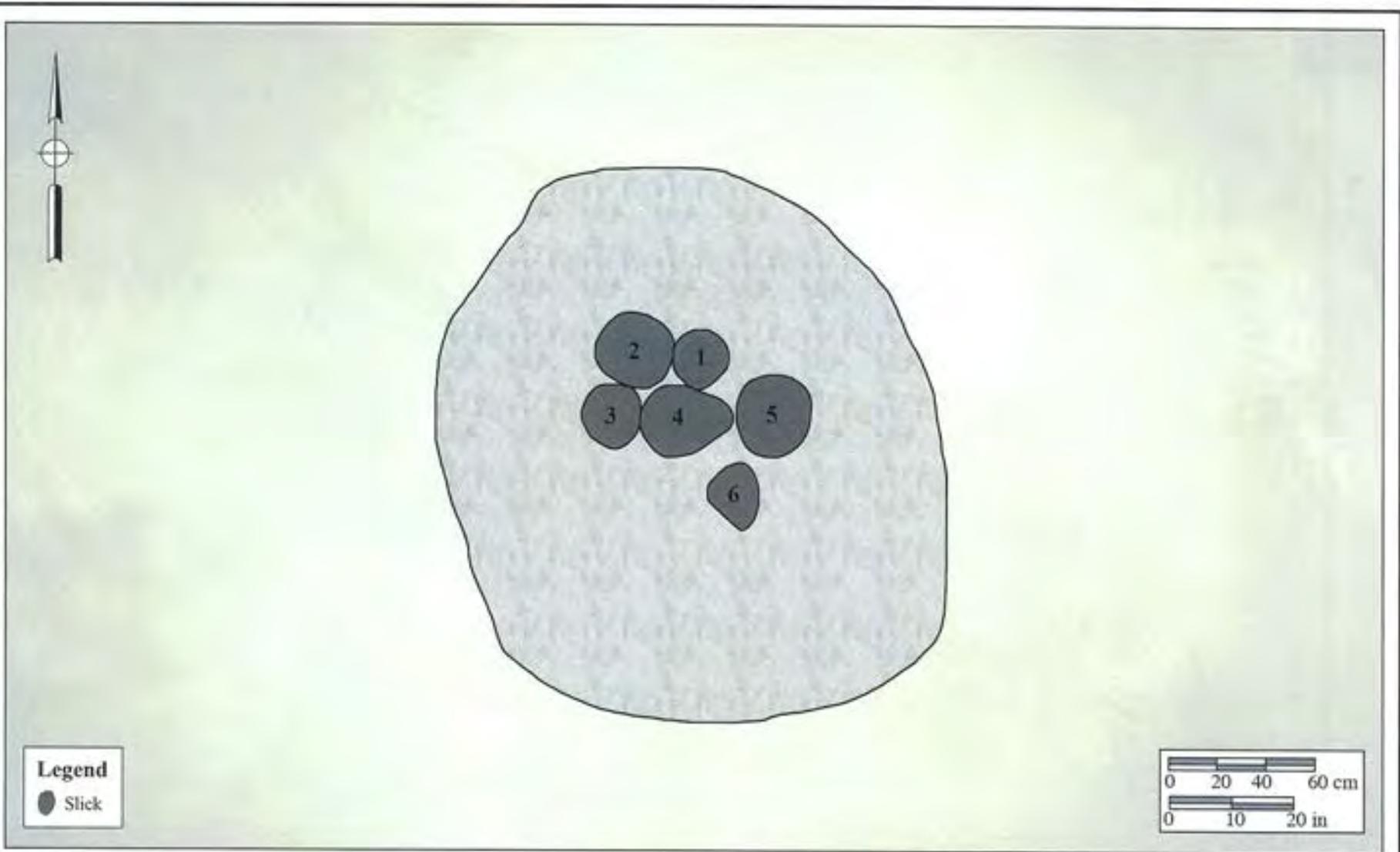


Figure 4.3-2
Bedrock Milling Feature A
Site SDI-21,998
The Escondido Country Club Project



4.0-10



Legend

● Slick

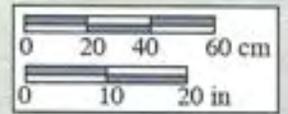


Figure 4.3-3
Bedrock Milling Feature B
Site SDI-21,998
The Escondido Country Club Project



Plate 4.3-4: BMF C at Site SDI-21,998, facing north.



Plate 4.3-5: BMF D at Site SDI-21,998, facing northwest.

4.0-12

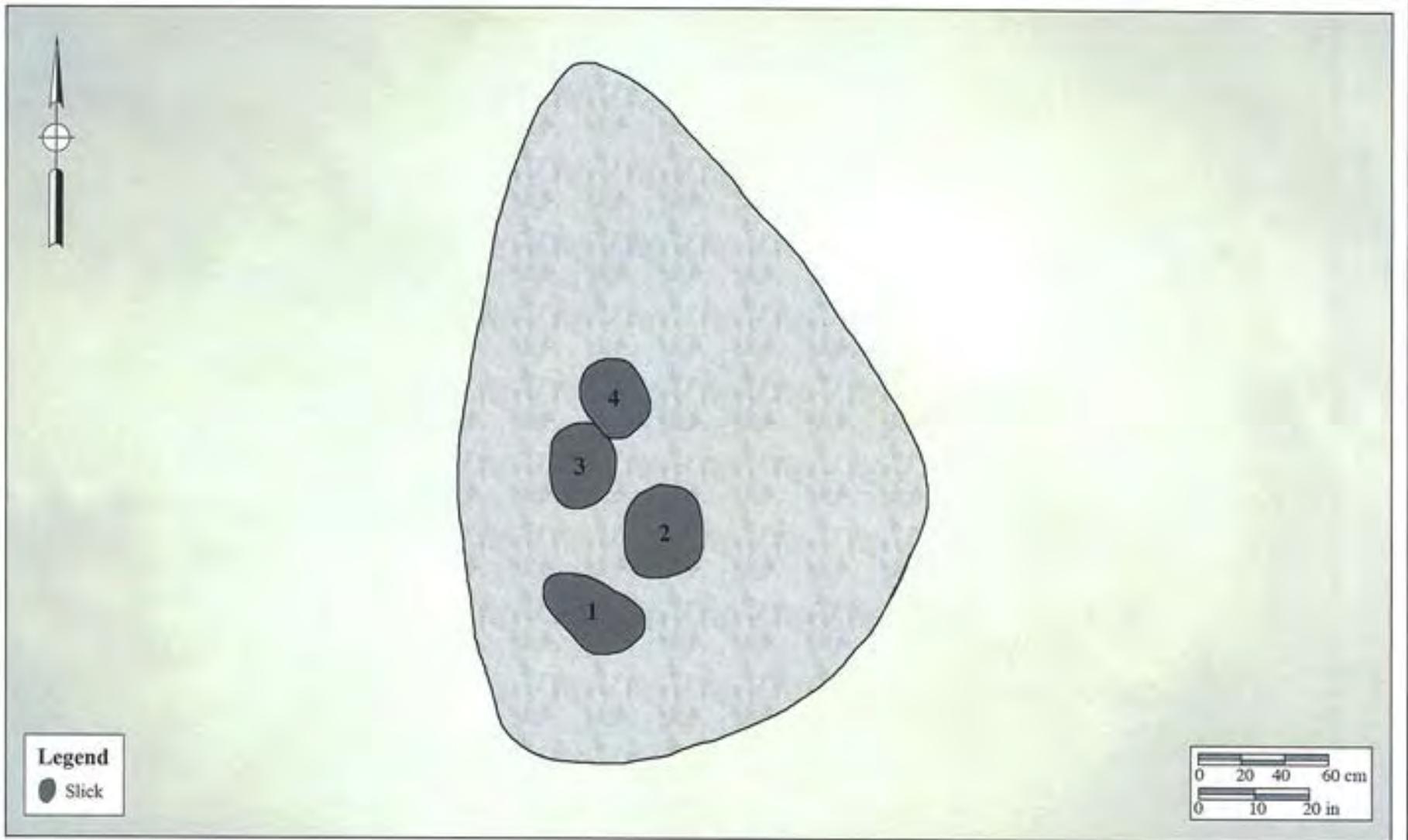
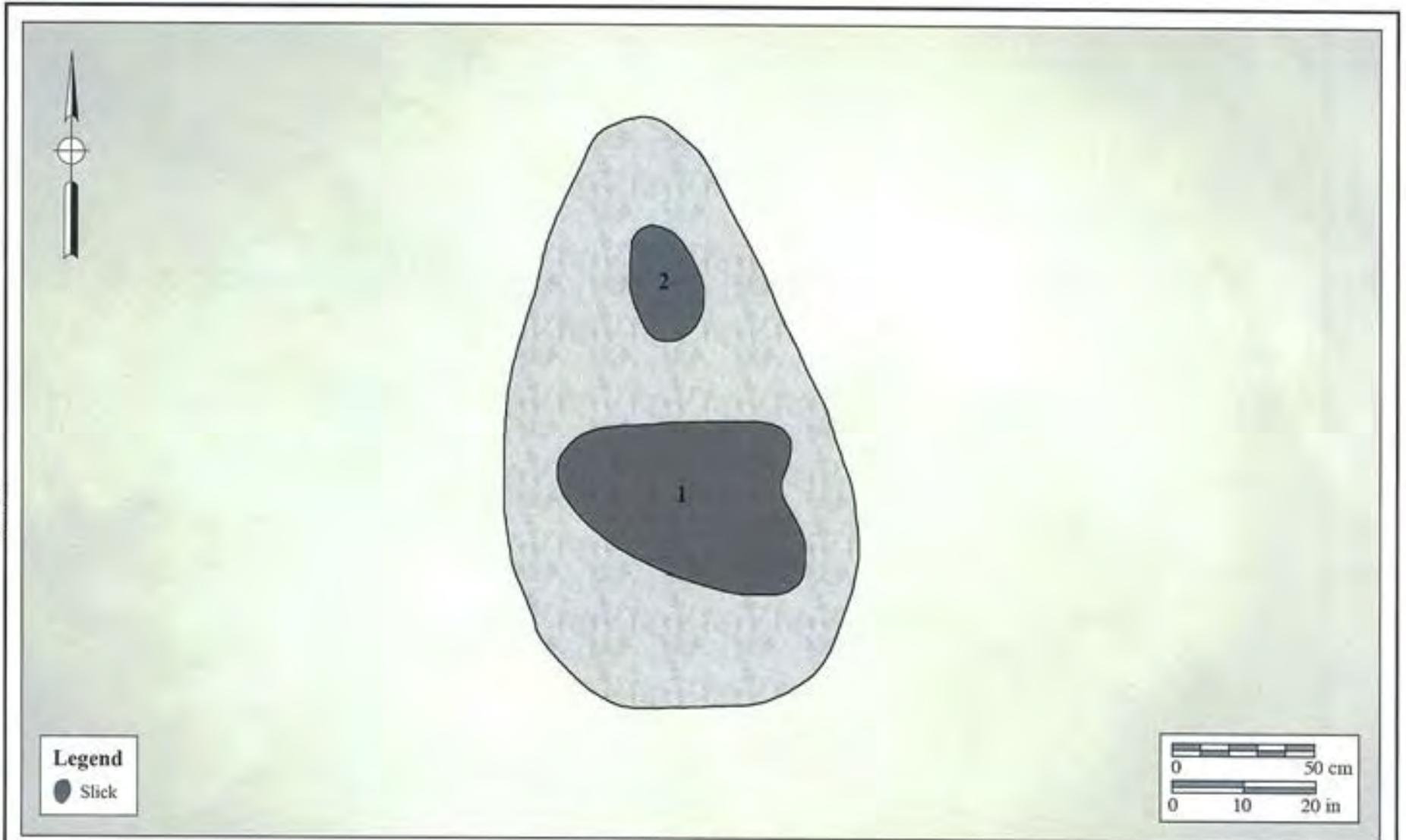


Figure 4.3-4
Bedrock Milling Feature C
Site SDI-21,998
The Escondido Country Club Project



4.0-13



Legend

● Slick

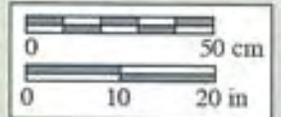


Figure 4.3-5
Bedrock Milling Feature D

Site SDI-21,998

The Escondido Country Club Project



Plate 4.3–6: BMF E at Site SDI-21,998, facing northeast.

4.0-15

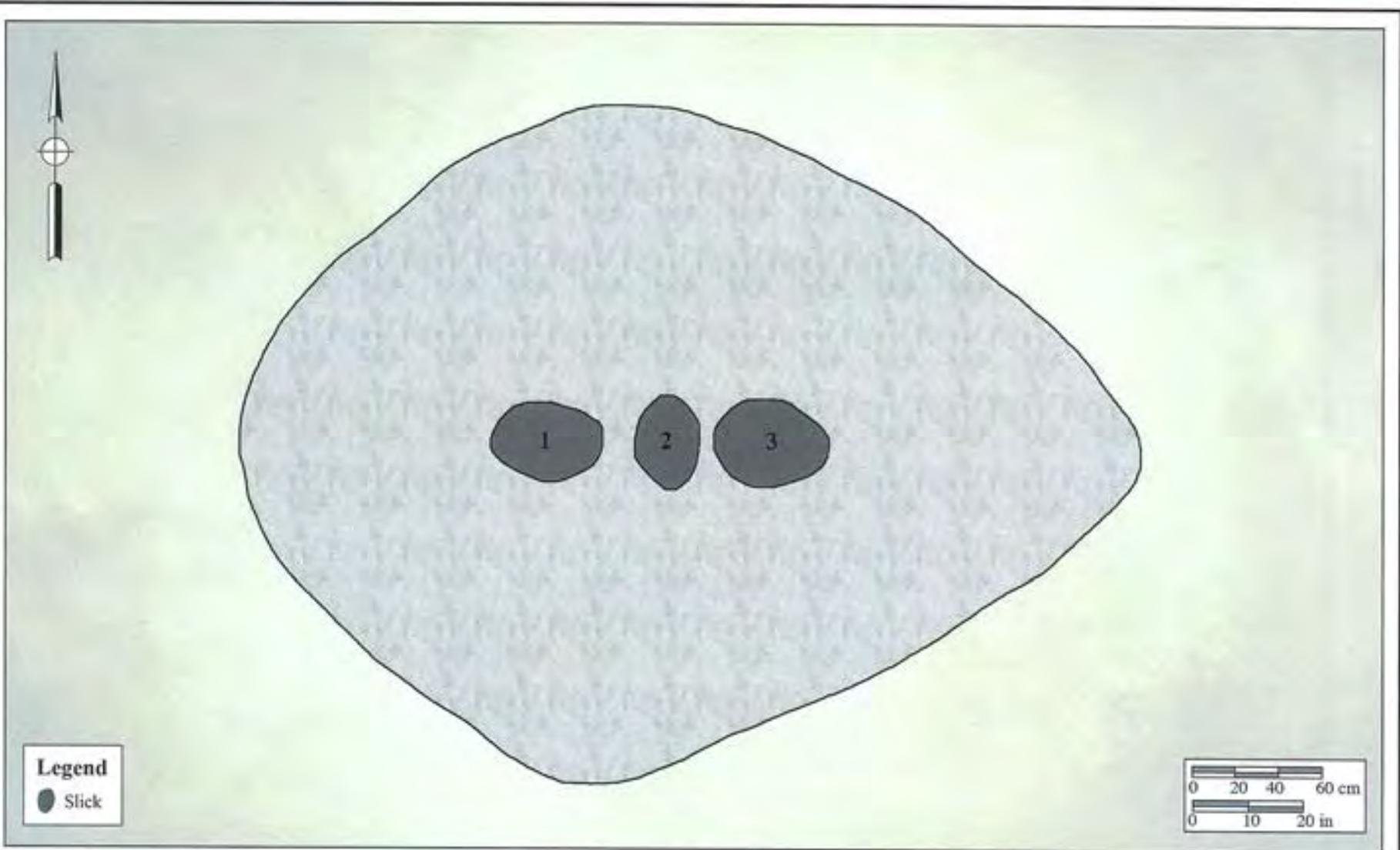


Figure 4.3-6
Bedrock Milling Feature E

Site SDI-21,998

The Escondido Country Club Project



Table 4.3-1
Bedrock Milling Feature Data
Site SDI-21,998

Feature	Milling Surface	Type	Dimensions (cm)		
			Length	Width	Depth
A	1	Slick	24.5	24.0	-
	2		23.0	21.0	2.0
	3		26.0	22.0	0.5
	4		33.0	25.0	-
B	1	Slick	26.0	24.0	-
	2		33.5	30.5	1.5
	3		25.0	24.0	-
	4		35.0	29.0	-
	5		32.0	30.0	-
	6		28.0	22.5	0.5
C	1	Slick	49.0	36.0	-
	2		42.0	47.0	-
	3		38.0	36.0	-
	4		39.0	38.0	-
D	1	Slick	73.5	55.0	-
	2		41.0	27.0	-
E	1	Slick	54.0	44.0	-
	2		31.5	45.5	0.8
	3		55.0	47.0	0.5

The recording and subsequent analysis of the bedrock milling features was based upon parameters partially defined by Adams (2002) and further refined by Stropes (2007). Traditionally, three basic types of elements on bedrock features have been considered. These milling element types include mortars, basins, and slicks, which may occur separately or together in any combination. The five bedrock milling features identified at the site contain 19 slicks. Milling features, unlike metates or portable mortars, provide a unique opportunity for the analyst because they are fixed in space. The presence of bedrock milling features is indicative of pre-contact subsistence activities on both the individual and group level, providing an anchor point for anthropological investigations into subsistence, social, and technological activities performed at or near a given site. The following section provides a brief analysis and discussion of milling elements by type and the implications of the present milling features for the pre-contact reconstruction of SDI-21,998.

Milling Slicks

To date, the milling slick has remained the most enigmatic of all bedrock milling elements. This is likely because of the lack of a large sample of slicks that can be studied as a group. Past studies have included only a small sample of slicks, and have thus failed to produce the amount of data required to develop a better understanding of slick technology. Slicks have been attributed to a wide range of behaviors including basin production, hide processing, clay proofing, fiber processing, and even human wear (created by sitting on a rock and performing other milling activities). However, an analysis of the bedrock milling slicks identified at SDI-21,998 shed some light on the mystery of the milling slick. When compared to flat metates, milling slicks on milling features are similar in use and form. It is simply the lack of a defined edge that creates problems for the analyst. If a basin metate is analogous to a basin element, then it is probable that the same is true for milling slicks and flat metates. Certainly, this is not the case for all milling slicks, but it is likely the case for most. For the milling slick specimens at SDI-21,998, the average length is 37 centimeters and the average width is 33 centimeters. This is nearly a 9:8 ratio for length to width. This measurement falls within the reasonable range of motion for the circular stroke performed during the milling process, suggesting that the slicks within the study area may have served in a similar fashion to the early stages of a basin metate.

4.3.3 Subsurface Excavation

Eleven STPs were placed in a radial pattern around the milling features (see Figure 4.3–1). All of the STPs were excavated to 30 centimeters. No prehistoric or historic artifacts were recovered and no culturally modified soil was observed (Table 4.3–2). The native soil across the site includes a loose brown (10YR 4/3) clayey loam ranging between zero and 30 centimeters in depth, which became more compacted in the lower levels. Since no artifacts were recovered and no culturally modified soil was observed, the results of the subsurface excavations indicate that there is no subsurface component to the site.

Table 4.3–2
Shovel Test Excavation Data
Site SDI-21,998

Shovel Test	Depth (cm)	Object Name	Material Type	Quantity/Weight	Cat. No.
1	0-10		No Recovery		
	10-20				
	20-30				
2	0-10		No Recovery		
	10-20				
	20-30				
3	0-10		No Recovery		

Shovel Test	Depth (cm)	Object Name	Material Type	Quantity/Weight	Cat. No.
	10-20				
	20-30				
4	0-10		No Recovery		
	10-20				
	20-30				
5	0-10		No Recovery		
	10-20				
	20-30				
6	0-10		No Recovery		
	10-20				
	20-30				
7	0-10		No Recovery		
	10-20				
	20-30				
8	0-10		No Recovery		
	10-20				
	20-30				
9	0-10		No Recovery		
	10-20				
	20-30				
10	0-10		No Recovery		
	10-20				
	20-30				
11	0-10		No Recovery		
	10-20				
	20-30				

4.3.4 Site Summary

Site SDI-21,998 is represented by five bedrock milling features with 19 slick elements. No artifacts were recovered as a result of the surface investigations or subsurface testing. Temporal assignment of the site to a specific time period is difficult considering the lack of temporally diagnostic artifacts or dateable materials. Given the lack of either surface or subsurface deposits, it is unlikely that further excavation would produce additional data that would allow such a determination. The site is unlikely to contribute important information to San Diego prehistory beyond the recordation of the milling features. Given that no artifacts were recovered from the surface or subsurface investigations, it is unlikely that a significant amount of additional artifacts is present. Testing and recording BMFs A through E have exhausted the site’s prehistoric research potential. A significance assessment of Site SDI-21,998 according to

the criteria listed in CEQA clarifies that the site does not qualify as a significant archaeological resource under any of the stated criteria.

4.4 Testing Results at Site SDI-21,999

4.4.1 Site Description

Site SDI-21,999 was identified during the current study as a single bedrock milling feature (BMF A) with one milling slick and no observed surface artifacts. The site is located on a relatively flat stretch of golf course in the north portion of the APE adjacent to a man-made water feature. Vegetation in the general area includes non-native grasses from the previous golf course development. Due to the constraints of the water feature, a single STP was placed near the milling feature to determine the presence or absence of a subsurface site component, which produced negative results. An overview of the site is provided in Plate 4.4–1 and a feature and site excavation location map is provided in Figure 4.4–1.



Plate 4.4–1: Overview of Site SDI-21,999, facing east.

Figure 4.4-1
Excavation Location Map
Site SDI-21,999

(Deleted for Public Review; Bound Separately)

4.4.2 Surface Investigation

No surface artifacts were recovered during the course of the investigation of SDI-21,999; however, the survey identified one bedrock milling feature (BMF A). For the milling slick specimen at SDI-21,999, the length is 20 centimeters and the width is 18 centimeters. This is a 10:9 ratio for length to width. This measurement falls within the reasonable range of motion for the circular stroke performed during the milling process, nearly identical to the slicks found at SDI-21,998. All cultural elements were mapped using sub-meter GPS instruments and the milling feature and general boundary for SDI-21,999 are illustrated on Figure 4.4-1. The milling surface was outlined with chalk, measured, and sketched (Plate 4.4-2 and Figure 4.4-2). The type and dimensions of the milling surface are provided in Table 4.4-1.



Plate 4.4-2: BMF A at Site SDI-21,999, facing south.

Table 4.4-1

Bedrock Milling Feature Data
Site SDI-21,999

Feature	Milling Surface	Type	Dimensions (cm)		
			Length	Width	Depth
A	1	Slick	20.0	18.0	-

4.0-22

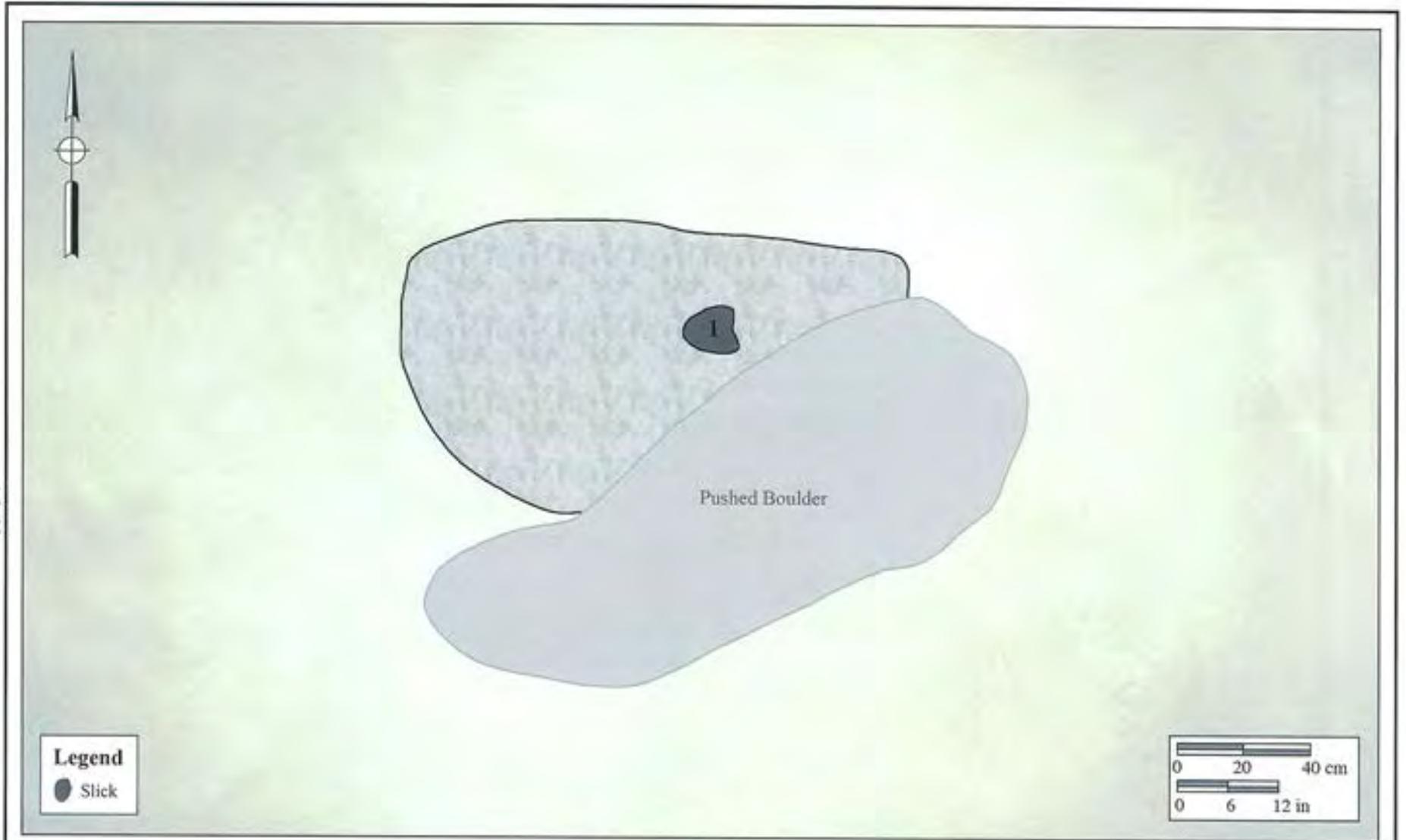


Figure 4.4-2
Bedrock Milling Feature A
Site SDI-21,999
The Escondido Country Club Project

The recording and subsequent analysis of the bedrock milling feature was based upon parameters partially defined by Adams (2002) and further refined by Stropes (2007). Traditionally, three basic types of elements on bedrock features have been considered. These milling element types include mortars, basins, and slicks, which may occur separately or together in any combination. One bedrock milling feature with a single slick was identified at the site. Milling features, unlike metates or portable mortars, provide a unique opportunity for the analyst because they are fixed in space. The presence of bedrock milling features is indicative of pre-contact subsistence activities on both the individual and group level, providing an anchor point for anthropological investigations into subsistence, social, and technological activities performed at or near a given site.

4.4.3 Subsurface Excavation

A single STP was placed near BMF A and excavated to 30 centimeters. No prehistoric or historic artifacts were recovered and no culturally modified soil was observed (Table 4.4–2). The native soil across the site includes a loose brown (10YR 4/3) clayey loam ranging between zero and 30 centimeters in depth, which became more compacted in the lower levels. Since no artifacts were recovered and no culturally modified soil was observed, the results of the subsurface excavations indicate that there is no subsurface component to the site.

Table 4.4–2
Shovel Test Excavation Data
Site SDI-21,999

Shovel Test	Depth (cm)	Object Name	Material Type	Quantity/Weight	Cat. No.
1	0-10	No Recovery			
	10-20				
	20-30				

4.4.4 Site Summary

Site SDI-21,999 is represented by a single bedrock milling feature with one milling slick element. No artifacts were recovered as a result of the surface investigations or subsurface testing. Temporal assignment of the site to a specific time period is difficult considering the lack of temporally diagnostic artifacts or dateable materials. Given the lack of either surface or subsurface deposits, it is unlikely that further excavation would produce additional data that would allow such a determination. The site is unlikely to contribute important information to San Diego prehistory beyond the recordation of the milling feature. Testing and recording BMF A has exhausted the site’s prehistoric research potential. A significance assessment of Site SDI-21,999 according to the criteria listed in CEQA clarifies that the site does not qualify as a significant archaeological resource under any of the stated criteria.

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

5.1 Resource Importance

The survey of land within the Escondido Country Club Project boundaries located two previously unrecorded cultural resources. Both sites (SDI-21,998 and SDI-21,999) were subjected to a focused study that included the mapping and recordation of all surface elements and the completion of subsurface tests to search for cultural deposits. No surface artifacts were identified; however, six bedrock milling features were recorded. Sites SDI-21,998 and SDI-21,999 were tested through the placement of 12 STPs, which did not record any subsurface deposits. Aside from the milling features recorded at SDI-21,998 and SDI-21,999, no prehistoric artifacts were identified. The prehistoric sites do not retain any additional research potential. Sites SDI-21,998 and SDI-21,999 are characterized as limited use resource processing locations that were likely disturbed during the construction of the golf course at the Escondido Country Club.

5.2 Impact Identification

Sites SDI-21,998 and SDI-21,999 will be affected by grading for the proposed housing development. However, based upon the results of the testing program, direct impacts to the cultural sites will not be significant because SDI-21,998 and SDI-21,999 have been evaluated as not significant under CEQA criteria.

6.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

6.1 Unavoidable Impacts

The proposed Escondido Country Club Project will directly impact portions of the project in order to develop 392 residential units across 110 acres, 43 of which will remain as open space. Bedrock milling feature sites SDI-21,998 and SDI-21,999 will be directly impacted as part of the grading of the project. Because these cultural resources have been evaluated as not significant according to criteria listed in CEQA, any impacts to sites SDI-21,998 and SDI-21,999 will not be significant.

6.2 Mitigable Impacts

The proposed development will impact sites SDI-21,998 and SDI-21,999; however, as these sites are evaluated as lacking any further research potential, impacts have been determined to be not significant. Site-specific mitigation measures to reduce adverse impacts to SDI-21,998 and SDI-21,999 will not be required as a condition of approval.

Although mitigation measures are not required, a Mitigation Monitoring and Reporting Program (MMRP) is recommended because grading will expose additional cultural sites that were buried by the original golf course construction. Monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program should include archaeological, paleontological, and Native American observers. The recommended MMRP should adhere to the requirements for such programs adopted by the City of Escondido.

MM-CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City of Escondido. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.
- 2) The qualified archaeologist and a Native American representative(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians, and the Kumeyaay Nation shall be invited to participate in the monitoring program.
- 3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting

- archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.
- 4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
 - 5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposal of the remains.
 - 6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
 - 7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
 - 8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

MM-CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project preconstruction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed

grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

- 1) A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending upon initial results (per direction of a qualified paleontologist).
- 2) In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of one hour to two days). All collected fossil remains shall be cleaned, sorted, cataloged and deposited in an appropriate scientific institution (such as the San Diego Natural History Museum) at the applicant's expense.
- 3) A report (with a map showing fossil site locations) summarizing the results, analyses, and conclusions of the above-described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

6.3 Significant Adverse Effects

The proposed development of the Escondido Country Club property will not represent significant adverse impacts to cultural resources.

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8.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Escondido Country Club Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by Field Director Clarence Hoff and field technicians Kirstie McPeck, Stephen Anderson, James Shrieve, Hilary Llamas, and Stephanie Balk. The survey and testing program were conducted with assistance from Banning Taylor and Shelley Nelson, Luiseño Native American representative from Saving Sacred Sites. The report text was prepared by Tracy A. Stropes, M.A., RPA and Brian F. Smith, M.A. Report graphics were provided by Kris Reinicke and technical editing and report production were conducted by Elena Goralogia. The SCIC at SDSU provided the archaeological records search information and the NAHC provided the SLF search results.

9.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Resource	Mitigation Measures	Design Considerations
SDI-21,998	None	None
SDI-21,999	None	None

APPENDIX A

Resumes of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator



Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (658) 679-8218 • Fax: (658) 679-9898 • E-Mail: bsmith@bfsaa-ca.com

Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1978

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator Brian F. Smith and Associates, Inc.	1977–Present Poway, California
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Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (Caltrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted,

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeze (2007), Bayside at The Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperlure (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloff Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—included project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnical borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

- 2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.
- 2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Every Subdivision Project, El Cajon, California.
- 2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).
- 2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.
- 2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.
- 2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.
- 2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.
- 2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.
- 2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.
- 2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).
- 2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.
- 2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.
- 2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.
- 2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

- 2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
- 2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
- 2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
- 2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
- 2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
- 2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
- 2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
- 2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
- 2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.
- 2012 Cultural Resources Report for Menifee Heights (Tract 32277).
- 2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
- 2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
- 2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
- 2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
- 2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.
- 2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
- 2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .
- 2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project.

- 2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.
- 2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.
- 2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.
- 2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.
- 2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.
- 2010 A Historical Evaluation of Structures on the Butterfield Trails Property.
- 2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).
- 2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.
- 2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project
- 2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.
- 2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.
- 2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.
- 2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.
- 2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.
- 2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.
- 2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.
- 2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

- 2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.
- 2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).
- 2004 TM 5325 ER #03-14-043 Cultural Resources.
- 2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.
- 2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.
- 2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.
- 2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

- 2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.
- 2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003–Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the Menifee Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

- 2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.
- 1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.
- 1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.
- 1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.
- 1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Tracy A. Stropes, MA, RPA

Senior Project Archaeologist

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Education

Master of Arts, Anthropology, San Diego State University, California	2007
Bachelor of Science, Anthropology, University of California, Riverside	2000

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America

Experience

Project Archaeologist **March 2009–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Project Management of all phases of archaeological investigations for local, state, and federal agencies, field supervision, lithic analysis, National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) site evaluations, and authoring/coauthoring of cultural resource management reports.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, MRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

**Project Archaeologist
Gallegos & Associates**

**September 1996–June 2006
Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

**Project Archaeologist
Macko Inc.**

**September 1993–September 1996
Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

**Archaeological Field Technician
Chambers Group Inc.**

**January 1993–September 1993
Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

**Archaeological Field Technician
John Minch and Associates**

**May 1992–September 1992
San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Reports/Papers

Principal Author

- 2012 A Class III Cultural Resources Study for the USGS Creepmeter Project; July 20, 2012; Tracy Stropes and Brian Smith.
- 2011 Results of the Mitigation Monitoring Program for the Mission Brewery Villas Project City of San Diego (Project No. 52078) / April 9, 2012 / Tracy A. Stropes.
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project; June 7, 2012; Tracy A. Stropes and Brian F. Smith.
- 2011 Mitigation Monitoring Report for the Sewer and Water Group 768 Project; April 10, 2012; Tracy A. Stropes and Brian F. Smith.
- 2010 A Phase I Cultural Resource Study for the Butterfield Residence Project, La Jolla, California / January 17, 2011 / Tracy A. Stropes and Brian F. Smith.
- 2010 A Cultural Resources Literature Review for the 11099 North Torrey Pines Road Project, San Diego, California; November 17, 2010; Tracy A. Stropes and Brian F. Smith.
- 2010 A Cultural Resource Monitoring Report for the Eichen Residence Project, San Diego, California, Project No. 191775 / August 17, 2011 / Tracy A. Stropes.

- 2010 Phase I Cultural Resources Survey for the San Jacinto Poultry Ranch Storage Building Project; November 11, 2010; Tracy Stropes and Brian Smith.
- 2010 Cultural Resource Monitoring Report for the Salvation Army Vehicle Storage Area Project; 1015 West 12th Street, City of San Diego; Project #217113; December 5, 2011, Tracy A. Stropes, Principal Investigator.
- 2010 Cultural Resource Monitoring Report for the Sunset Cliffs Trunk Sewer Project, City of San Diego, Project No. 178901, January 5, 2012, Tracy A. Stropes.
- 2010 Mitigation Monitoring Report for the Sewer Group 682 Project; April 16, 2012; Tracy A. Stropes and Brian F. Smith.
- 2010 A Phase III Cultural Resource Data Recovery Program for CA-SDI-16986, Hidden Meadows, San Diego County, California (TPM 20794) Tracy A. Stropes and Brian F. Smith.
- 2010 Research Design, Data Recovery Program, and Mitigation, Monitoring, and Reporting Program for 1900 Spindrift Drive La Jolla, California; APN 346-44-05; January 26, 2011; Tracy Stropes and Brian F. Smith.
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project La Jolla California, Project No. 214654; L64A-003A; APN 346-44-04; January 26, 2011; Tracy Stropes and Brian F. Smith.
- 2009 An Archaeological Assessment for the Rivera-Placentia Project, City of Riverside, California. Prepared for Riverside Construction Company.
- 2009 Cultural Resource Data Recovery Plan for the North Ocean Beach Gateway Project. Prepared for the City of San Diego and KTU+A.
- 2009 Cultural Resource Letter Report for the Borrego Substation Feasibility Study, Borrego Springs, California. Prepared for RBF Consulting.
- 2009 A Cultural Resource Study for the Gatto Residence Project, La Jolla, California. Prepared for Marengo Martin Architects Inc.
- 2008 Phase I Cultural Resource Survey for the 28220 Highridge Road Development Project, Rancho Palos Verdes, California. Prepared for REC Development.
- 2008 Wild Goose Expansion 3 Project Butte County, California Colusa County, California. Prepared for Niska Gas Storage LLC.
- 2008 Class III Cultural Resource Survey for the Burlington Northern Santa Fe Four Railway Bridge Renewal Project San Bernardino County, California. Prepared for BNSF Railway Company.
- 2008 I-80 Colfax Site Cultural Resource Records Search Report, Placer County California. Prepared for Granite Construction Company.
- 2008 I-80 Gold Run Site Cultural Resource Records Search Report, Placer County California. Prepared for Granite Construction Company.
- 2008 Cultural Resource Monitoring at 31431 Camino Capistrano, San Juan Capistrano California. Prepared for Herman Weissker, Inc.

- 2008 Cultural Resource Inventory for the Snow White Pumice Mine, Hinkley California. Prepared for U.S. Mining and Minerals Corporation.
- 2007 Nodule Industries of North Coastal San Diego: Change and Stasis in 10,000 Years of Lithic Technology. Masters Thesis on file, San Diego State University.
- 2007 Cultural Resource Inventory for Empire Homes (APN 104-180-04), Lake Forest, California. Prepared for Empire Homes.
- 2007 Phase I Archaeological Assessment for APN 104-200-09, Beumont, California. Prepared for Mary Chan.
- 2007 Cultural Resource Inventory for Empire Homes (APN 104-180-04), Lake Forest, California. Prepared for Empire Homes.
- 2006 Carlsbad Municipal Golf Course Data Recovery Program for CA-SDI-8694, and Indexing and Preservation Program Study for CA-SDI-8303 and CA-SDI-8797 Locus C, City of Carlsbad, CA. Prepared for City of Carlsbad.
- 2005 Grand Pacific Resorts Data Recovery and Index Sample Program for CA-SDI-8797, Area A, City of Carlsbad, CA. Prepared for Grand Pacific Resorts Inc.
- 2004 "Near the Harris Site Quarry" Cultural Resource Data Recovery and Preservation Program for CA-SDI-13028, San Diego County, California. Prepared for Harbrecht Development, L.P.
- 2004 Cultural Resource Survey and Boundary Test Report for the Lilac Ranch Project, San Diego County, California. Prepared for Empire Companies.
- 2003 Cultural Resource Data Recovery and Preservation Program for CA-SDI-12027, San Diego County, California. Prepared for Harbrecht Development Inc.
- 2002 Data Recovery Program for the Pacbell Site CA-SDI-5633, San Marcos, California. Prepared for Joseph Wong Design Associates.
- 2001 McCrink Ranch Cultural Resource Test Program Additional Information for Selected Sites, San Diego County, California. Prepared for Shapouri & Associates.
- 2001 The Quail Ridge Project Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning, Inc.
- 2000 Cultural Resource Survey and Evaluation for the North Sand Sheet Full Buildout Program, Owens Lake, California. Prepared for CH2MHill.
- 1995 Final Report: Archaeological Investigations Conducted for the Abalone Cove Dewatering Wells, City of Rancho Palos Verdes Los Angeles County, California. Prepared for the City of Rancho Palos Verdes, Environmental Services.
- 1995 Final Report: A Class III Intensive Survey of a 100-Acre Sand and Gravel Mining Area, Imperial County, California. Prepared for the Lilburn Corporation.
- 1994 Final Report: Data Recovery Excavations at Five Late Prehistoric Archaeological Sites Along the Los Trancos Access Road, Newport Coast Planned Community, Orange County, California. Prepared for the Coastal Community Builders, a division of The Irvine Company.

Contributing Author

- 2008 Lithic Analysis for Thirteen Sites Along the Transwestern Phoenix Expansion Project, Loops A and B. Prepared for Transwestern Pipeline Company, LLC.
- 2005 Cultural Resource Survey and Testing for the Star Ranch Property, San Diego, California.
- 2004 Cultural Resource Test Report for the Palomar Point Project: Site CA-SDI-16205, Carlsbad, California. Prepared for Lanikai Management Corp.
- 2004 Cultural Resource Survey and Test Report for the Canyon View Project, Carlsbad, California. Prepared for Shapouri & Associates.
- 2004 Cultural Resource Test Report for the Yamamoto Property: Site SDM-W-2046, Carlsbad, California. Prepared for Cunningham Consultants, Inc.
- 2004 Historical Resources Report for the Kuta and Mascari Properties, Otay Mesa, California. Prepared for Centex Homes.
- 2004 Cultural Resource Monitor and Test Report for the Encina Power Plant Project, Carlsbad, California. Prepared for Haley & Aldrich, Inc.
- 2004 Cultural Resource Test Report for Site CA-SDI-16788, Otay Mesa, California. Prepared for Otay Mesa Property, L.P.
- 2004 Cultural Resource Survey and Test Report for the Lonestar Project, Otay Mesa, San Diego County, California. Prepared for Otay Mesa Property, L.P.
- 2003 Cultural Resource Mitigation Program for the Torrey Ranch Site CA-SDI-5325, San Diego, California. Prepared for Garden Communities.
- 2003 Cultural Resource Survey and Test Report for the Johnson Canyon Parcel, Otay Mesa, San Diego County, California. Prepared for Otay Mesa Property, L.P.
- 2002 Cultural Resource Data Recovery Plan for the Shaw Project: Sites CA-SDI-13025 and CA-SDI-13067, San Diego County, California. Prepared for Shapouri & Associates.
- 2001 Archaeological Test Program for CA-SDI-14112 Mesa Norte Project, San Diego, California. Prepared for Hunsaker & Associates.
- 2001 The Vista-Oceanside Cultural Resource Survey and Test Program, Vista, California. Prepared for Shapouri & Associates.
- 2001 Cultural Resource Test Program for the Wilson Property, Carlsbad, California. Prepared for the City of Carlsbad.
- 2001 Cultural Resource Test Plan for the Oceanside-Escondido Project, County of San Diego, California. Prepared for Dudek & Associates.
- 2001 Cultural Resource Test Program for the Kramer Junction Expansion Project Adelanto, California. Prepared for AMEC.
- 2001 Cultural Resource Test Program for CA-SDI-12508 San Diego, California (LDR. No. 99-1331). Prepared for Garden Communities.

- 2000 Archaeological Testing of Prehistoric Sites CASDI-14115 and CA-SDI-14116 for The Mesa Grande Project, San Diego, California. Prepared for Solana Mesa Partners, LLC.
- 2000 Cultural Resource Survey and Test Report for the Wetmore Property, Otay Mesa, San Diego County, California. Prepared for Mr. Andy Campbell.
- 2000 The Torrey Ranch Cultural Resource Test Program, San Diego County, California. Prepared for Garden Communities.
- 2000 Cultural Resource Test Results for the Otay Mesa Generating Project. Prepared for the California Energy Commission and Otay Mesa Generating Company, LCC.
- 2000 The Eternal Hills Cultural Resource Survey and Test Program, City of Oceanside, California. Prepared for Eternal Hills Memorial Park.
- 2000 The Quail Ridge Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning Inc.
- 2000 Cultural Resource Testing Program for CA-SDI-5652/H and CA-SDI-9474H SR 78/Rancho Del Oro Interchange Project, Oceanside, California. Prepared for Tetrattech Inc.
- 2000 Cultural Resource Test Results for a Portion of CA-SDI-8654 (Kuebler Ranch) Otay Mesa, San Diego County, California. Prepared for Shapouri & Associates.
- 2000 Historical/Archaeological Monitoring and Data Recovery Program for Prehistoric Site CA-SDI-48, Locus C Naval Base Point Loma, San Diego, California. Prepared for Department of the Navy, Southwest Division.
- 2000 Cultural Resource Evaluation Report for the Palomar College Science Building Project San Marcos, California. Prepared for Parsons Engineering Science Inc.
- 1999 Cultural Resource Monitoring Report for the Village of Ystagua Water Main Break City of San Diego, California. Prepared for the City of San Diego Water Department.
- 1999 The Effect of Projectile Point Size on Atlatl Dart Efficiency in Lithic Technology Vol. 24, No 1 p (27-37).
- 1999 Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project, San Marcos, California. Prepared for City of San Marcos.
- 1999 5000 Years of Occupation: Cultural Resource Inventory and Assessment Program for the Carlsbad Municipal Golf Course Project City of Carlsbad, California. Prepared or Cotton/Beland/Associates, Inc.
- 1999 Silver Oaks Estates Cultural Resource Enhanced Survey and Test Report for a Portion of CA-SDI-7202 San Diego, California. Prepared for Helix Environmental Planning Inc.
- 1999 Historical Archaeological Test of a portion of CA-SDI-8303 for the Faraday Road Extension Carlsbad, California. Prepared for the City of Carlsbad.
- 1999 Cultural Resource Literature Review for the North Coast Transportation Study Arterial Streets Alternative San Diego County, California. Prepared for MLF/San Diego Association of Govt.

- 1998 Archaeological Test Report for a Portion of CA-SDI-9115/SDM-W-122 Carlsbad, California. Prepared for Industrial Developments International.
- 1998 Rainforest Ranch Cultural Resource Survey and Significance Test for Prehistoric Sites CA-SDI-14932, CA-SDI-14937, CA-SDI-14938, and CA-SDI-14946 County of San Diego, California. Prepared for Boys and Girls Club of Inland North County.
- 1998 Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project San Marcos, California.
- 1998 Final Report: Cultural Resource Survey Report for the Sterling Property, Carlsbad, California. Prepared for SPT Holdings LCC.
- 1996 Final Report: Archaeological Survey and Test for the Huber Property Carlsbad, California. Prepared for Gene Huber.
- 1996 Final Report: Results of Phase II Test Excavations and Phase III Data Recovery Excavations at Nine Archaeological Sites Within the Newport Coast Planned Community Phase III Entitlement Area, San Joaquin Hills, Orange County, California. Prepared for Coastal Community Builders, a division of The Irvine Company.
- 1995 Preliminary Report: Phase II Test Results From Nine Prehistoric Archaeological Sites Within The Proposed Upper Newport Bay Regional County Park. Prepared for EDAW, Inc.
- 1995 Final Report: A Phase II Test Excavation at CA-ORA-136, Block 800 City of Newport Beach, Orange County California. Prepared for the Irvine Apartment Communities, a division of The Irvine Company.

Presentations

- 2004 Guest Lecturer and Flintknapping Demonstration Mission San Luis Rey Band of Mission Indians Annual Inter-tribal Pow-Wow. Mark Mojado, Tribal Contact.
- 2003 Steep Edge Unifacial Tools of Otay Mesa: An Analysis of Edge Types from CA SDI-7215 SCA Southern California Data Sharing Meetings
- 2001 Identification of Late Period Behavior Patterns in Elfin Forest: Three Sites in Northern San Diego County.
- 2001 Society for California Archaeology Data Sharing Meetings, San Luis Obispo, California.
- 1996 Trans-Tehachapian Lithic Trade at the Canebreak/Sawtooth Transition. Thirteenth Annual Meeting, Society of California Archaeology, Bakersfield, California.
- 1994 Point Size and Atlatl Dart Efficiency. Twenty Fourth Annual Meeting, Great Basin Anthropological Conference, Elko, Nevada.
- 1994/96 Guest Lecturer and Flint Knapping Instruction - Archaeological Field Class Fall Semester ,Cypress College, Cypress, California. Paul Langenwalter/Henry C. Koerper, Directors.
- 1994/95 Annual Guest Lecturer - "Living History Days" at the Mission, Mission San Juan Capistrano, San Juan Capistrano, California.

APPENDIX B

Site Record Forms

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

**NAHC Sacred Lands File Search Results
and AB 52 Consultation**



Brian F. Smith & Associates

Archaeological/Biological/Historical/Paleontological/Air/Traffic/Noise Consulting

October 28, 2016

For: Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, California 95814

From: Kris Reinicke, M.S.
Brian F. Smith and Associates Inc.
14010 Poway Rd. Suite A
Poway, CA 92064

Re: Request for Sacred Lands File and Native American Contact List for the Escondido Country Club Project, Escondido, San Diego County, California.

I would like to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the following project: Escondido Country Club (Project No. 16-223). This project is a Phase I archaeological survey requested by the City of Escondido for the development of a 106.88 acre single family home, residential development on the old Escondido Country Club property, located at 1800 West Country Club Lane, Escondido, CA 92026. Specifically, the project is located in Township 12 south, Range 02 west, Sections 5 and 6, in the USGS *Valley Center* Quadrangle. A copy of the project map showing the project area and a 1 mile search radius buffer have been included for the processing of this request.

Sincerely,

Kris Reinicke, M.S.
Archaeologist/GIS Specialist
Billing: 14678 Ibex Court, San Diego, CA 92129
Phone: 858-484-0915
Email: kris@bfsa-ca.com

Attachments:

USGS 7.5 *Valley Center*, California, topographic maps with project area delineated.

Sacred Lands File Request Form

Sacred Lands File & Native American Contacts List Request
NATIVE AMERICAN HERITAGE COMMISSION
*915 Capitol Mall, RM 364 * Sacramento, CA 95814 * (916) 653-4082 *
(916) 657-5390 – Fax * nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: The Escondido Country Club Project

County: San Diego

USGS Quadrangle Name: *Valley Center*

Township: 12S Range: 02W Sections: 5 & 6

Company/Firm/Agency: Brian F. Smith & Associates Inc.

Contact Person: Kris Reinicke

Street Address: 14010 Poway Road, Suite A

City: Poway Zip: 92064

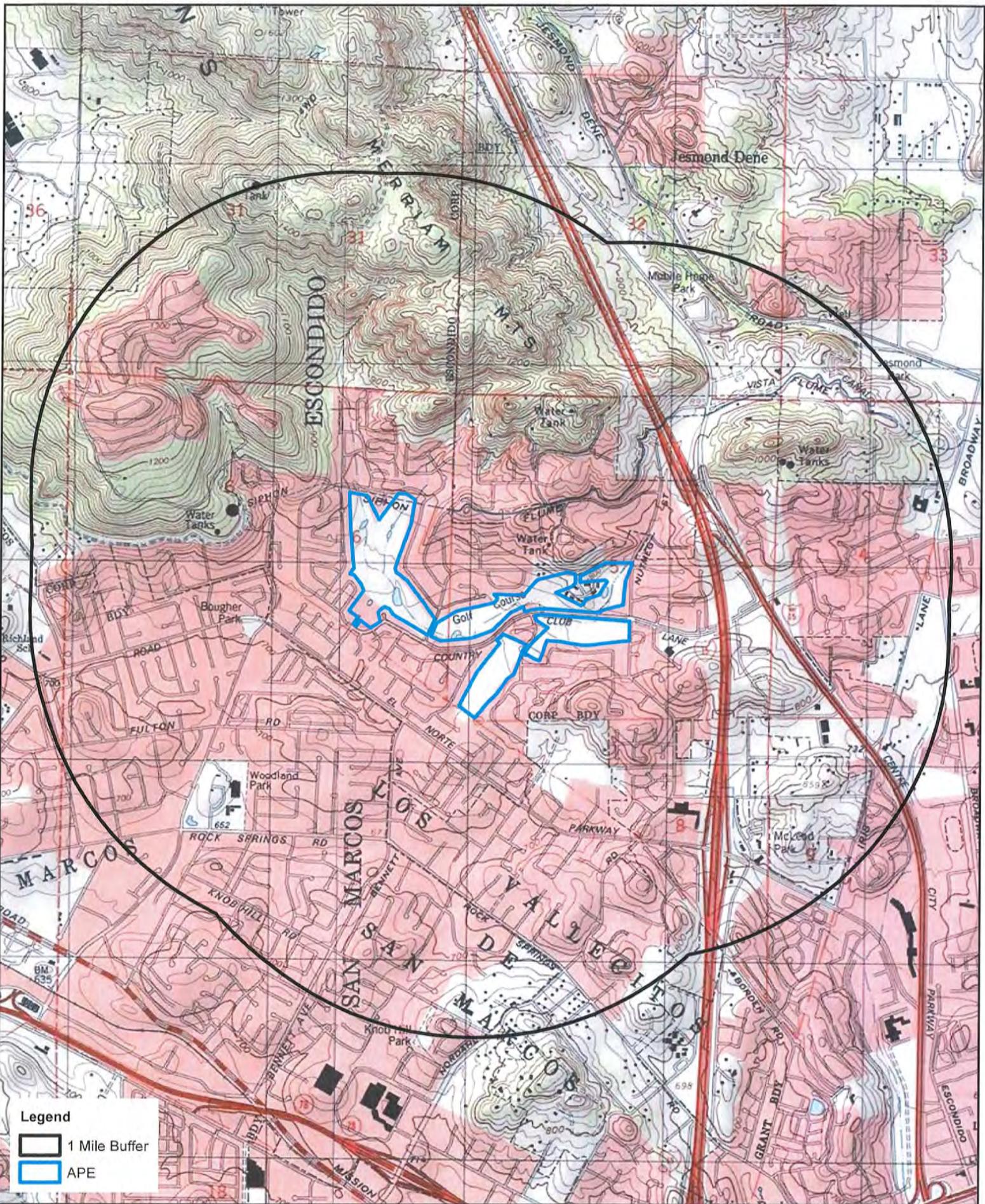
Phone: 858-484-0915

Fax: 858-679-9896

Email: kris@bfsa-ca.com

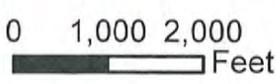
Project Description:

This records search is for my company's project: Escondido Country Club (Project No. 16-223). This project is a Phase I archaeological survey requested by the City of Escondido for the development of a 106.88 acre single family home, residential development on the old Escondido Country Club property, located at 1800 West Country Club Lane, Escondido, CA 92026. Specifically, the project is located in Township 12 south, Range 02 west, Sections 5 and 6, in the USGS *Valley Center* Quadrangle. A copy of the project map showing the project area and a 1 mile search radius buffer have been included for the processing of this request.



Legend

-  1 Mile Buffer
-  APE



The Escondido Country Club Project
USGS Valley Center Quadrangle (7.5-minute series)



NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
Fax (916) 373-5471



November 8, 2016

Kris Reinicke
Brian F. Smith & Associates, Inc.

Sent by E-mail: kris@bfsa-ca.com

RE: Proposed Escondido Country Club Project, City of Escondido; Valley Center USGS
Quadrangle, San Diego County, California

Dear Ms. Reinicke:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results however the area is sensitive for potential tribal cultural resources. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

**Native American Contact List
San Diego County
November 10, 2016**

Barona Band of Mission Indians
Clifford LaChappa, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
cloyd@barona-nsn.gov
(619) 443-6612

(619) 443-0681

Ewliaapaayp Band of Kumeyaay Indians
Robert Pinto Sr., Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
(619) 445-6315

(619) 445-9126 Fax

La Posta Band of Diegueño Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno/Kumeyaay
Boulevard , CA 91905
LP13boots@aol.com
(619) 478-2113
(619) 478-2125 Fax

Manzanita Band of Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard , CA 91905
(619) 766-4930

(619) 766-4957 Fax

San Pasqual Band of Diegueño Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center , CA 92082
allenl@sanpasqualtribe.org
(760) 749-3200

(760) 749-3876 Fax

Sycuan Band of the Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 92019
ssilva@sycuan-nsn.gov
(619) 445-2613

(619) 445-1927 Fax

Viejas Band of Mission Indians of the Viejas Reservation
Robert J. Welch, Jr., Chairperson
1 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 91901
jhagen@viejas-nsn.gov
(619) 445-3810

(619) 445-5337 Fax

Campo Band of Diegueño Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
rgoff@campo-nsn.gov
(619) 478-9046

(619) 478-5818 Fax

Jamul Indian Village of California
Erica Pinto, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
(619) 669-4785

(619) 669-4817

Mesa Grande Band of Diegueño Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel , CA 92070
mesagrandeband@msn.com
(760) 782-3818

(760) 782-9092 Fax

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person or agency of statutory responsibility as defined in Public Resources Code Sections 21080.3.1 Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Escondido Country Club Project; City of Escondido, San Diego County, California.

**Native American Contact List
San Diego County
November 10, 2016**

Pala Band of Mission Indians
Shasta Gaughen, PhD, THPO
PMB 50, 35008 Pala Temecula Rd. Luiseno
Pala , CA 92059 Cupeno
sgaughen@palatribe.com
(760) 891-3515

(760) 742-3189 Fax

Pauma Band of Luiseno Indians
Temet Aguilar, Chairperson
P.O. Box 369, Ext. 303 Luiseno
Pauma Valley , CA 92061
(760) 742-1289

(760) 742-3422 Fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno-Kwaaymii
Pine Valley , CA 91962 Kumeyaay
(619) 709-4207

Inaja Band of Diegueño Mission Indians
Rebecca Osuna, Chairman
2005 S. Escondido Blvd. Diegueno
Escondido , CA 92025
(760) 737-7628

(760) 747-8568 Fax

Rincon Band of Luiseño Indians
Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center , CA 92082
bomazzetti@aol.com
(760) 749-1051

(760) 749-5144

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive Luiseno
Vista , CA 92081
cjmojado@slrmissionindians.org
(760) 724-8505

(760) 724-2172 Fax

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive Cahuilla
Palm Springs , CA 92264
(760) 699-6800

(760) 699-6919 Fax

Pechanga Band of Luiseño Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
striplett@pechanga-nsn.gov
(951) 770-6000

(951) 695-1778 Fax

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76 Luiseno
Pauma Valley , CA 92061
(760) 742-3771

(760) 742-3779 Fax

Iipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
cjlinton73@aol.com
(760) 803-5694

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Escondido Country Club Project; City of Escondido, San Diego County, California.

**Native American Contact List
San Diego County
November 10, 2016**

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director, THPO
5401 Dinah Shore Drive Cahuilla
Palm Springs , CA 92264
ACBCI-THPO@aguacaliente.net
(760) 699-6907
(760) 567-3761 Cell
(760) 699-6924 Fax

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581 Cahuilla
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137
(951) 654-4198 Fax

Tipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
(760) 765-0845

(760) 765-0320 Fax

Ewiiaapaayp Band of Kumeyaay Indians
Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
michaelg@leaningrock.net
(619) 445-6315

(619) 445-9126 Fax

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Escondido Country Club Project; City of Escondido, San Diego County, California.



November 14, 2016

Allen E. Lawson
Chairperson
San Pasqual Band of Diegueño Mission Indians
P.O. Box 365
Valley Center, California 92082

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Lawson:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate Escondido Country Club Project area, the Native American Heritage Commission indicated that this area is sensitive for potential tribal cultural resources, and requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Escondido directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Bo Mazzetti
Chairperson
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, California 92082

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Mazzetti:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

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Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Carmen Lucas
Kwaaymii Laguna Band of Mission Indians
P.O. Box 775
Pine Valley, California 91962

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Ms. Lucas:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate Escondido Country Club Project area, the Native American Heritage Commission indicated that this area is sensitive for potential tribal cultural resources, and requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Escondido directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Clifford LaChappa
Chairperson
Barona Band of Mission Indians
1095 Barona Road
Lakeside, California 92040

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. LaChappa:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Clint Linton
Director of Cultural Resources
Iipay Nation of Santa Ysabel
P.O. Box 507
Santa Ysabel, California 92070

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Linton:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Cody J. Martinez
Chairperson
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, California 92019

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Martinez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Erica Pinto
Chairperson
Jamul Indian Village of California
P.O. Box 612
Jamul, California 91935

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Ms. Pinto:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Gwendolyn Parada
Chairperson
La Posta Band of Diegueño Mission Indians
8 Crestwood Road
Boulevard, California 91905

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Ms. Parada:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Jeff Grubbe
Chairperson
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, California 92264

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Grubbe:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Joseph Ontiveros
Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, California 92581

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Ontiveros:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Leroy J. Elliott
Chairperson
Manzanita Band of the Kumeyaay Nation
P.O. Box 1302
Boulevard, California 91905

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Elliott:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Mark Macarro
Chairperson
Pechanga Band of Luiseño Indians
P.O. Box 1477
Temecula, California 92593

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Macarro:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Michael Garcia
Vice Chairperson
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, California 91901

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Garcia:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Patricia Garcia-Plotkin
Director, Tribal Historic Preservation Officer
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, California 92264

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Ms. Garcia-Plotkin:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Ralph Goff
Chairperson
Campo Band of Diegueño Mission Indians
36190 Church Road, Suite 1
Campo, California 91906

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Goff:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Rebecca Osuna
Chairman
Inaja Band of Diegueño Mission Indians
2005 South Escondido Boulevard
Escondido, California 92025

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Ms. Osuna:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Robert J. Welch, Jr.
Chairperson
Viejas Band of Mission Indians of the Viejas Reservation
1 Viejas Grade Road
Alpine, California 91901

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Welch:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Robert Pinto, Sr.
Chairperson
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, California 91901

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Pinto:

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Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive
Vista, California 92081

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

To Whom It May Concern:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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November 14, 2016

Shasta Gaughen
Tribal Historic Preservation Officer
Pala Band of Mission Indians
35008 Pala Temecula Road, PMB 50
Pala, California 92059

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Ms. Gaughen:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

Although a records search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate Escondido Country Club Project area, the Native American Heritage Commission indicated that this area is sensitive for potential tribal cultural resources, and requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding any resources on or near the project, please contact Brian Smith or myself at (858) 484-0915, or contact the City of Escondido directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Temet Aguilar
Chairperson
Pauma Band of Luiseño Indians
P.O. Box 369
Pauma Valley, California 92061

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Aguilar:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

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Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Thomas Rodriguez
Chairperson
La Jolla Band of Luiseño Indians
22000 Highway 76
Pauma Valley, California 92061

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Rodriguez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

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Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Virgil Oyos
Chairperson
Mesa Grande Band of Diegueño Mission Indians
P.O. Box 270
Santa Ysabel, California 92070

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Oyos:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

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Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated



November 14, 2016

Virgil Perez
Chairperson
Iipay Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, California 92070

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club, San Diego County, California

Dear Mr. Perez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources on or near the Escondido Country Club Project. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project is in San Diego County, California, and proposes to develop the former Escondido Country Club into a 106.88-acre single-family residential housing development. The project area can be found at 1800 West Country Club Lane in the city of Escondido, California. Specifically, this project is located in Sections 5 and 6 of the USGS 7.5-minute *Valley Center, California* topographic quadrangle (Township 12 South, Range 02 West). Please find enclosed sections of the USGS *Valley Center* Quadrangle map on which the project is delineated.

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Sincerely,

Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

Attachment:

USGS 7.5-minute *Valley Center, California* topographic map with project area delineated

Tracy Stropes

From: cjlinton73@aol.com
Sent: Monday, November 14, 2016 1:03 PM
To: naconsult@bfsa-ca.com; tstropes@bfsa-ca.com
Subject: Re: Information regarding Native American cultural resources on or near the Escondido Country Club Project, Escondido

Hi Tracy,

For the attached consultation letter please accept this input: Have a Kumeyaay monitor for survey and all ground disturbing activities related to this project.

Thank you,

Clint

-----Original Message-----

From: Naconsult@bfsa-ca.com <naconsult@bfsa-ca.com>

To: Cjlinton73 <Cjlinton73@aol.com>

Sent: Mon, Nov 14, 2016 9:22 am

Subject: Information regarding Native American cultural resources on or near the Escondido Country Club Project, Escondido

Good morning,

Please see attached request for information regarding Native American cultural resources on or near the Escondido Country Club Project, San Diego County, California.

Should you have any questions or require further information from us, you may contact myself or Brian Smith at (858) 484-0915.

Sincerely,

Mr. Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

From: **THPO Consulting** ACBCI-THPO@aguacaliente.net
Subject: RE: Information regarding Native American cultural resources on or near the Escondido Country Club Project, Escondido
Date: November 14, 2016 at 3:06 PM
To: Naconsult@bfsa-ca.com naconsult@bfsa-ca.com



Greetings,

A records check of the ACBCI cultural registry revealed that this project is not located within the Tribe's Traditional Use Area (TUA). Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Katie Croft
Archaeologist
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264
760-699-6829 Office
760-413-6253 Cell
760-699-6924 Fax
kcroft@aguacaliente.net

From: Naconsult@bfsa-ca.com [mailto:naconsult@bfsa-ca.com]
Sent: Monday, November 14, 2016 9:26 AM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Subject: Information regarding Native American cultural resources on or near the Escondido Country Club Project, Escondido

Good morning,

Please see attached request for information regarding Native American cultural resources on or near the Escondido Country Club Project, San Diego County, California.

Should you have any questions or require further information from us, you may contact myself or Brian Smith at (858) 484-0915.

Sincerely,

Mr. Tracy A. Stropes, M.A., RPA
Senior Project Archaeologist
tstropes@bfsa-ca.com

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Tracy Stropes

From: THPO Consulting [ACBCI-THPO@aguacaliente.net]
Sent: Friday, November 18, 2016 11:03 AM
To: tstropes@bfsa-ca.com
Subject: Escondido Country Club

Good Morning, Mr. Stropes,

Thank you for including us in the consultation process for this project. However, a records check of the ACBCI cultural registry revealed that this project is not located within the Tribe's Traditional Use Area (TUA). Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Have a good day,

Victoria Harvey M.A., R.P.A.

Archaeological Monitoring Coordinator
Agua Caliente Band of Cahuilla Indians
760-699-6981 (Desk)
(760) 406-1909 (Cell)
vharvey@aguacaliente.net

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer

SAN LUIS REY BAND OF MISSION INDIANS

1889 Sunset Drive • Vista, California 92081

760-724-8505 • FAX 760-724-2172

www.slrmissionindians.org

November 29, 2016

Tracy Stopes
Senior Project Archaeologist
BFS
14010 Poway Rd., Ste. A
Poway, CA 92064

VIA ELECTRONIC MAIL
naconsult@bfsa-ca.com

**RE: SLR RESPONSE REGARDING THE PROPOSED ESCONDIDO
COUNTRY CLUB PROJECT IN THE COUNTY OF SAN DIEGO AND
ITS POTENTIAL IMPACTS TO TRIBAL CULTURAL RESOURCES**

Dear Mr. Stopes:

We, the San Luis Rey Band of Mission Indians ("Tribe") have received and reviewed your letter dated November 14, 2016 regarding the proposed development known as the Escondido Country Club Project in the County of San Diego, CA ("Project"). From your letter, we understand that the Project is located at within the general vicinity of the area depicted on the map provided in your letter ("Project Area"). We further understand from your letter that you are inquiring whether the Tribe possesses any information and/or concerns regarding tribal cultural resources and/or Sacred Lands in the Project Area.

As you are aware, we are a northern San Diego County Tribe whose traditional and culturally affiliated territory includes Camp Pendleton, the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as many unincorporated areas within northern San Diego County, such as the communities of Fallbrook, Bonsall and Valley Center. We are resolute in the preservation and protection of all tribal cultural resources within all these jurisdictions.

Our Tribe has intimate knowledge about the many discoveries made throughout the Project Area and is aware of tribal cultural resource sites within close proximity to the proposed Project. We strongly urge caution in assessing the land encompassing the Project for any development purposes, as well as incorporating the presence of a Luiseño Native American monitor during all ground disturbing activities (including but not limited to any and all boring activities) and cultural resource assessment surveys.

In regards to information our Tribe can provide BFS regarding these tribal cultural resources and sacred sites within the Project Area, we respectfully request that any further discussion be done in person. Please contact our Cultural Resource Manager Cami Mojado at

(760) 917-1736 or via email at cjmojado@slrmissionindians.org to arrange a mutually acceptable meeting date and time.

Furthermore, the Tribe requests that any and all cultural resource surveys completed in the Project Area and/or for the benefit of this Project be provided to the Tribe's Cultural Department at 1889 Sunset Drive, Vista, CA 92081 as your earliest convenience. If digital copies are available, please send them directly to cjmojado@slrmissionindians.org. If a cultural resource survey has not been completed as of today's date, then the Tribe respectfully requests that a Luiseño Native American monitor be present during any proposed survey of the Project properties.

We appreciate this opportunity to provide information and/or share our concerns regarding this Project. We thank you for your assistance in protecting our invaluable Luiseño tribal cultural resources.

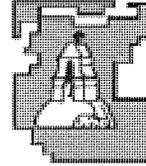
Sincerely,



Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

cc: Melvin Vernon, Tribal Captain
Carmen Mojado, Secretary of Government Relations

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

PALA THPO

December 1, 2016

Tracy A. Stropes, M.A., RPA
Brian F. Smith and Associates, Inc.
14010 Poway Rd, Suite A
Poway, CA 92064

Re: Escondido Country Club

Dear Mrs. Stropes:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). It is, however, situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we request as a courtesy to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates, reports of investigations, and/or any documentation that might be generated regarding previously reported or newly discovered sites. Further, if the project boundaries are modified to extend beyond the currently proposed limits, we do request updated information and the opportunity to respond to your changes.

Finally, we recommend that Approved Cultural Monitors be present on-site during all survey and all ground-disturbing activities. If you do not have access to an Approved Cultural Resource Monitor, contact us and we will work with you to identify appropriately trained individuals.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shasta C. Gaughen'. The signature is fluid and cursive.

Shasta C. Gaughen, Ph.D
Tribal Historic Preservation Officer
Pala Band of Mission Indians

SAN LUIS REY BAND OF MISSION INDIANS

1889 Sunset Drive • Vista, California 92081

760-724-8505 • FAX 760-724-2172

www.slrmissionindians.org

January 11, 2017

Kristin Blackson
Planning Consultant
Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025

VIA U.S. POST & E-MAIL
kblackson@escondido.org

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subds. (b), (d) and (e) for ENV 16-0010 and SUB 16-0009 in the City of Escondido

Dear Ms. Blackson:

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural resource for the above referenced project. The San Luis Rey Band of Mission Indians requested formal notice and information for all projects within your agency's geographical jurisdiction and received notification on January 5, 2017 regarding the above referenced project.

(Please note that your notice did not contain the name of the project; however, the attachments referred to "The Villages Specific Plan." If this is in fact the name of the project, please make reference to both the name of the project and the ENV number in all future correspondence.)

The San Luis Rey Band of Mission Indians requests consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a)):

- Alternatives to the project
- Recommended mitigation measures
- Significant effects of the project

The San Luis Rey Band of Mission Indians also requests consultation on the following discretionary topics checked below (Public Resources Code section 21080.3.2 (subd. (a)):

- Type of environmental review necessary
- Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural resources
- Significance of the project's impacts on tribal cultural resources
- Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:
 - (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;
 - (2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:
 - a. Protecting the cultural character and integrity of the resource;
 - b. Protection the traditional use of the resource; and
 - c. Protecting the confidentiality of the resource.
 - (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - (4) Protecting the resource.

Additionally, the San Luis Rey Band of Mission Indians requests to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that

- may have been provided by the Information Center as part of the records search response;
- If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

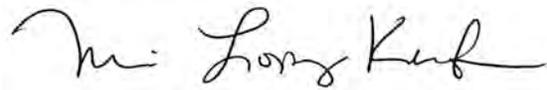
All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
 3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. The request form can be found at http://www.nahc.ca.gov/slf_request.html. USGS 7.5-minute quadrangle name, township, range, and section required for the search.
 4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
 5. Any geotechnical reports regarding all or part of the potential APE.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that “feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts.” *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The San Luis Rey Band of Mission Indians expects to begin consultation within 30 days of your receipt of this letter. Please contact the San Luis Rey Band of Mission Indians lead contact person identified in our previous request for notification.

Name: Cami Mojado
Title: Cultural Resources Manager
Address: 1889 Sunset Drive, Vista, CA 92081
Office Phone Number: 760-724-8505
Direct Cell Phone Number: 760-917-1736
Office Fax Number 760-724-2172
Email Address: cjmojado@slrmissionindians.org

Sincerely,

A handwritten signature in black ink, appearing to read "Merri Lopez-Keifer". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

Subject: Assembly Bill 52 Consultation; City Project Number: ENV 16-0010; SUB 16-0009
From: Vincent Whipple <vwhipple@RinconTribe.org>
Date: 2/10/17, 5:38 PM
To: Kristin Blackson <kblackson@escondido.org>

RE: Assembly Bill 52 Consultation; City Project Number: ENV 16-0010; SUB 16-0009

Ms. Kristin Blackson:

This message is sent on behalf of the Rincon Band of Luiseno Indians. We received your letter of January 5, 2017 on January 12, 2017 regarding the above named project and we are responding here accordingly. The identified location is within the Aboriginal Territory of the Luiseno people, and it is also within Rincon's historic area of cultural interest. Embedded in the Luiseno Territory are Rincon's history, culture, and identity.

The site location is in our Traditional Use Area, and we believe there is the potential for cultural findings, including inadvertent discoveries. Rincon recommends a Luiseno Tribal Monitor be present for all ground disturbing activities associated with the project. We also request that you send any information that may emerge regarding cultural resource for the project.

We thank you for the opportunity to comment and to protect and preserve our Luiseno cultural heritage.

Vincent Whipple
Cultural Resources Manager
Rincon Band of Luiseno Indians
760-297-2635

APPENDIX E

Confidential Maps

(Deleted for Public Review; Bound Separately)

HISTORIC STRUCTURE ASSESSMENT FOR 1800 WEST COUNTRY CLUB LANE

ESCONDIDO, CALIFORNIA

APNs 244-431-01, -03, and -04

Submitted to:

City of Escondido
201 North Broadway
Escondido, California 92025

Prepared for:

New Urban West, Inc.
1733 Ocean Avenue, Suite 350
Santa Monica, California 90401

Prepared by:

Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064


Brian F. Smith, M.A.
Consulting Historian


Jennifer R.K. Stropes, M.S., RPA
Historical Research Associate



February 2, 2017

Archaeological Database Information

Author(s): Brian F. Smith, M.A., Consulting Historian, and Jennifer R.K. Stropes, M.S., RPA, Historical Research Associate

Consulting Firm: Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

Report Date: February 2, 2017

Report Title: Historic Structure Assessment for 1800 West Country Club Lane, Escondido, California (APNs 244-431-01, -03, and -04)

Prepared for: New Urban West, Inc.
1733 Ocean Avenue, Suite 350
Santa , California 92123

Submitted to: City of Escondido
201 North Broadway
Escondido, California 92025

USGS Quadrangle: *Valley Center, California* (7.5 minute)

Study Area: 1800 West Country Club Lane

Key Words: USGS *Valley Center, California* topographic quadrangle; City of Escondido; Escondido Country Club; historic structure evaluation of the Club House and Craft Center buildings; evaluated as not historically significant; no mitigation or preservation required.

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Table 1 Title Records for 1800 West Country Club Drive7

I. EXECUTIVE SUMMARY

Stuck in the Rough, LLC is seeking to demolish a recreational structure (the Club House) and associated outbuildings located at 1800 West Country Club Lane in the city of Escondido. Because of concerns regarding the potential historic sensitivity of the structures, Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic evaluation of the Club House and associated outbuildings in order to determine if they are significant historic resources and whether or not the proposed demolition will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA).

The property at 1800 West Country Club Lane is located in the city of Escondido, San Diego County, California and is identified as Assessor's Parcel Numbers (APNs) 224-431-01, -03, and -04. The location of the property is further described as being in Township 12 South, Range 2 West within Section 5 of the USGS *Valley Center, California* topographic quadrangle. The legal description of the property is described as "Lots 1, 2, 3 ... of Golden Circle Unit No. 2, in the City of Escondido, County of San Diego, State of California, according to map thereof No. 5433, filed in the office of the county recorder of said San Diego County on July 29, 1964."

The existing Club House structure was built in 1964 along with the Craft Center located to the southwest, a pool house located to the northeast, and a swimming pool located at the rear of the Club House. In 1967, a detached carport was constructed along the north wall of the Craft Center. A year later, in 1968, an office and pro shop were built to the northeast of the Club House where the pool house once stood. In 1969, two tennis courts and another detached outbuilding were constructed to the northwest of the Club House. In 1996, the original detached carport was removed and replaced with a new attached carport, and in 1991, two storage sheds were added to the north façade of the Club House west wing.

Only the Club House and the Craft Center meet the minimum age threshold (50 years old) to be considered historic structures. BFSA evaluated the architectural and historical significance of the two historic buildings at 1800 West Country Club Lane in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. As a result of the current evaluation, City of Escondido Municipal Code and CEQA criteria indicate that the structures lack architectural and historical significance. This finding was based upon a lack of any historic association with important individuals, architects, or builders, and a lack of any architectural importance.

The proposed project will affect the entirety of all three parcels. Because no historical or architectural significance could be attributed to the structures at the state or local level, this project will not have an adverse impact on the built environment. The proposed action to demolish the structures at 1800 West Country Club Lane will not require any mitigation program or preservation measures.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the structures located at 1800 West Country Club Lane in the city of Escondido, California. The project proposes to demolish the existing Club House and all associated outbuildings. As part of the environmental review for the project, the City of Escondido required an evaluation of the existing structures to determine if they are historically important and to determine whether or not they should be listed as historic resources. Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the California Register of Historical Resources (CRHR) and the City of Escondido Local Register of Historic Places (City of Escondido Register) were used to measure the significance of the structures that will be affected by the proposed project.

Project Area

The resources evaluated in this study are entirely within APNs 224-431-01, -03, and -04. The property is located northeast of the intersection of West Country Club Lane and Golden Circle Drive in Escondido. The lot includes the Club House, the Craft Center, a pool house, and a swimming pool built in 1964, a detached carport built in 1967, an office and a pro shop built in 1968, tennis courts and a detached outbuilding built in 1969, the replacement of the carport with a new attached carport in 1996, and two storage sheds built in 1991.

Project Personnel

This evaluation was conducted by Jennifer Stropes and Brian Smith (Appendix D). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

Geographically, this general area is part of the coastal foothills physiographic unit. The area is geologically mapped as older Pleistocene alluvial river deposits (younger than 500,000 years) of moderately consolidated sediments composed of silty sand with gravel and clay (Tan and Kennedy 1999). Prehistorically, the Escondido area was occupied by Native Americans associated with Luiseño and Kumeyaay tribes. Escondido Creek and its associated streams have been sources of fresh water for humans in the Escondido area for thousands of years. The most important food source for prehistoric Native American groups in the area was the acorn and hunted animal species included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, and freshwater fish. The area was used for ranching and farming following the Spanish

occupation of the region. Native American cultures that have been identified in the general vicinity of the project consist of a possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone Horizons represented by the La Jolla Complex, and the Late Prehistoric Luiseño and Kumeyaay cultures.

Historical Overview

The subject property is located inside the Rincón Del Diablo land grant issued to Juan Bautista Alvarado by Mexican Governor Manuel Micheltoarena in 1843. Bautista Alvarado was a prominent man in Los Angeles and San Diego, holding office as a councilman in both cities during the 1830s. When Bautista Alvarado died in 1850, the rancho was sold to Oliver S. Witherby, a judge and member of California's first state legislature. Witherby farmed and raised cattle, and in the early 1860s, he began to mine the land for gold (Fark n.d.). In 1868, the judge sold the rancho to Edward McGearry and the three Wolfskill brothers. In 1886, 13 businessmen formed the Escondido Land & Town Company and bought the former Rincón del Diablo, subdividing the land to plant more vineyards and citrus groves (Fark n.d.). A railroad line was extended from the coastal city of Oceanside to Escondido in 1887 because the Escondido Land & Town Company needed to move the products from their agricultural endeavors. The company was influential in getting the town incorporated in 1888. The company drilled several wells to provide water for the surrounding farms and the new city. In 1887, the Escondido Irrigation District was formed to build the Lake Wohlford dam and reservoir. Later, the district was reorganized and named the Escondido Mutual Water Company (Moyer 1969).

The grape harvest in Escondido was historically plentiful and to celebrate, the city began to hold an annual Grape Day celebration, which first began on September 9, 1908. Visitors came from all over and stayed in the Escondido Hotel, centrally located on Grand Avenue, which was the main shopping street. In the 1950s, the city experienced a building boom. Highway 396 linked Escondido to San Diego, making the city a good choice for commuters. Around this time, many agriculture fields previously dedicated to citrus and grapes were developed into subdivisions to house workers in the defense industry. In 1960, the lemon packing house, previously famed to be the largest facility of its kind in the world, closed its doors. Citrus fields gave way to more subdivisions and some were converted into avocado crops (Fark n.d.). In the early 1960s, the property at 1800 West Country Club Lane was annexed by the City of Escondido (Mullenniex 2013). Today, Escondido can still be described as a commuter city. It has some fame because of the San Diego Zoo Safari Park, breweries, wineries, the auto mall, and the California Center for the Arts, Escondido, which was constructed in 1994.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this property were sought

with a view to not only fulfill the requirements of this report, but to identify any associated historical or architectural significance. Records located at the BFSAs research library, those of the San Diego Assessor/Recorder/County Clerk, and the Escondido History Center were consulted. Title records for the property were also obtained. Sanborn Fire Insurance maps were not available for the property. Appendix C contains maps of the property, including a general location map, historic and current USGS maps, the original subdivision map, and the current Assessor's parcel map (Figures 1 through 6).

History of the Property: Ownership and Development

In 1962, Morgan A. Stivers submitted plans to develop a retirement community on several hundred acres in northwest Escondido. During that time, Stivers and his brother, Howard, owned Stivers Brothers Company and worked as building contractors based in Long Beach (Long Beach City Directory 1962). The retirement community, which was named Golden Circle Valley, included the current project property (City of Escondido 2014) and was designed to include a nine-hole golf course, a community and recreation center (the Club House), open space, and related amenities.

Shortly after the City approved Stivers's application, he sold the property to Harold L. Curfew of Royart Corporation (Royart). Royart moved forward with the application and in 1963 (City of Escondido 2014), a building permit for the recreation center (Club House or Town Hall) was filed with the City of Escondido. The architect named on the building permit for the Club House is Robert E. Melvin of Escondido. Ground was broken on Golden Circle Valley in June of 1963 (*Independent Press-Telegram* 1963). In addition to developing the parcels containing the Club House, Royart also subdivided three housing tracts to the northwest and east of the retirement community, including Golden Circle Unit No. 2, the Golden Circle Annex, and Escondido Tract No. 103 (City of Escondido 2014).

The Club House structure, a swimming pool, and a pool house were all completed at 1800 Golden Circle Drive (later renamed Country Club Lane) in 1964 (Plate 1). The Club House and the pool house were both built by Royart and the swimming pool was designed by engineer Robert L. Jones and built by Patio Pools of California. Later that year, a community hall structure referred to as the Craft Center (*Los Angeles Times* 1964a) was built at the southwest corner of the property and an outdoor bandstand was constructed just west of the pool. An aerial photograph of Golden Circle Valley circa 1962 is provided in Plate 2.

When constructed, the Club House contained men's and women's club rooms, a 200- (Caine 1964) to 300-seat auditorium (*Los Angeles Times* 1964b) "with stage and dressing rooms, a buffet dining room and kitchen for members' use and a lounge" (*Los Angeles Times* 1964b), and "a spacious and impressive main lobby" (Caine 1964). The Craft Center building contained "facilities for art, ceramics, woodshop, sewing, weaving, photography and lapidary work." A shuffleboard court was located at the northwest corner of the property (*Los Angeles Times* 1964b).

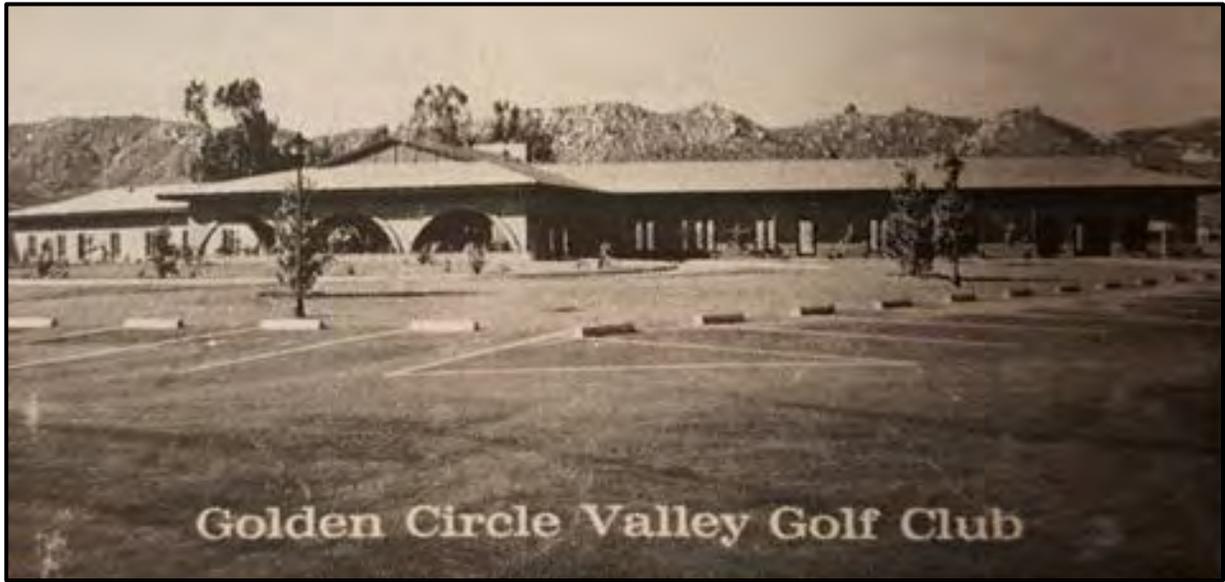


Plate 1: Photograph of the Club House circa 1964.
(Photograph courtesy of Bradley and Henderson 1992)



Plate 2: Aerial photograph of Golden Circle Valley circa 1964.
(Photograph courtesy of the Escondido History Center)

In 1966, Prudential Savings and Loan Association (Prudential) acquired the property from Royart after they went bankrupt, which included the already completed Club House, Craft Center, golf course, and all unsold lots in the previously subdivided housing tracts. After being acquired by Prudential, Golden Circle Valley was further expanded to include nine additional holes on the golf course and two additional single-family subdivisions (Escondido Tract No. 149 and Escondido Tract No. 180) (City of Escondido 2014).

In 1967, Prudential filed building permits to construct a detached carport immediately north of the Craft Center and an office and pro shop to the northeast of the Club House. The architect for the office and pro shop listed on the building permit is LeRoy Cluff Major. The carport was completed in 1967 and the office and pro shop were completed in 1968. Prior to its construction, the pro shop was operated out of a trailer located near the intersection of Country Club Lane and La Brea Street. When the nine additional holes were added to the golf course and the tees were renumbered, the portable pro shop was moved northeast of the Club House where the permanent pro shop was eventually constructed (Bradley and Henderson 1992).

By 1968, the name of the country club had been changed from Golden Circle Valley to Escondido Country Club (*San Antonio Express* 1968). In 1971, Prudential transferred all of its holdings to Unger Pacific, who developed Escondido Tract No. 149 (Encanto del Sol subdivision). Unger Pacific also went bankrupt, transferring all of the same holdings back to Prudential in August of 1973 via a trustee's deed. In August of 1973, after receiving the land back from Unger Pacific, Prudential sold the parcels containing the Club House and the Craft Center to Escondido Golf and Land Company, which was run by club members Volney Bell and Fred Sherman (Bradley and Henderson 1992). Bell and Sherman ran the club until 1977 when they leased the property to California Golf and Tennis.

Membership began to decline in the early 1980s. The cost of maintenance combined with a "slumping housing market and the cost of recent improvements in the clubhouse and golf course" caused the country club to start losing profits (Condon 1982). Eventually, Escondido Golf and Land Company sold the property to David G. Price, the President of American Gold Corporation (Bradley and Henderson 1992), in 1985. Under Price's ownership, two storage sheds were added to the north façade of the Club House west wing in 1991. Two years later, Price sold the property to the National Golf Operating Partnership (NGOP), who removed the original carport north of the Craft Center and replaced it with a new structure in 1996.

In April of 2007, La Jolla Development Group, LLC purchased the property from American Golf (Eakins 2007), the primary tenant of the NGOP. In June of 2007, the property was sold to Escondido Country Club, LLC. During that year, a pergola was added to the rear of the Club House between the east wing and the pro shop.

In 2012, Stuck in the Rough, LLC purchased the property from Escondido Country Club, LLC with plans to develop the land with additional residential units; however, development was never approved. Due to financial hardship, the Escondido Country Club closed in April of 2013 (Garrick 2013). In 2014, 79 dead trees located on the country club property and the golf course

were removed due to lack of watering. The windows and doors of the Club House, the Craft Center, the office, and the pro shop were boarded shut around this time.

Table 1
Title Records for 1800 West Country Club Drive

Seller	Buyer	Year
Morgan A. Stivers	Royart Corporation	1963
Royart Corporation	Prudential Savings and Loan Association	1966
Prudential Savings and Loan Association	Unger Pacific	1971
Unger Pacific	Prudential Savings and Loan Association	1973
Prudential Savings and Loan Association	Escondido Golf and Land Company	1973
Escondido Golf and Land Company	Price, David G.	1985
Price, David G.	Price, David G. Trust	1988
Price Trust	National Golf Operating Partnership	1993
Owner Name Unavailable	Escondido County Club, LLC	2007
Fidelity National Title Company	Stuck in the Rough, LLC	2012

Field Survey

BFSA conducted a field assessment on January 1, 2017. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

Historic buildings identified within the 1800 West Country Club Lane property consist of the Club House and the Craft Center. Although the office, pro shop, and carport are also located on the property, these do not meet the minimum age threshold (50 years old) to be considered historic resources since the office and pro shop was constructed in 1968 and the carport was

rebuilt in 1996. Because only the Club House and the Craft Center buildings meet the age threshold to be considered historic, descriptions of both structures are provided below.

The Club House

Historic research revealed that the Club House structure located at 1800 West Country Club Lane was constructed in 1964 as the community/recreation center for the Golden Circle Valley Subdivision (City of Escondido 2014). Also called the “Town Hall” in early advertisements, the Club House building was designed by architect Robert E. Melvin, for which he received the 1964 United Masonry Association of San Diego award (*San Diego Union* 1964). The Club House was designed as a Modern Contemporary-style structure with Spanish Revival influences. Characteristics of the Modern Contemporary style seen in the Club House include: a low-pitched roof with widely overhanging eaves; exposed roof beams; trapezoidal windows in the gable end of the north façade; natural building materials such as wood and brick; an obscured entry door (McAlester 2013); angular massing; horizontal orientation; and distinctive arched forms (City of San Diego 2007). Characteristics of the Spanish Revival style seen in the Club House include the arches found on the south façade and the combined hipped and gabled roof.

The Club House building is symmetrical, horizontally massed, and constructed of concrete brick that has been painted off-white. The front (south) façade of the Club House (Plate 3) consists of a large porte cochère in the center, access to which is gained through a circular driveway that passes under two large drive-through arches on the east and west façades. A smaller pedestrian archway is located on the east and west façades of the porte cochère between the drive-through archway and the south façade of the Club House building (Plate 4). The main entrance to the Club House is located beneath the roof of the porte cochère. There are two separate double-door entryways on either side of a central brick façade. Both doors are metal-framed glass doors with three floor-to-ceiling windows stretching toward the wall in the center (see Plate 4).

Decorative exposed roof beams and recessed lighting are present on the ceiling of the porte cochère. Its south façade exhibits three decorative arches positioned symmetrically under a Dutch gable (gablet/gable-on-hip) roof. Horizontal stickwork is present in the pediment of the gable. A brick landscaping wall, which stands approximately six courses high, is located immediately south of the porte cochère inside the circular driveway. No permits exist for the construction of the wall; however, aerial photographs indicate that the wall was added between 1964 and 1967. Two side Dutch gable wings extend to the east and west of the central portion of the Club House building, the south façades of which exhibit metal-framed casement windows and metal-framed glass doors, most of which have been boarded up. The same horizontal stickwork present in the gable on the south façade (see Plate 3) is replicated on the east and west gables (Plate 5). No windows or doors are present on the east façade of the building; however the west façade possesses a row of casement windows (Plate 6).



Plate 3
View of the Front (South) Façade of the Club House
1800 West Country Club Lane



Plate 4

**View of the Interior of the Porte Cochère
on the South Façade of the Club House**

1800 West Country Club Lane





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Plate 5
View of the East Façade of the Club House Showing the Dutch Gable Roof
1800 West Country Club Lane



Plate 6

**View of the Southwest Façade of the Club House
Showing the Row of Casement Windows to the Left**

1800 West Country Club Lane



The north façade of the Club House exhibits a front-gabled roof with exposed roof beams and large, square, floor-to-ceiling windows on the first story with trapezoidal windows in the gable (Plate 7). The west wing of the north façade exhibits two storage sheds that were added to the building in 1991 (Plate 8). The storage sheds occupy approximately 875 square feet and are both clad in vertical wood siding. The sheds are separated by an entryway that allows access to both facilities from a central point. The roof of the eastern storage structure is of a slightly pitched shed style, while the western storage shed possesses a flat roof. The north façade of the east wing matches the south façade of the east and west wings, with no elements other than glass doors and casement windows present (Plate 9).

Nearly all of the doors and windows along the north façade have been boarded up, the glass broken, or both. The swimming pool, tennis courts, and pergola are all located north of the Club House building. Only the swimming pool is original. The tennis courts were added in 1967 and the pergola was added in 2007.

The Craft Center

The Craft Center was constructed in 1964 and consists of an “L”-shaped, Modern Contemporary-style building with Spanish Revival influences. Characteristics of the Modern Contemporary style seen in the Craft Center include: a low-pitched roof with widely overhanging eaves; natural building materials such as wood and brick (McAlester 2013); angular massing; and horizontal orientation (City of San Diego 2007). Characteristics of the Spanish Revival architectural style include the hipped roof and the single-story covered porch with columns reminiscent of Spanish Colonial residences.

Although the building does not appear on early 1964 aerial photographs, it is present in photographs from mid-1964 when the facility opened. No building permit exists for the Craft Center; however, it was constructed using many of the same materials and in a similar design as that of the Club House. The structure is side-gabled with a Dutch gable roof. It exhibits stickwork like that of the Club House and is constructed of the same painted, off-white concrete brick. The Craft Center, however, does not exhibit any arched forms like the Club House, and instead possesses concrete brick columns under the full-length front porch along the north and east façades facing the parking lot (Plate 10). The northern portion of the Craft Center consists of the 1996 carport addition, which is differentiated from the rest of the building by two large bay door openings on either side of a row of false columns. The roofline of the Craft Center is also slightly offset at the gable where the Craft Center and the carport meet (see Plate 10).



Plate 7
View of the Central Portion of the North Façade of the Club House
1800 West Country Club Lane



Plate 8
View of the 1991 Storage Shed Addition
on the North Façade of the Club House West Wing
1800 West Country Club Lane



Plate 9
View of the North Façade of the Club House East Wing
1800 West Country Club Lane



Plate 10
View of the East Façade of the Craft Center
Showing the 1996 Carport Addition on the Right

1800 West Country Club Lane

The Craft Center possesses the same overhanging eaves with recessed lighting as the Club House; however, the windows and doors on the Craft Center are of lower quality aluminum framing. Although most of the windows and doors have been boarded up, the frames of some of the aluminum-framed slider windows are visible under the boards. The windows on the south and west façades (Plates 11 and 12) and one window on the north façade of the east wing (Plate 13) are not boarded up, but are protected with wrought iron window grilles. The door frames on the north and east façades appear to have housed commercial-style, swing-out, glass doors. A large sliding glass door is present on the east façade of the east wing (Plate 14). No doors are present on the south or west façades of the Craft Center.

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. Seven aspects of integrity were used in evaluating the structures at 1800 West Country Club Lane, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1. Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historical event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historic records and aerial photographs in order to determine if the structures had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Research reveals that the Club House and the Crafter Center were built on the property in 1964 and have not been moved or their locations otherwise altered since their construction. Therefore, both the Club House and the Craft Center possess integrity of location.



Plate 11
View of the South Façade of the Craft Center
1800 West Country Club Lane



Plate 12
View of the West Façade of the Craft Center
1800 West Country Club Lane



Plate 13
View of the North Façade of the Craft Center East Wing
1800 West Country Club Lane



Plate 14
View of the Sliding Glass Door on the East Façade of the Craft Center
1800 West Country Club Lane

- 2. Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of the property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the structures and any unique architectural features present. Very few changes appear to have been made to the exterior of the Club House. Many of the doors and windows are currently boarded-up, and although it's difficult to determine from historic photographs, the windows and doors visible under the boards appear to be original despite most of the panes having been damaged. The only structural change that has been made to the building is the construction of the storage sheds attached to the north façade of the west wing. The storage sheds are clearly not original due to the use of different materials (vertical wood siding instead of concrete brick) and roof styles (shed-style and flat instead of combination hipped and gabled); however, their location at the rear of the building does not substantially alter the form, plan, space, structure, or style of the Club House. The Club House, therefore, possesses integrity of design.

In contrast to the Club House, a major addition was constructed off of the primary façade of the Craft Center in 1996. The addition, which consists of a golf cart carport, extended the footprint of the Craft Center to the north, altering the form, plan, space, and structure of the building. The style of the Craft Center was also impacted since the full-length front porch does not extend to the carport and the columns are spaced with blank walls rather than actual openings. Due to the carport addition, the Craft Center does not possess integrity of design.

- 3. Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. It was determined that the setting of the property at 1800 West Country Club Lane has not drastically changed since 1964. The golf course and pool have always been located to the north of the Club House and the surrounding residential lots were always intended to be developed. Although minor changes have been made to the facilities, such as the construction of the tennis courts, carport, and office and pro shop buildings, they were all part of the original plan for the country club. Therefore, both the Club House and the Craft Center possess integrity of setting.
- 4. Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of

materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the structures. When comparing current and historic photographs of the Club House, it does not appear that any of the original materials present at the time of construction have been removed. While the storage sheds on the north façade of the west wing utilized new and different materials when built in 1991, their location at the rear of the structure and overall small size in relation to the Club House did not negatively impact the architectural design of the overall structure. The Club House, therefore, possesses integrity of materials.

The Craft Center was constructed using nearly all the same materials as the Club House except for the lower quality aluminum-framed slider windows, which differ from the thicker-framed metal casement windows of the Club House. With the exception of the construction of the carport along the north façade, which introduced new materials, the Craft Center appears to retain all original materials. The design character of the columns was continued to the carport addition; however, the covered porch was not incorporated into the design and the columns are only a design element. In addition, unlike the Craft Center structure, there is no stickwork present in the pediment of the Dutch gable on the carport portion of the roof. Due to the introduction of the new materials used to construct the carport, the Craft Center does not possess integrity of materials.

5. **Integrity of Workmanship** [*refers to*] the physical evidence of the labor and skill of a particular culture or people during any given time period in history (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the structures. The original workmanship demonstrated in the construction of the Club House and the Craft Center in 1964 was good. Although Robert Melvin won a masonry award for the design of the Club House, it was likely for the use of concrete bricks, not necessarily for the workmanship portrayed in the building's construction. Neither the Club House nor the Craft Center exemplifies any exceptional skill or specific labor techniques unique to the mid-1960s. Therefore, the Club House and the Craft Center do not possess integrity of workmanship.

6. **Integrity of Feeling** [*refers to*] a property's expression of the aesthetic or historic sense of a particular period of time (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the structures' features, in combination with their setting, conveyed a historic sense of the property during its period of significance. It was determined that the Club House still represents an aesthetic and historic sense particular to the mid-1960s when it was constructed,

primarily due to the lack of changes that the structure has undergone since its initial construction. Except for the fact that the windowpanes on many of the windows and most of the doors have been broken and/or boarded-up, no significant changes have been made to the Club House. Therefore, the Club House possesses integrity of feeling.

It was determined that the Craft Center, however, no longer represents an aesthetic and historic sense particular to the mid-1960s when it was constructed. This is primarily due to the construction of the large carport addition on the Craft Center's north façade. The addition does not appear contemporary with the main Craft Center building and adversely impacts the structure's integrity of design, materials, and setting, which in turn negatively impact the building's integrity of feeling. Therefore, the Craft Center does not possess integrity of feeling.

- 7. Integrity of Association** [*refers to*] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the structures' data or information and their ability to answer any research questions relevant to the history of the city of Escondido or the state of California. Historic research indicates that no persons or events of historical significance were directly associated with the property. As such, The Club House and the Craft Center do not possess integrity of association.

The Club House was determined to meet five of the seven categories of the integrity analysis. The only aspects of integrity that the Club House does not possess are workmanship and association, both of which it never possessed. The Craft Center only possesses two (location and setting) out of seven aspects of integrity. This is due to the construction of the carport on the north end of the building, which changed the design and introduced new materials that have altered the overall feeling of the building.

Because this project requires approval from the city of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Escondido Register were used to measure the significance of the structures.

CRHR Criteria

A historical resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**

It is associated with events that have made a significant contribution to the broad

patterns of California's history and cultural heritage.

- **CRHR Criterion 2:**
It is associated with the lives of persons important in our past.
- **CRHR Criterion 3:**
It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- **CRHR Criterion 4:**
It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**
In order to evaluate the structures at 1800 West Country Club Lane under Criterion 1, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):
 - 1) Identify the event(s) with which the structures are associated through the review of the archaeological record, historic records, and oral histories.
 - It was discovered through historic research that no significant events could be associated with the structures at 1800 West Country Club Lane. Because the Club House and the Craft Center could not be associated with any specific event, no further evaluations for Criterion 1 were conducted.
- **CRHR Criterion 2:**
In order to evaluate the structures at 1800 West Country Club Lane under Criterion 2, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):
 - 1) Identify any important persons associated with the structures through the investigation of the archaeological record, historic records, and oral histories.
 - It was discovered that no persons of historic significance are associated

with the property at 1800 West Country Club Lane. Because the Club House and the Craft Center cannot be associated with any historically important persons, no further evaluations for Criterion 2 were conducted.

- **CRHR Criterion 3:**

In order to evaluate the structures at 1800 West Country Club Lane under Criterion 3, BFSFA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the structures. This will be done by examining the pattern of features common to the particular class of resource that the site or features may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.
 - o The Club House was designed by architect Robert Melvin in 1964 in the Modern Contemporary style with Spanish Revival influences. Melvin received his certificate in architecture in 1959. Although Robert Melvin was local to Escondido when he designed the building, he does not appear to have worked locally after being offered the position of head of the architectural division of the Frank L. Hope and Associates office in Manila, Philippines in 1968. His other building designs include a heliport facility in El Cajon (*San Diego Union* 1960), a library near Holiday Park in Carlsbad (possibly the original Georgina Cole Library) (*San Diego Union* 1963), and his own home at 471 Carolina Road in Del Mar (*San Diego Union* 1965). All three of these designs were Modern Contemporary, which seems to be Melvin's preferred architectural design style.

Characteristics of the Modern Contemporary style seen in the Club House include: a low-pitched roof with widely overhanging eaves; exposed roof beams; trapezoidal windows in the gable end of the north façade; natural building materials such as wood and brick; an obscured entry door (McAlester 2013); angular massing; horizontal orientation; and distinctive arched forms (City of San Diego 2007). Characteristics of the Spanish Revival style include the arches found on the south façade and the combined hipped and gabled roof. The Modern Contemporary style was

extremely common for residential and commercial buildings in the San Diego area during the 1950s and 1960s. However, most Modern Contemporary commercial structures were designed in a manner as to attract passing motorists. Because the Escondido Country Club was operated as a members-only facility, the property does not possess the usual customer-attracting signage, eyebrow overhangs, or large, street-facing windows that are typical of Modern Contemporary commercial buildings. The Spanish Revival style was most common in the San Diego area after the 1915 to 1916 Panama Exposition, which reintroduced Spanish architecture to southern California. Although most common until around the 1930s, the use of Spanish influences has been a common theme in San Diego County architecture even into the present day.

Despite possessing characteristics of both the Modern Contemporary and Spanish Revival styles, the Club House is not considered an exemplary example of either style and was not built using any unique construction methods. The use of a Dutch gable roof is somewhat out of place since Modern Contemporary and Spanish Revival structures are not known for this style of roof, which is instead seen more regularly on Prairie- or Renaissance-style residences. In addition, Robert Melvin is not considered a significant master or craftsman and the building does not possess high artistic values of either the Modern Contemporary or Spanish Revival styles. Therefore, the Club House is not eligible for listing on the CRHR under Criterion 3.

- The Craft Center was constructed in 1964 in the Modern Contemporary style with Spanish Revival influences. Although no building permit or notice of completion exist for the Craft Center, it is likely that the structure was also designed by Robert Melvin.

Characteristics of the Modern Contemporary style seen in the Craft Center include: a low-pitched roof with widely overhanging eaves; natural building materials such as wood and brick (McAlester 2013); angular massing; and horizontal orientation (City of San Diego 2007). Characteristics of the Spanish Revival style include the hipped roof and the single-story covered porch with columns reminiscent of Spanish Colonial residences.

Much like the Club House, however, the Craft Center does not possess the

usual customer-attracting signage, eyebrow overhangs, or large street-facing windows that are typical of Modern Contemporary commercial buildings. In addition, the Dutch gable roof is not a distinguishing characteristic of Modern Contemporary or Spanish Revival architecture. The Craft Center was never an exemplary example of either the Modern Contemporary or Spanish Revival styles, but in addition, the carport constructed onto its north façade negatively impacted the structure's integrity of design, materials, workmanship, and feeling. Therefore, the Craft Center is not eligible for listing on the CRHR under Criterion 3.

- **CRHR Criterion 4:**

It is unlikely that the structures, as they presently exist, could contribute additional information beyond that presented in this report, which could be considered important to the history of the local area or the state. The structures could not be associated with any specific events or persons, and are not representative examples of any architectural style; therefore, further research would not provide any additional information pertinent to the history of the city of Escondido or the state of California.

City of Escondido Register Criteria

- **City of Escondido Criterion 1:**

The historic resource is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation.

- **City of Escondido Criterion 2:**

The historic resource embodies distinguishing characteristics of an architectural type or specimen, or is representative of a recognized architect's work and has not been substantially altered.

- **City of Escondido Criterion 3:**

The historic resource is connected with a business or use that was once common but is now rare.

- **City of Escondido Criterion 4:**

The historic resource is a site of significant historic events.

- **City of Escondido Criterion 5:**

The historic resource is 50 years old or has achieved historical significance within the past 50 years.

- **City of Escondido Criterion 6:**
The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.
- **City of Escondido Criterion 7:**
The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
- **City of Escondido Criterion 8:**
The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not significantly altered.
- **City of Escondido Criterion 9:**
The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.
- **City of Escondido Criterion 10:**
The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
- **City of Escondido Criterion 11:**
The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.
- **City of Escondido Criterion 12:**
The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.
- **City of Escondido Criterion 13:**
The historic resource has an outstanding rating of the criteria used to evaluate local register requests.

City of Escondido Register Evaluation

- **City of Escondido Criterion 1:**
The structures located at 1800 West Country Club Lane are not associated with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation. Therefore,

the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 1.

- **City of Escondido Criterion 2:**

The structures located at 1800 West Country Club Lane do not embody distinguishing characteristics of an architectural type or specimen, nor are they representative of a recognized architect's work. While both the Club House and Craft Center buildings were designed in the Modern Contemporary style with Spanish Revival influences, neither structure embodies distinguishing characteristics of either style that would constitute placement on the local register (see CRHR Criterion 3, above). Therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 2.

- **City of Escondido Criterion 3:**

The structures located at 1800 West Country Club Lane are not connected with a business or use that was once common but is now rare. Although the original Golden Circle Valley facility was a retirement community that focused upon golfing, it was no longer advertised as a seniors-only community by the 1970s. In addition, country clubs, retirement or otherwise, are not rare in southern California. Therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 3.

- **City of Escondido Criterion 4:**

The structures located at 1800 West Country Club Lane are not the site of any known significant historic events; therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 4.

- **City of Escondido Criterion 5:**

The structures located at 1800 West County Club Lane have not achieved historic significance since their original construction in 1964; therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 5.

- **City of Escondido Criterion 6:**

The structures located at 1800 West Country Club Lane are not important key focal points in the visual quality or character of the neighborhood, street, area, or district; therefore, the Club House and the Craft Center not considered eligible under City of Escondido Criterion 6.

- **City of Escondido Criterion 7:**

The structures located at 1800 West Country Club Lane are not remaining examples in the city possessing distinguishing characteristics of any architectural type. Modern Contemporary structures were extremely common in the 1960s and 1970s and are still prevalent throughout Escondido. Therefore, the Club House and Craft Center are not considered eligible under City of Escondido Criterion 7.
- **City of Escondido Criterion 8:**

No sign is associated with the structures located at 1800 West Country Club Lane that is an exemplary example of technology, craftsmanship, or design of the period when they were constructed, nor were historical sign materials utilized in the construction of the sign. Therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 8.
- **City of Escondido Criterion 9:**

No sign is associated with the structures located at 1800 West Country Club Lane that has been integrated into the architecture of either building. The sign for the Escondido Country Club is located at the entrance and was constructed as a “neighborhood entrance sign” rather than as a commercial sign. Therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 9.
- **City of Escondido Criterion 10:**

The Escondido Country Club entrance sign does not demonstrate extraordinary aesthetic quality, creativity, or innovation; therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 10.
- **City of Escondido Criterion 11:**

The structures located at 1800 West Country Club Lane are not landscape features; therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 11.
- **City of Escondido Criterion 12:**

The structures located at 1800 West Country Club Lane do not constitute an archaeological site that has yielded, or may be likely to yield, information important in prehistory; therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 12.

- **City of Escondido Criterion 13:**

The structures located at 1800 West Country Club Lane do not have an outstanding rating of the criteria used to evaluate local register requests; therefore, the Club House and the Craft Center are not considered eligible under City of Escondido Criterion 13.

VI. FINDINGS AND CONCLUSIONS

The assessment of the structures at 1800 West Country Club Lane has concluded that their original historical and architectural characteristics are not exemplary in any way. While both the Club House and Craft Center buildings can be classified as 1964 Modern Contemporary commercial buildings with Spanish Revival influences, neither structure was found to be architecturally or historically significant under any CRHR or City of Escondido eligibility criteria. Despite their historic age, the two buildings are not associated with any significant persons, events, designers or craftsmen, and neither structure is an exemplary illustration of Modern Contemporary or Spanish Revival architecture. Therefore, removal of the Club House and the Craft Center structures will not pose a negative impact on the history or the overall character of the surrounding neighborhood. The structures located at 1800 West Country Club Lane are not historically or architecturally significant as defined by CEQA significance criteria. Because of the absence of historic resources significant under CEQA, as expressed by CRHR and City of Escondido eligibility criteria, no further historic resources consideration is recommended for this project.

Impacts Discussion

Although demolition and replacement of the Club House and the Craft Center structures are planned, no historic resources eligible for listing at the state or local level will be impacted. Therefore, no discussion of impacts to historic resources is appropriate under CEQA guidelines and mitigation of impacts will not be required.

VII. BIBLIOGRAPHY

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VIII. APPENDICES

Appendix A: Building Development Information

Appendix B: Ownership and Occupant Information

Appendix C: Maps

Appendix D: Preparers' Qualifications

APPENDIX A

Building Development Information

-County Assessor's Building Record Letter
-County Assessor's Master Property Record
-Construction Permits
-Site Plan With Structure Footprint



COUNTY OF SAN DIEGO

ERNEST J. DRONENBURG JR.
ASSESSOR/RECORDER/COUNTY CLERK

www.sdarcc.com



ASSESSOR'S OFFICE

1600 PACIFIC HIGHWAY, SUITE 103
SAN DIEGO, CA 92101-2480
(619) 238-3771 • FAX (619) 557-4056

RECORDER/COUNTY CLERK'S OFFICE

1600 PACIFIC HIGHWAY, SUITE 280
P.O. BOX 121750, SAN DIEGO, CA 92112-1750
(619) 237-0502 • FAX (619) 557-4155

January 5, 2017

RE: APN 224-431-03-00

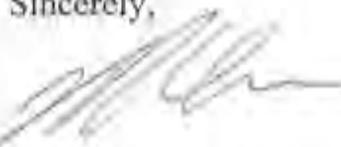
To Whom It May Concern,

The Assessor's office has searched their paper and electronic depositories and has been unable to locate the Assessor's Building Record for the above referenced property. In 1997 this office scanned all building records and the subject's records were absent from that electronic file as well.

It is possible that the records you are seeking have been missing for at least 20 years.

I apologize for any inconvenience this may have caused you. If you would like for the Assessor's office to recreate the building record based on 2017 characteristics please contact Albert Tapia, Appraiser, at 760-940-6824

Sincerely,


Jeff Olson
Division Chief
Assessment Services



County of San Diego

JEFFREY OLSON
DIVISION CHIEF
ASSESSMENT SERVICES

ERNEST J. DRONENBURG, JR.
ASSESSOR/RECORDER/COUNTY CLERK
Main Office
1600 Pacific Highway, Suite 110, A-1
San Diego, CA 92101-2480

(619) 531-8444 / (619) (619) 557-4155
Jeffrey.Olson@co.sandiego.ca.gov
Assessment Services
1600 Pacific Highway, Suite 110, A-1
San Diego, CA 92101

Visit our website at www.sdsd.com

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MASTER PROPERTY RECORD						TAX CODE AREA	MAP PARCEL No.				
ASSESSOR'S DEPARTMENT, COUNTY OF SAN DIEGO, CALIFORNIA						407-4037	224 430 3				
REFERENCE	DATE	LAND	IMPROVEMENTS			PERSONAL PROPERTY	EXEMPTIONS	NET TOTAL	SOLVENT CREDITS	TAX SALE	REMARKS
			BLDGS., ETC.	TREES-VINES	FIXTURES							CROSS REFERENCE
	1965	11620	60370			\$ 5030					
	1967	13940	60370			5030				Redeemed (-31-1975)	NO. UNITS 2
	1967	13940	60370			-0-					619 R & T
	1968	13750	123750			-0-					619 R & T
						1270					
						3230					
						10707					
						-0-					
						19717					
						1670					
						3250					
						12470					
						-0-					
						19720					
	1969					-0-					
	1969	13750	130000		3493	23164					519 R & T

DATE	TRANS. NO.	ADDRESS	OWNER	ADDRESS
1965	C 78		Royart Corp.	140 S. Ivy, Escondido, Calif.
1966				
12-20-66	197494	132000	Prudential Savings & Loan Assn.	P.O. Box 67, San Gabriel, Ca. 91775
6-5-67	(77524)			



PLAN CHECK
City of Channahon

PLAN CHECK NO. 14022
DATE 2-3-91
PLAN CHECKER JR
SHEET 1 OF 1

JOB ADDRESS 1800 W. COUNTRY CLUB DR

CORRECTION

- 1) ~~EXISTING~~ EXISTING WALLS OF STORAGE ADJACENT TO EXITS OF BANQUET HALL AND MAIN DINING ROOM TO BE CONSTRUCTED AS PER GRADORS WITH REINFORCEMENTS PER 2307(a) (1) (h)
- 2) SHOW FLASHING AT WALL ROOF INTERSECTION PER (A)
- 3) SHOW MIN 1/2" 12" ROOF SLOPE.
- 4) EXISTING RESTROOM FACILITIES TO COMPLY WITH TITLE 24 HANDICAP REGULATIONS UNLESS EXEMPTED BY HARDHIP.
- 5) PROVIDE MIN. 24" SWIPE SIDE CLEARANCE TO DOOR FROM BANQUET ROOM. (T. 24)

2-18-91 REVISIONS

ITEM 4: NOT ADDRESS. THIS APPLIES TO WALLS AND CEILING JOINT.

* 1-25-91 REVISIONS

- 1) CLARIFY THAT WALLS TO HAVE TWO SETS OF STUDS ON EACH SIDE ONE OTHER APPROVED 1-HR RATED ASSEMBLY. IDEAS TO SELF-CLOSING DOOR OR AUTOMATIC CLOSURE BY ACTUATION OF SMOKE DETECTOR AND BE PROVIDED BY A TIGHT-FITTING SWEEP AND DIRT CONTROL ASSEMBLY PROVIDING A FIRE RESISTANT RATING OF NOT LESS THAN 20 MINUTES - THIS TESTED IN ACCORDANCE WITH UBC APPROVED 425.

make all corrections on original records, submit 2 revised sets of plans for:

- complete contracts.
 - check at counter.
- OE 1-30-91

Contact person ROBERT SMITH
phone 795-3501
date contacted 1/28/91

RA

DOCUMENTATION OF UNREASONABLE HARDSHIP

Rev. 1/1/88

365 Address 1800 W. COUNTY CEMETARY LANE Plan File No. 49082
 Owner ARMSTRONG GOLF CORPORATION Date 11-29-90

It is requested that the above named project be granted an exception from the requirements of the State of California Title 24 accessibility, as specifically noted below:

1. EXCEPTIONS REQUESTED	ESTIMATED COST OF ITEMS TO BE EXCEPTED
<u>TRAILER HANDICAP ACCESSIBILITY</u>	<u>\$300,000 (SEE EXPLANATION</u>
<u>FOR COUNTRY CLUBS)</u>	<u>ON DRAW.)</u>
_____	_____
_____	_____

2. The cost of all construction without excepted items, is \$1,855,000
 3. The impact on financial feasibility of the project, if the requested exception is not approved is LOSS OF REVENUE DUE TO LOSS OF INFO. FOR RESIDENTS ON ABOUT 3 COUNTRY
 4. The facility is used by the general public for the purpose of RECREATION IN THE COUNTRY CLUBS
 5. The exceptions being requested will not penalize handicapped accessibility as equivalent facilities are available as follows: TRAILERS ONLY TO EQUIVALENT FACILITIES WITH
VALUE ABOVE \$50,000

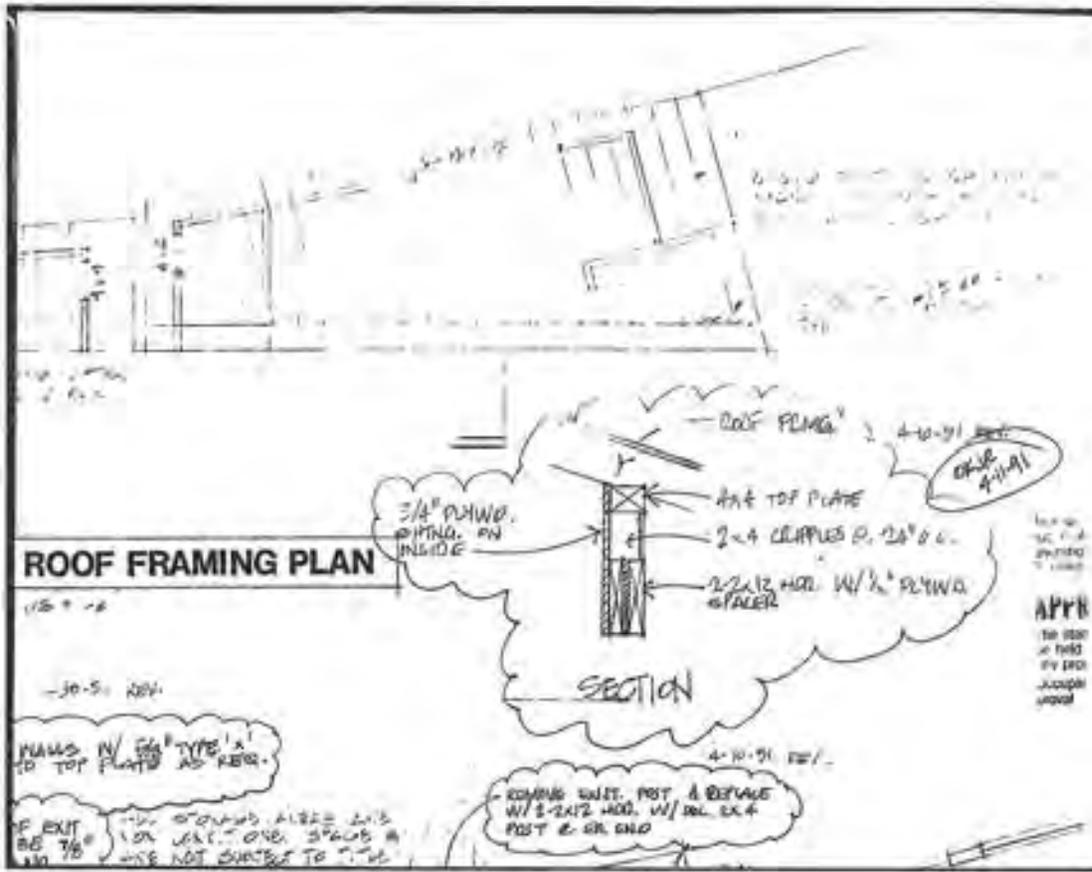
6. Exceptions requested, and data provided, by:
George Church, General Manager, Escrowed County Club
 NAME
1800 WEST COUNTY CEMETARY LANE, ESCROWED, CA 92026
 ADDRESS
George Church 742-7301
 SIGNATURE TELEPHONE

Department Use Only

Findings and Decision of the Enforcing Official:
EXCEPTION GRANTED

[Signature] 1-30-91
 Signature of Enforcing Official Date

THE DESIGN OF THE CURRENT AUTOMATIC IN THE LOBBY DOES NOT ALLOW SUFFICIENT SPACE TO SUPPORT THEM TO COMPLY WITH HANDICAP REGULATIONS. A MAJOR RESTRUCTURING OF THE CENTRAL PART OF THE BUILDING WOULD BE REQUIRED TO ENLARGE THE CORRIDORS, AS WELL AS THE WALLS NEAR THE MAIN ELECTRICAL PANEL FOR THE BUILDING, THE STAIRS IS ADJACENT TO THE KITCHEN, AND THE ATTIC OVER THE THREE HOUSES FOR AIR CONDITIONING EQUIPMENT. ESTIMATED COSTS TO REMOVE AND REINSTATE THESE INSTALLATIONS AND ENLARGE THE CORRIDORS TOTAL \$56,200.



ROOF FRAMING PLAN

1/8" = 1'-0"

-30-51 REV.

NAILS W/ 5/8" TYPE 1s TO TOP PLATE AS REQ.

IF EXIT BE TO

W/ 2x4s ALSO 2x4s ON WALL ONE STUB IN ARE NOT SUBJECT TO T.C.

3/4" DWVD. DIPPING ON INSIDE

SECTION

4-10-91 REV.

REMOVE EXIST. POST & REPLACE W/ 2x4x2x4 W/ 2x4 POST @ GR. LVL

ROOF PLING 4-10-91 REV.

ORIG 4-10-91

4x4 TOP PLATE

2x4 CLIPPES @ 24" O.C.

2x2x12 HOR. W/ 1/2" DWVD. SPACER

APR 8
 TO SEE
 IN FIELD
 BY PRO
 JOURNAL
 1991

Triet M. Ngo Associates

Structural Engineers
378 Bayside Dr. South
Long Beach, CA 90803
Telephone: (213) 438-8861

Client: 5011 54th St
Project: _____

Date: 4/11/87 Page: 1 of 5

CONCRETE BLOCK BUILDING
FOR AMERICAN GOLF CO.
@ 1633 26th ST.
SANTA MONICA CA

REF. UBC 85

WIND LOAD = $1.4 \times 1.3 \times 13 \text{ psf}$
= 20.78 psf

SEISMIC LOAD = $0.3 \times \frac{1}{2} \times 92 \text{ psf}$ for 8" block
= 13.80 psf
= $0.3 \times \frac{1}{2} \times 140 \text{ psf}$ for 12" block
= 21.00 psf

ADDP LOAD = $\frac{16 \text{ psf}}{2} = 8 \text{ psf}$ LL
= $\frac{14 \text{ psf}}{2} = 7 \text{ psf}$ DD



Triet M. Ngo

ECT 3/11/90

1800 Country Club Lane
#3772

Triet M. Ngo Associates

Structural Engineers
378 Bayside Dr. South
Long Beach, CA 90803
Telephone: (213) 438-6881

Client: _____
Project: _____
Date: _____ Page: 2

RIDGE BEAM

$w = 24 \text{ psf} \times 6.67' = 160 \text{ plf}$
MOMENT $= 2 \times 160 \times 6^2 = 34,560$
 $S = 34,560 / 1300 = 26 \text{ in}^3$
 $N = 160 \times (6 - .81) = 797 \text{ lb}$
 $L = 1.5 \times 797 / 25 = 14.14 \text{ in}^2$
USE 4x10 #10/F

END WAYS

DESIGNED TO SPAN HORIZONTALLY

a - 8" CMV

END WAYS ARE MOST CRITICAL -
DESIGNED AS CANTILEVERS

$w = 20.18 \text{ psf}$
 $M = 0.2 \times 20.18 \times 7.17^2 = 10,232 \text{ lb-in}$
 $K = 10,232 / (12 \times 9.2^2 \times 1.33) = 24$

Triet M. Ngo Associates

Structural Engineers
378 Bayside Dr. South
Long Beach, CA 90803
Telephone: (213) 438-6861

Client: _____
Project: _____
Date: _____ Page: 3

P.A.S.M. CONC. MASONRY DESIGN MANUAL

$$k_f = .035 \quad n = 40$$

$$A_s = .035 \times 12'' \times 1.2'' / 40 \\ = .05 \text{ in}^2$$

$$\text{MIN } A_s = .0017 \times 12 \times 7.66 \\ = .12 \text{ in}^2$$

USE $\frac{3}{8}$ 2 # 4 @ 24" HORIZONTALLY
OR
1 # 5 @ 48" OR VERTICALLY

b. 12" CMU

$$M = \frac{1}{8} \times 25 \times 12.6^2$$

$$K = 561 \times 12'' / (12'' \times 7.31'') \\ = 6.47 \text{ LOW}$$

$$\text{MIN } A_s = .0017 \times 12'' \times 8.62'' \\ = .18 \text{ in}^2$$

USE $\frac{3}{8}$ 1 # 4 @ 24" OR HORIZONTAL
OR
2 # 4 @ 48" OR VERTICAL

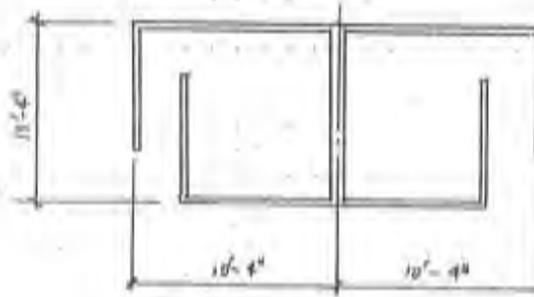
Triet M. Ngo Associates

Structural Engineers
378 Bayside Dr. South
Long Beach, CA 90803
Telephone: (213) 438-6861

Client: _____
Project: _____
Date: _____ Page: 4

3 - Roof

THE ROOF IS DESIGNED TO SUPPORT
ITSELF BY DIAPHRAM ACTION TO
WOM BLOCK SHEAR W/M



$$W_1 = 1.26 \times 8 \text{ psf} \times 11.33' \times 10.33' = 737'$$

$$W_{1113} = 20.72 \times 1.75' \times 20.71' = 1919'$$

THERE IS NO SHEAR W/M OVER
END W/M \rightarrow NO ROTATION TO
SHIFT WIND LOAD \rightarrow 12° CHU W/M
 $D/W = 13.33' / 10.33' = 1.29 > 1. \text{ OK}$

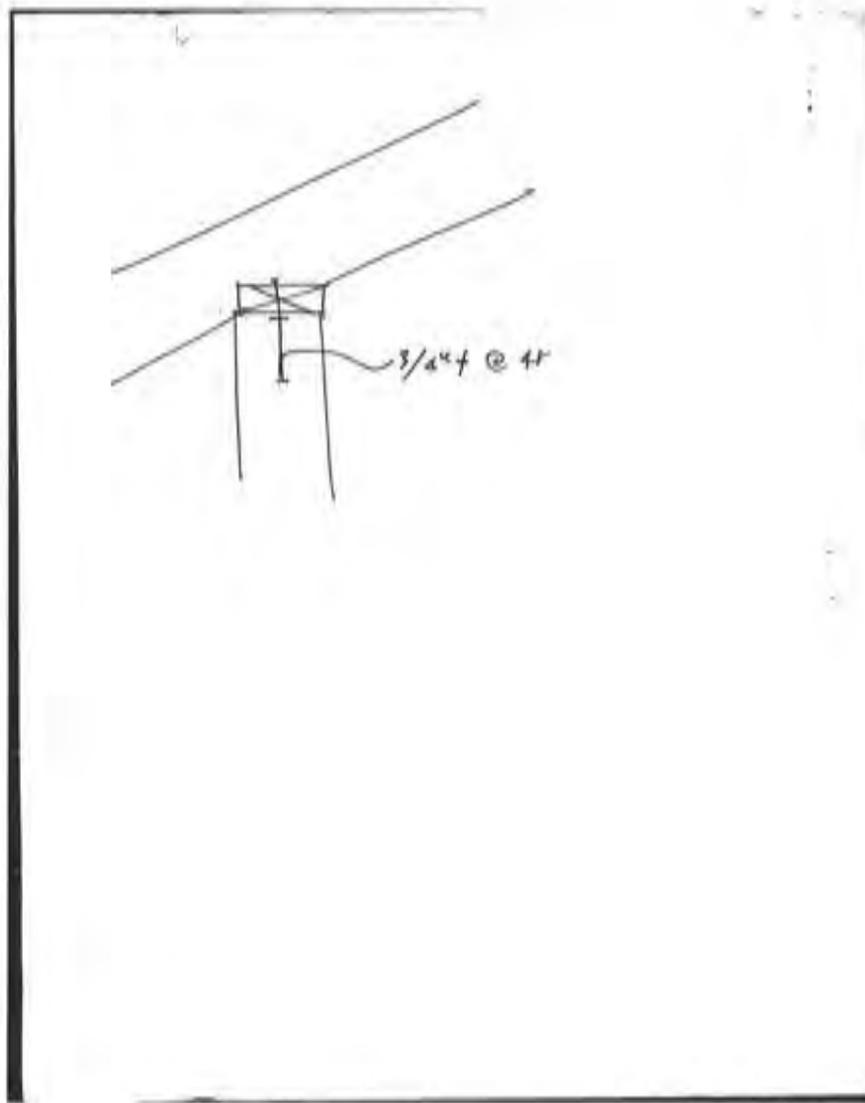
Triet M. Ngo Associates

Structural Engineers
378 Bayside Dr. South
Long Beach, CA 90803
Telephone: (213) 438-6861

Client: _____
Project: _____
Date: _____ Page: 5

WEAR OVER 12" BLOCK WITH
$$= 1999 \text{ lb} / (2 \times 11.99 \text{ ft})$$
$$= 83 \text{ lb/ft} < 100 \text{ lb/ft}$$

1/2" GYP BOARDS WOULD BE OK TO
SUPPORT WOOD ROOF



PLAN CHECK SERVICES

150-17 E. Valley Blvd.
Escondido, Ca. 92027
(619) 439-1377

PLAN CHECK NO. 44252
DATE 11/21/80
PLAN CHECKER ELBY
SHEET 1 OF 1

ADDRESS: 1800 COUNTRY CLUB LN.

N#

CORRECTION

REVISE CALC. FOR MASONRY WALLS SECTION
2406 (F) 18" W/C DOES NOT ALLOW L₂ TO BE
REDUCED BY 1/2 ∴ A = $\frac{28000000}{1800 \times 1500} = 10.57$

SEE REVISED CALL SHEETS 1 & 3

JOB ADDRESS **1800 COUNTRY CLUB**

A/C

9-17-90

OWNER

FIELD INSPECTION RECORD

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE	FIELD NOTES
TRACKS			UNDERDRO PLOG			UNDERDRO ELEC			
FOUNDATION			HOUSE SEWER			TEMP POLE TEST			
MASONRY			UNDERDRO WATER			TEMP TESTING			
			WATER SERVICE			POOL BONDING			
POIN STEEL			LAWN SPRINKLERS			POOL ROUGH ELEC			
HYDRO VALVE (POOL)			PRESSURE REGULATOR			POOL FINAL			
FRAME			ROUGH PLOG (TOP OUT)						
			WATER HEATER			ROUGH ELEC		LK 9.5.90	
			GAS (HOUSE)			GROUND PROVIDED			
			GAS (PARD)			SUPPLEMENT GROUND			
INSULATION			GAS (LEAK REPAIR)			FIRE DETECTOR			
INT LATH DRYWALL			GAS (POOL)			CEL HEAT			
EXT LATH			GAS (AIR FEED)			G.F.I. INSTALLED			
FINAL GRADING			FINAL PLUMBING			FINAL ELECTRICAL		LK 9.5.90	

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING <u>A/C</u> <input checked="" type="checkbox"/> <u>VENT</u>	LK	9.5.90	
FURNACES GRAVITY <u>F.A.</u>			
LIFT HEATERS			
DUCTS			
CHIMNEYS VENTS			
CONDENSATE PIPING			
PIPE DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
VENTILATION FANS			
CHILLERS/COOLERS			
COMMERCIAL EQUIP. EXHAUST HOODS			
OTHER			
FINAL MECHANICAL	LK	9.5.90	



BUILDING DEPARTMENT
301 N. Broadway, Escondido, CA 92025
(619) 741-1174

APPLICANT TO FILL IN INFORMATION WITHIN RED LINES
AND DECLARATIONS
USE BALL POINT PEN

PROJECT NO. 13,055
COMPARISON CODE 0
CITY BUREAU LICENSE # 3002
DATE 8-8-90
JOB NO. 4908
JOB NAME KK

JOB ADDRESS: 1800 W. COUNTRY CLUB LANE
OWNER'S NAME: DAVID G. PRICE
OWNER'S PHONE: (619) 365-9204
OWNER'S MAILING ADDRESS: 1633 26TH ST. SANTA MONICA CA 90404
DESCRIPTION OF WORK: ADD TWO STORAGE SHEDS TO NORTH SIDE OF BUILDING 815 SF
LAND AREA: 50 FT. NO. STORES: 1
AREA BLDG.: 50 FT. GARAGE/COVERED: NO. FT. NO. UNITS: 1

DATE OF APPLICATION: 8-8-90
CITY BUREAU LICENSE #: 3002
JOB GROUP: 8-8-90
JOB NO.: 4908
JOB NAME: KK
DATE: 2/1/91
HAD THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT. FOR PLOT PLAN REVIEW? YES

QTY.	PLUMBING PERMIT	AMT.	QTY.	MECHANICAL PERMIT	AMT.
	DRY-BUILDING TRENCH			NORMAL PLUMB DUCTS UP TO 50,000 BTU	
	DRY-WET HEATER AND/OR VENT			OVER 50,000 BTU	
	SASH GAS SYSTEM 1 to 4 BOLLERS			BOILER/COMPRESSOR 10-25 HP	
	SASH GAS SYSTEM 5 OR MORE			BOILER/COMPRESSOR 3-10 HP	
	EACH METAL, ALUM. TYPAR WATER PIPE			BOILER/COMPRESSOR 16-20 HP	
	LAWN SPRINKLER SYSTEM			EXTEND DUCTWORK	
				MICRO EXHAUST - HOOD/DUCT	
TOTAL PLUMBING			TOTAL MECHANICAL		

FEE SUMMARY		AMT.
PLAN CHECK		69.61
PLOT PLAN REVIEW		129.00
BUILDING PERMIT	* Double	306.00
PUBLIC ELECTRICAL		
PLUMBING		
MECHANICAL		
MOBILE HOME		
APR		
SWP (Category 1)		.97
SWP (Category 2)		
CABLE TV SYSTEMS		
PUBLIC FACILITY FEE		
SCHOOL FEES		
SEWER FEE		
WATER FEE		
TRAFFIC FEE (FE. OF WAY)		
TRAFFIC FEE (CONCL)		
PARK FEE		
MICROFILM FEE		
TOTAL FEES PAYABLE TO CITY OF ESCONIDO		376.58

QTY.	ELECTRICAL PERMIT	AMT.	QTY.	MOBILE HOME PERMIT	AMT.
	SERVICE WIRING	1 FINE		AWNING/CARPORT	
	SERVICE WIRING	2 FINE		PORCH	
	REMODEL, ALTER			SET UP	
	SWIMMING POOL			PANORAMA, CASANA	
	TEMP. POLE				
	ADDL. POLES			TOTAL MOBILE HOME	
	SIGNALS				
TOTAL ELECTRICAL			TOTAL MOBILE HOME		

** Code Enforcement Case # 213-90*

I HAVE CAREFULLY EXAMINED THE COMPLETE PERMIT APPLICATION AND TO VERIFY CERTAIN UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON ACCORDS TO THE REQUIREMENTS AND THAT AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED OR NOT. I ALSO AGREE TO BOND, ADVANCE AND REPAIR HAZARDOUS THE CITY OF ESCONIDO REGARDING ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE TO THE CITY OF ESCONIDO IN CONNECTION WITH THE GRANTING OF THIS PERMIT.

I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

APPLICANT'S SIGNATURE: George Christ
DATE: 2-1-91

1. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

2. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

3. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

4. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

5. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

6. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

7. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

8. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

9. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

10. I hereby certify that I am licensed under the provisions of Chapter 1 of the Business and Professions Code, and my license is in full force and effect.

EMPLOYER'S COPY

216 ADDRESS **1800 W. COUNTRY CLUB** **2-508.5400 8-1-91** OWNER

FIELD INSPECTION RECORD

PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE	FIELD NOTES
UNDERGRD PIPING	JK	2-21-91	UNDERGRD ELEC			
HOUSE SEWER			TEMP POLE			
UNDERGRD WATER			T.B.P.B			
WATER SERVICE			TEMP TESTING			
			POOL BONDING			
			POOL ROUGH ELEC			
POOL STEEL			POOL FINAL			
HYDRO VALVE (POOL)						
PIPING			ROUGH ELEC			
EXH. EXH. JAMB	JK	2-4-91	GROUND PROVIDED			
			SUPPLEMENT GROUND			
INSULATION			FIRE DETECTOR			
INT. LATHORYWALL	JK	2-11-91	DEIL HEAT			
EXT. LATH						
FINAL GRADING			G.F.I. INSTALLED			
FINAL BUILDING	JK	2-20-91	FINAL ELECTRICAL			

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING: A/C VENT			
FURNACES GRAVITY F.A.			
UNIT HEATERS			
DUCTS			
CHIMNEYS/VENTS			
CONDENSATE PIPING			
FIRE DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
VENTILATION FANS			
CHILLERS/BOILERS			
COMMERCIAL EQUIPT			
GREASE HOODS			
OTHER			
FINAL MECHANICAL			

1800 Country Club

T.I.

2-22-91

OWNER

FIELD INSPECTION RECORD

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
TRACK			UNDERFLOOR PLUMB			UNDERFLOOR ELEC		
FOUNDATION			HOUSE SEWER			TEMP W/LE		
						T&P		
PIPEWORK			UNDERFLOOR WATER			TEMP TESTING		
			WATER SERVICE			POOL BONDING		
						POOL ROUGH ELEC		
POOL START			LAWN SPRINKLERS			POOL FINAL		
POOL VALVE (POOL)			PRESSURE REGULATOR					
PLUMB			ROUGH PLUMB (TOP OUT)			ROUGH ELEC		
			WATER HEATER			GROUND PROVIDED		
			GAS (HOUSE)			SUPPLEMENT GROUND		
VENTILATION			GAS (YARD)			FIRE DETECTOR		
W/ EXTERIOR WALL			GAS (LEAK REPAIR)			Ceil HEAT		
W/ LATH			GAS (POOL)					
FINAL DRIVING			GAS (AIR TEST)			GFI INSTALLED		
FINAL PLUMBING		OK 5-22-91	FINAL PLUMBING			FINAL ELECTRICAL		

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING _____ A/C _____ VENT _____			
FURNACES GRAVITY _____ P.A. _____			
WATER HEATERS			
BOILERS			
CHIMNEYS/VENTS			
CONDENSATE PIPING			
WIND DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
WINDLIFT FANS			
CHILLERS/BOILERS			
COMMERCIAL EQUIPT			
KITCHEN HOODS			
OTHER			
FINAL MECHANICAL			

FIELD NO.

JOB ADDRESS

1800 Country Club Dr.

Paul J. ...
OWNER

LOT:		TRACT:		FIELD INSPECTION RECORD						FIELD NOTES
BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE		
SETBACKS			UNDERGRD. PLBG			UNDERGRD. ELECT.				
FOUNDATION			UNDERSLAB PLBG			UNDERSLAB ELECT.				
PIERS			HOUSE SEWER			TEMP. POLE				
SLAB			WATER SERVICE			T.S.P.B.				
MASONRY			PRESSURE REGULATOR			TEMP. TESTING (ELECT.)				
			LAWN SPRINKLERS							
						ROUGH ELECT.				
ROOF SHEATHING			ROUGH PLBG. (TOP OUT)			SUS. CEIL. ELECT.				
FRAME EXT.			WATER HEATER			GROUND PROVIDED				
FRAME			GAS (HOUSE)			SUPPLEMENT GROUND				
EXT. LATH.			GAS (YARD)			FIRE / SMOKE DETECTORS				
DRYWALL / INT. LATH.			TEMP. TESTING (GAS)							
SUSPENDED CEILING						POOL BONDING				
POOL STEEL			GAS (POOL)			POOL ROUGH ELECT.				
HYDRO. VALVE (POOL)			GAS (NR TEST)	AA	12/14/94	POOL FIN.				
			GAS (LEAK REPAIR)	RR	1/22/95	G.F.I. INSTALLED				
FINAL BUILDING			FINAL PLUMBING			FINAL ELECTRICAL				
MECHANICAL			INSPECTOR	DATE	INSPECTOR'S REMARKS					
HEATING	AC	VENT								
FURNACES	GRAVITY	F.A.								
UNIT HEATERS										
DUCTS										
CHIMNEYS / VENTS										
CONDENSATE PIPING										
FIRE DAMPERS										
SMOKE DETECTORS										
EVAPORATIVE COOLERS										
VENTILATION FANS										
CHILLERS / BOILERS										
COMMERCIAL KITCHEN	GREASE HOODS									
OTHER										
FINAL MECHANICAL										

JOB ADDRESS - 1800 COUNTRY CLUB LN.

RESTROOM 12-27 BROWNER

FIELD INSPECTION RECORD

FIELD NOTES

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
SETBACKS			UNDERGRD PLBG	JK	8-14-89	UNDERGRD ELEC		
FOUNDATION	JK	3-29-89	HOUSE SEWER PIP.	JK	2-24-89	TEMP POLE		
			A " B.C.	JK	8-10-89	T.S.P.B.		
MASONRY	JK	4-16-89	UNDERGRD WATER	JK	5-10-89	TEMP TESTING		
T.O.W.	JK	4-14-89	WATER SERVICE			POOL BONDING		
			LAWN SPRINKLERS			POOL ROUGH ELEC		
POOL STEEL			PRESSURE REGULATOR			POOL FINAL		
HYDRO VALVE (POOL)			ROUGH PLBG (TOP OUT)	JK	4-14-89	ROUGH ELEC		
FRAME			WATER HEATER			GROUND PROVIDED		
			GAS (HOUSE)			SUPPLEMENT GROUND		
INSULATION			GAS (YARD)			FIRE DETECTOR		
INT. LATHRYWALL			GAS (LEAK REPAIR)			CSIL HEAT		
EXT LATH			GAS (POOL)			G.F.I. INSTALLED		
FINAL GRADING			GAS (AIR TEST)			FINAL ELECTRICAL		
FINAL BUILDING			FINAL PLUMBING					

INSPECTOR'S REMARKS

PERMIT EXPIRED - 10-11-89

JK 10-25-89

MECHANICAL	INSPECTOR	DATE
HEATING _____ A/C _____ VENT _____		
FURNACES GRAVITY _____ P.A. _____		
DRY HEATERS		
DUCTS		
CHIMNEYS/VENTS		
CONDENSATE PIPING		
FIRE DAMPERS		
SMOKE DETECTORS		
EVAPORATIVE COOLERS		
VENTILATION FANS		
C-ILLERS/BOILERS		
COMMERCIAL EQUIPT.		
GREASE HOODS		
OTHER		
FINAL MECHANICAL		

2300

JOB ADDRESS 1800 GARDEN CIRCLE DR. COUNTY CLUB LN

LEGAL DESCRIPTION

(Legal description may be attached separately if necessary)

Use of Structure

- Single Family Duplex
- Unit Apt. Sign
- Commercial Indust.
- Other REC. CENTER

**APPLICATION FOR
BUILDING PERMIT**
BUILDING DIVISION
CITY OF ESCONDIDO

Description of Work recreation bldg (frame cement block)

Owner Name Rayson Corp.
 Address 2250 Borden Road
 City Escondido Tel. No. 746-2253

Contractor Name owner
 Address _____
 City _____ Tel. No. _____
 Licenses: State _____ City _____

Architect or Engineer Name ROBT. MELVIN
 Address 650 S-ESC. BLVD.
 City ESC. Tel. No. 746-7720
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. Now on Lot _____

Use of Property RECREATIONAL

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area 12,000 Sq. Ft.
 No. of Stories _____ Valuation 152,400.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

[Signature]
 Signature of Owner or Authorized Agent

PLANNING DIVISION

Zone R-1 Fire District 3 Minimum Setbacks
 Required Parking Spaces 157 Front _____ Rear _____
 Side Side

Special Permits or Conditions _____

Zoning Approval _____ Date _____

Group Occupancy	Type of Const.	Date	Plan Check	Permit
<u>R1</u>	<u>AD</u>		<u>8-30-65</u>	<u>8-30-65</u>
Checked by <u>DEU</u>	Approved by <u>DEU</u>	Receipt # <u>7306</u>	Fee <u>434.25</u>	<u>7306</u> <u>268.50</u>

INSPECTION RECORD

Setback _____

Front _____ Side _____

Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation	9-26-63 9-30-63 10-1-63	D D D
Reinforcing Steel		
Masonry		
Framing		
Roof Chimney	11-19-63	D
Exterior Lathing		
Interior Lathing		
Parking Areas.....		
Special Requirements		
Zoning		
Other		
House Number Posted		
FINAL	✓ DRH	4-21-64

Correction Record

Permit No. 7558

CITY OF ESCONDIDO
BUILDING DEPARTMENT
APPLICATION FOR ELECTRICAL PERMIT

Job Address 1800 ~~CRISTO~~ ~~7-7-63~~ ~~61004 DR.~~
~~2450~~ ~~Country Club Ln~~

Owner Loyant Corp

Contractor Frank McKinley Electric Co.

Address 114 East E St. Wilmington

Phone 704-1443

State Lic. No. 158510 City Lic. No. 1735

I am the legal possessor of the above state and city licenses.

Bronia A. Adams
Electrician

\$3.00

Description of Work

COMM. () RES. () TEMP. POLE ()

Ser. Size 800 A. Voltage _____ Ph. _____
(includes 1 meter)

Additional Meters () at \$3.00 each _____

METER ADD _____ SIGNS _____

METER CHANGE _____ NO. TRANS _____

Inspection Record

	Insp.	Date
Temp. Pole ()		
Grd. Wk. (<input checked="" type="checkbox"/>)	<u>SAU</u>	<u>10-1-63</u>
Rough (<input checked="" type="checkbox"/>)	<u>SAU</u>	<u>11-18-63</u>
Finish (<input checked="" type="checkbox"/>)	<u>SAU</u>	<u>4-21-64</u>
Other ()		

Meter Service Ordered () SAU 4-13-64

Temp. Service Expires () _____

Remarks _____

CITY OF ESCONDIDO

Building Inspection Department

Job Address 1800 Country Club Ln Golden Gate Dr

Date 12-13-63
Permit No. 8198
Total Fees \$200
Approved by [Signature]

Application For
ELECTRICAL PERMIT

Owner	Name <u>Royalt Corp.</u>
	Address <u>2750 Board Rd</u>
Contractor	City <u>Escondido</u> Phone.....
	Name <u>Frank McKinley Elec. Co.</u>
	Address <u>114 E. E. St.</u>
	City <u>Wilmington</u> Phone.....
	License No.: State <u>158510</u> City <u>1735</u>

DESCRIPTION OF WORK

Com. Res. Apts. Temp. Pole

NEW

ADD.

Service Size	Existing Ser. Size.....
Includes 1 meter	Increase in
Voltage	Service Capacity
Phase	
Add. Meters	

\$3.00 each

NATURE OF INSTALLATION

- | | |
|------------------------|---------------------------|
| A. A.C. Unit | K. Add Outlets, |
| B. Bath Heat | Switches, etc. |
| C. Cell. Heat | L. New Ltg. Fix. |
| D. Dishwasher | M. Oven |
| E. Dryer | N. Range |
| F. Furnace | O. Swim Pool Wiring |
| G. Garbage Dis. | P. Sign |
| H. Heat Pump | Q. Trans. |
| I. Meters In H.P. | R. Water Heater |
| J. Change Meter | S. New Cir. |
| Location | Ltg..... |
| | Rec..... |
| | T. Write In:..... |

I HEREBY CERTIFY That I have examined this completed application and the statements herein are true and correct, and that all work shall be done in accordance with all applicable City and State laws.

[Signature]
Signature of Electrical Contractor

JOB ADDRESS 2450 BOARDEN RD.
 LEGAL DESCRIPTION LOT 96 GOLDEN CIRCLE UNIT #1
MAP # 5174

(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR BUILDING PERMIT
BUILDING DIVISION
CITY OF ESCONDIDO

Description of Work CONCRETE SEMI-PUBLIC SWIM POOL

Owner Name ROPART CORP.
 Address 2450 BOARDEN RD.
 City ESCONDIDO Tel. No. 746 2255

Contractor Name PATIO POOLS OF CALIF.
 Address 6026 FLETCHER PKWY.
 City LA MESA Tel. No. 435 7583
 Licenses State 15-5174-BI-SC013 City 384

Architect or Engineer Name ROBERT L. JONES
 Address 820 N. DAISY
 City ESCONDIDO Tel. No. 545 8563
 State Certificate No. 2489

Size of Lot _____ No. of Bldgs. _____
 Use of Property RECREATIONAL Now on Lot _____
 WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 3050 Sq. Ft.
 No. of Stories _____ Valuation \$ 9000

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
H. Benaville (AP)
 Signature of Owner or Authorized Agent

PLUMBING DIVISION
 Zone R-1 Fire District 3 Minimum Setbacks
 Required Parking Spaces 0 Front _____ Rear _____
 Side Side
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group	Type of Const.	Date	Plan Check	Permit
<input checked="" type="radio"/> Occupancy	<input type="radio"/>		<u>2-12-64</u>	<u>2-12-64</u>
Checked by <u>BRM</u>	Approved by _____	Receipt # <u>8457</u>	<u>8457</u>	
		Fee <u>15.00</u>	<u>30.00</u>	

JOB ADDRESS 1800 Golden Circle Dr.
 LEGAL DESCRIPTION Lot 96 - Golden Circle Unit # 1
(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

**APPLICATION FOR
 BUILDING PERMIT**
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work Concrete Bldg. Bldg. To House Pool Equipment

Owner Name ROYAL
 Address 2450 Golden Circle
 City Esc. Tel. No. _____

Contractor Name owner
 Address _____
 City _____ Tel. No. _____
 Licenses: State _____ City _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property Recreational Now on Lot _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 611 Sq. Ft.
 No. of Stories _____ Valuation \$ 3,360.

I HEREBY CERTIFY That I have examined this completed application and the state therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
July 11 1964
 Signature of Owner or Authorized Agent

Zone R-1 Fire District 3 Minimum Setbacks
 Required Parking Spaces 0 Front _____ Rear _____
 side side
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group Occupancy	Type of Const.	Date	Plan Check	Permit
<u>1</u>	<u>DD</u>	<u>4-29-64</u>	<u>8873</u>	<u>4-29-64</u>
Checked by <u>JAH</u>	Approved by _____	Receipt # <u>8873</u>	Fee <u>17.20</u>	<u>8873</u>
				Fee <u>15.</u>

JOB ADDRESS Country Club Ln
1800 Golden Circle Dr

Nature of Installation

Plumbing Gas Sewer Furnace

DATE 5-2-64
TOTAL FEES \$ 18.00
PERMIT NO. 3886
Checked by AL

APPLICATION FOR
PLUMBING PERMIT
BUILDING DIVISION
CITY OF ESCONIDO

Owner Name Golden Circle Plaza Corp
Address 2450 Gordon Rd
City ESCONDIDO Tel. No 296-2253
Contractor Name AAE Custom Inc
Address 7541 A State St.
City Carlsbad, Calif. Tel. No 729 2318
Licenses: State 208308 City 09

DESCRIPTION OF WORK
PLUMBING

- | | |
|--|---|
| <input type="checkbox"/> Piping Only | <input type="checkbox"/> Automatic Washer |
| <input type="checkbox"/> Both Tub | <input type="checkbox"/> Soda Fountain |
| <u>2</u> Shower | <u>3</u> Floor Drain |
| <u>4</u> Lavatory | <input type="checkbox"/> Sand Trap |
| <input type="checkbox"/> Kitchen Sink | <input type="checkbox"/> Water Softener |
| <input type="checkbox"/> Floor Sink | <input type="checkbox"/> Dishwasher |
| <input type="checkbox"/> Slop Sink | <u>1</u> Drinking Fountain |
| <input type="checkbox"/> Wash Tray | <input type="checkbox"/> Dental Lavatory |
| <u>3</u> Water Closet | <input type="checkbox"/> Garbage Disposal |
| <input type="checkbox"/> Urinal | <input type="checkbox"/> Vac. Breaker or |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Back Flow Valve |
| <u>1</u> Water Heater | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Chemical Toilet | <input type="checkbox"/> Cesspool |

GAS PIPING

- | | |
|--|--|
| <input type="checkbox"/> Gas Piping Sys. | <input type="checkbox"/> Floor Furnace |
| <input type="checkbox"/> Outlets (over 10) | <input type="checkbox"/> Wall Furnace |
| <input type="checkbox"/> Space Heater | <input type="checkbox"/> Water Distr. Sys. |

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.


Signature of Inspector or Authorized Agent

JOB ADDRESS ~~2800~~ ²⁸⁰⁰ ~~Golden Gate Drive~~ ^{Golden Gate Drive}

LEGAL DESCRIPTION

(Legal description may be attached separately if necessary)

Use of Structure
Single Family Duplex
 Unit Apt. Sign
Commercial Indust.
Other _____

APPLICATION FOR
BUILDING PERMIT
BUILDING DIVISION
CITY OF ESCONDIDO

Description of Work Swim - Public Pool

Owner Name The Row 3rd Corp
Address 2450 Sycamore Road
City Escondido el. No. _____

Contractor Name United Pools of San Diego
Address 5117 Linda Vista Road
City San Diego Tel. No. 325-6100
Licenses: State 224307 City _____

Architect or Engineer Name EDWARD ESCALLE
Address 3320 W. MANCHESTER
City IMPERIAL Tel. No. OR 35577
State Certificate No. _____

Size of Lot _____ No. of Bldgs. Now on Lot _____
Use of Property RECREATIONAL

WORK COVERED BY THIS PERMIT
Height _____ Ft. Area 262.5 Sq. Ft.
No. of Stories _____ Valuation \$ 22,520.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
Edward Escalle
Signature of Owner or Authorized Agent

PLANNING DIVISION
Zone R-1 Fire District 3 Minimum Setbacks
Required Parking Spaces 0 Front _____ Rear _____
Special Permits or Conditions _____
Zoning Approval _____ Date _____

Group Occupancy Type of Const.
Checked by DEU Approved by _____
Date 6-10-69 Plan Check 6-10-69
Receipt # 9527 Permit 9527
Fee \$ 6.00 \$ 12.00

Country Club Dr

JOB ADDRESS 1800 Golden Circle Dr.
 LEGAL DESCRIPTION LOT 74 GOLDEN CIRCLE UNIT #1

(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other Band Stand

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work Round open structure w/ tile roof

Owner Name Royal Corp
 Address 2450 Gordon Rd
 City Escondido Tel. No. 746-2553

Contractor Name SABLE
 Address _____
 City _____ Tel. No. _____
 Licenses: State _____ City _____

Architect/Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property RECREATIONAL Now on Lot _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 203 Sq. Ft.
 No. of Stories _____ Valuation \$ 706.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Royal Corp [Signature]
 Signature of Owner or Authorized Agent

PLANNING DIVISION

Zone R-1 Fire District 3 Minimum Setbacks
 Required Parking Spaces _____ Front _____ Rear _____
 Side _____ Side _____

Special Permits or Conditions _____
 Zoning Approval _____ Date 8-13-64

Group Occupancy	Type of Const.	Date	Plan Check	Permit
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	8-11-64
Checked by <u>[Signature]</u>	Approved by <u>[Signature]</u>	Receipt # _____	Fee <input checked="" type="checkbox"/>	100.59
				\$ 5.00

JOB ADDRESS 1800 GOLDEN CIRCLE DR
 PARCEL # _____
 LEGAL DESCRIPTION Golden Circle
Unit # 2
(Legal description may be attached separately if necessary)

**APPLICATION FOR
 BUILDING PERMIT**
 BUILDING DIVISION
 CITY OF ESCONDIDO

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

Description of Work WOOD FRAME
Open PARKING SHED

Owner Name GOLDEN CIRCLE VALLEY
 Address 1800 GOLDEN CIRCLE DR
 City ESCONDIDO Tel. No. 746-5351

Contractor Name OWNER
 Address _____
 City _____ Tel. No. _____
 Licenses: State _____ City _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 960 Sq. Ft.
 No. of Stories _____ Valuation \$ 19,200.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

 Signature of Owner or Authorized Agent

PLANNING DIVISION
 Zoning R-1-7 Fire District 3 Minimum Setbacks
 Required Parking Front _____ Rear _____
 Spaces side side
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group Occupancy <u>AD</u>	Type of Const. <u>D</u>	Date	Plan Check	Permit
Checked by <u>[Signature]</u>	Approved by <u>[Signature]</u>		<u>11-7-67</u>	
		Receipt #	<u>6507</u>	
		Fee	\$ <u>4.50</u>	\$ <u>9.00</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____
 Rear _____ Side _____

Approvals	Date	Inspector
FORMS & FOUNDATION	11-10-67	J
REINFORCING STEEL		
MASONRY		
ROOF	11-16-67	J
FRAMING		
CHIMNEY		
Parking Areas.....	.....	.....
Special Requirements		
Zoning .....	.....	.....
Other .....	.....	.....
House Number Posted		
FINAL	11-17-67	J

Correction Record

JOB ADDRESS 1800 ^{Country Club} Golden Cir Ave.
 PARCEL # _____
 LEGAL DESCRIPTION PAR. LOT 1
GOLDEN CIR UNIT #2
(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

**APPLICATION FOR
 BUILDING PERMIT**
 BUILDING DIVISION
 CITY OF ESCONDO

Description of Work CONF. BLDG. OFFICE
+ PRO-SHOP FOR GOLF
COURSE

Owner Name PRUDENTIAL SAV. & Loan
 Address 1800 Golden Cir Ave.
 City ESCONDO Tel. No. _____

Contractor Name OWNER
 Address _____
 City _____ Tel. No. _____
 Licenses: State _____ City _____

Architect or Engineer Name L. C. MATAR
 Address P.O. Box 97050 Florence Ave
 City Downey Tel. No. 702-2817
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. Now on Lot _____
 Use of Property _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 1295 Sq. Ft.
 No. of Stories _____ Valuation \$ 16,058.

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
[Signature]
 Signature of Owner or Authorized Agent

PLANNING DIVISION
 Zone R-1 Fire District 3 Minimum Setbacks
 Required Parking Spacet 3 PAVED Front OK Rear OK
 Outside OK Inside OK
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group <u>F-2</u>	Type of Cons. <u>II</u>	Plan Check	Permit
Checked by <u>JRU</u>	Approved by <u>JRU</u>	Date <u>12-14-67</u>	Receipt # <u>6797</u>
		Fee <u>27.00</u>	<u>54.00</u>

JOB ADDRESS 1800 Golden Circle County Golden
 PARCEL # _____
 LEGAL DESCRIPTION Lot 26 Golden Circle Unit #1
(Legal description may be attached separately if necessary)

**APPLICATION FOR
 BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDO**

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

Description of Work REMODEL EXISTING
 BLDG INTO DINING ROOM
 LOCKER ROOMS, OFFICES

Owner Name ESC. COUNTRY CLUB
 Address 1800 Golden Circle
 City ESC. Tel. No. _____

Contractor Name FORREST HOLLY
 Address 4074 AVACADO AVE.
 City ESC. Tel. No. 745-2188
 Licenses: State 4456844 City 000

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT _____
 Height _____ Ft. Area 71,390 Sq. Ft.
 No. of Stories _____ Valuation \$33,720.

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Signature of Owner or Authorized Agent _____

PLANNING DIVISION
 Zone R-17 Fire District 3 Minimum Setbacks
 Required Parking Front 24 Rear 24
 Spaces 127 (exist?) Outside 24 Outside 24
 Special Permits or Conditions
HAS LAND-USE PERMIT
 Zoning Approval _____ Date _____

Group B-1 Type of Const. III-C Plan Check _____ Permit _____
 Occupancy _____ Date 2-12-68
 Checked by [Signature] Approved by _____ Receipt # 7521
 Fee 50. \$100.50

INSPECTION RECORD

Setback Check

Front _____ Side _____
Rear _____ Side _____

Approvals	Date	Inspector
FORMS & FOUNDATION		
	<i>Truck House 4-26-68 J</i>	
	<i>Slabs 4-2-68 J</i>	
REINFORCING STEEL		
MASONRY		
ROOF		
FRAMING	<i>4-16-68 J</i>	
CHIMNEY		
Parking Areas.....	.....	.....
Special Requirements		
Zoning .....	.....	.....
Other .....	.....	.....
House Number Posted		
FINAL	<i>6-24-68 J</i>	

Correction Record

JOB ADDRESS 1800 GOLDEN GORGE DR.
 PARCEL # COUNTRY CLUB LANE
 LEGAL DESCRIPTION _____

(Legal description may be attached separately if necessary)

Use of Structure

- Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work _____

Owner Name ESCONDIDO COUNTRY CLUB
 Address 1800 GOLDEN GORGE DR.
 City ESCONDIDO Tel. No. _____

Contractor Name SAN DIEGO OPS SIGNS
 Address 453 8th ST.
 City SAN DIEGO Tel. No. 234-7201
 Licenses: State 230777 City 332

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area _____ Sq. Ft.
 No. of Stories _____ Valuation \$ 200.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Ray Stevens
 Signature of Owner or Authorized Agent

PLANNING DIVISION

Zone R-1 Fire District 5 Minimum Setbacks

Required Parking Front _____ Rear _____
 Spaces usual Side Side

Special Permits or Conditions _____

Zoning Approval _____ Date _____

Group Occupancy <input checked="" type="radio"/>	Type of Const. <input type="radio"/>	Date	Plan Check	Permit
Checked by <u>[Signature]</u>	Approved by <u>[Signature]</u>	Receipt #	<input checked="" type="checkbox"/>	<u>12-2-68</u>
		Fees	<input checked="" type="checkbox"/>	<u>105.75</u> <u>86.00</u>

BUILDING PERMIT - CITY OF ESCONDIDO ✓

JOB ADDRESS 1800 COUNTRY CLUB LANE
 PARCEL NO. _____
 LEGAL DESCRIPTION Part Lot 1 Golden Cir
Unit # 2 MAY BE ATTACHED MAP 5433 IF NECESSARY

USE OF STRUCTURE

SINGLE FAMILY DUPLEX APT. NO. OF BLDG. APTS. _____

COMMERCIAL INDUSTRIAL OTHER _____

BRIEF DESCRIPTION OF WORK: SHAR WITH 12' Fence - Tennis Courts

OWNER
 NAME ANGELES CREST DEV. CO.
 ADDRESS 1800 COUNTRY CLUB LANE
 CITY ESCONDIDO PHONE _____

CONTRACTOR
 NAME CHAMAC, INC.
 ADDRESS 747 ENTERPRISE
 CITY ESCONDIDO PHONE _____
 ST. LIC. # 208082 CITY LIC. # 1703

ARCHITECT ENGINEER
 NAME _____
 ADDRESS _____
 CITY _____
 ST. CERT. # _____ PHONE _____

LENDING AGENCY
 NAME _____
 ADDRESS _____
 BRANCH DESIGNATION _____

LOT DIMENSIONS _____ NO. OF BLDGS. _____
 USE OF PROPERTY _____ NOW ON LOT _____

WORK COVERED BY THIS PERMIT
 HEIGHT _____ FT. AREA 14,400 SQ. FT.
 NO. OF STORIES _____ VALUE \$ 21,000.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Alan S. Chamberlain
 Signature of Owner or Authorized Agent

PLANNING DEPT.
 ZONING R-1-7 F.Z. 3 MINIMUM SETBACKS
 FRONT _____ REAR _____
 REQ'D, NO. PARKING SPACES _____ SIDE _____ SIDE _____
 SPECIAL PERMITS _____
 ZONING APPROVAL _____ DATE _____

GROUP _____ TYPE _____	PLAN CHK.	PERMIT
OCCUPANCY _____ CONST. _____	DATE <u>9-25-69</u>	<u>10-6-69</u>
RECEIVED BY _____ APPROVED BY _____	RECEIPT <u>14821</u>	<u>14832</u>
<i>Sec</i>	FEE <u>33.00</u>	<u>66.00</u>

COMMERCIAL CONSTRUCTION
PERMIT

Division of Building and Safety
CITY OF ESCONDIDO, CALIFORNIA

JOB ADDRESS 1800 Country Club Lane
Zone Classification—No. P-17 T. L. 5

LEGAL DESCRIPTION

Lot No. 101-1 Blk No. _____ Tract G.C. # 2
OWNER Angelo Crest Dev. Co.
Address 1800 Country Club Lane
Builder or Contractor Chamco, Inc.
Address 247 California
Firm By _____
Title _____

DESCRIPTION OF BUILDING

OCCUPANCY Tennis Courts
TYPE OF CONSTRUCTION _____

Dimensions _____ No. Stories _____

VALUE OF CONSTRUCTION—\$ 2,000

PLAN CHECK FEE \$ _____ TOTAL FEE—\$ _____
PERMIT FEE \$ _____

Issued PERMIT NO. N632 Date 10-6-69

Checked By _____

INSPECTION RECORD

Type of
FOUNDATION

Trenches

1-2 8-67 J.

Forms

Column Footings

FRAMING

Heavy Timber Framing

FRAME

LATH

Miscellaneous

MASONRY

Wall Steel

Column Steel

Bond Beam

Miscellaneous

STRUCTURAL or LIGHT STEEL

Final Inspection Date

6/25/70

CERTIFICATE OF
OCCUPANCY ISSUED

Signature of
Inspector

[Handwritten Signature]

CORRECTIONS OR REMARKS

CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

CLEARANCE TO CONNECT TO ENERGY SOURCE

ELEC.

GAS

Permit No. _____

Date 3/16/72

Permit No. 583

Residential _____

To San Diego Gas & Electric Co.

Residential _____

Commercial _____

OWNER _____ Lane

Commercial _____

Industrial _____

ADDRESS 1800 Country Club Lane

Industrial _____

Mobilehome Park _____

Plumbing Contractor M & M Plumbing

Mobilehome Park _____

Permanent () Temp. ()

Electrical Contractor _____

The Gas and/or Electric installation at the above location has been inspected and approved by the Department of Building Inspection. Meters may be installed upon compliance with S.D.G.&E. Co. rulings.

H. Larsson
Field Inspector

PLAN IN
BASEMENT

A-134

1800 Country Club Lane



- Legend**
- 2007 Pergola
 - 1996 Carport
 - 1991 Storage Sheds
 - 1968 Office and Pro Shop
 - 1964 Craft Center
 - 1964 Club House
 - Project Boundary



Site Plan With Structure Footprint
 1800 West Country Club Lane

APPENDIX B

Ownership and Occupant Information

-Chain of Title
-City Directory Listing of Occupants

Title Records for 1800 West Country Club Drive

Seller	Buyer	Year
Morgan A. Stivers	Royart Corporation	1963
Royart Corporation	Prudential Savings and Loan Association	1966
Prudential Savings and Loan Association	Unger Pacific	1971
Unger Pacific	Prudential Savings and Loan Association	1973
Prudential Savings and Loan Association	Escondido Golf and Land Company	1973
Escondido Golf and Land Company	Price, David G.	1985
Price, David G.	Price, David G. Trust	1988
Price Trust	National Golf Operating Partnership	1993
Owner Name Unavailable	Escondido County Club, LLC	2007
Fidelity National Title Company	Stuck in the Rough, LLC	2012



Transaction History Report

Property Address:

1800 W COUNTRY CLUB LN ESCONDIDO CA 92026-1003

Parcel # (APN):

224-431-03-00

History Record # 1

Sale/Transfer:

Recording Date: 12/06/2012

Sale Date: 12/05/2012

Document Number: 2012.765155

Sale Price: \$7,430,902.00

Document Type: DEED TRANSFER

Sale Type: FULL VALUE

Title Company:

Buyer: STUCK IN THE ROUGH
LLC

Seller: FIDELITY NATL TITLE
CO

History Record # 2

Finance:

Recording Date: 04/01/2010

Finance Type: REFINANCE

Document Number: 2010.157703

Mortgage Loan Type: CONVENTIONAL

Document Type: TRUST
DEED/MORTGAGE

Mortgage Term:

Lender: CALIFORNIA CU

Mortgage Rate Type: FIX

Loan Amount: \$5,400,000.00

Mortgage Rate:

Borrower: ESCONDIDO COUNTRY
CLUB LLC

History Record # 3

Finance:

Recording Date: 01/11/2010

Finance Type: REFINANCE

Document Number: 2010.11876

Mortgage Loan Type: CONVENTIONAL

Document Type: TRUST
DEED/MORTGAGE

Mortgage Term:

Lender: PACIFIC W TD FUND II
LP

Mortgage Rate Type: FIX

Loan Amount: \$2,543,800.00

Mortgage Rate:

Borrower: LDG MIDWAY PLAZA
LLC



Transaction History Report

Property Address:
 1800 W COUNTRY CLUB LN ESCONDIDO CA 92026-1003
 Parcel # (APN):
 224-431-03-00

History Record # 4	
Finance:	
Recording Date: 07/20/2009	Finance Type: REFINANCE
Document Number: 2009.421845	Mortgage Loan Type: CONVENTIONAL
Document Type: TRUST DEED/MORTGAGE	Mortgage Term:
Lender: CALIFORNIA CU	Mortgage Rate Type: FIX
Loan Amount: \$5,400,000.00	Mortgage Rate:
Borrower: ESCONDIDO COUNTRY CLUB INC	

History Record # 5	
Sale/Transfer:	
Recording Date: 07/11/2007	Sale Date: 06/13/2007
Document Number: 2007.465655	Sale Price:
Document Type: DEED TRANSFER	Sale Type:
Title Company:	
Buyer: ESCONDIDO COUNTRY CLUB LLC	
Seller: OWNER NAME UNAVAILABLE	

History Record # 6	
Release:	
Recording Date: 04/27/2007	Orig Recording Date: 09/13/2005
Document Number: 2007.289382	Orig Doc Number: 787850
Document Type: RELEASE	

History Record # 7	
Release:	
Recording Date: 04/27/2007	Orig Recording Date: 09/13/2005
Document Number: 2007.289382	Orig Doc Number: 787850
Document Type: RELEASE	



Transaction History Report

Property Address:
 1800 W COUNTRY CLUB LN ESCONDIDO CA 92026-1003
 Parcel # (APN):
 224-431-03-00

History Record # 12

Finance:

Recording Date: 09/13/2005	Finance Type: REFINANCE
Document Number: 2005.787850	Mortgage Loan Type: CONVENTIONAL
Document Type: TRUST DEED/MORTGAGE	Mortgage Term:
Lender: GERMAN AMERICAN CAPITAL CORP	Mortgage Rate Type: FIX
Loan Amount: \$425,000,000.00	Mortgage Rate:
Borrower: NGP REALTY SUB	

History Record # 13

Sale/Transfer:

Recording Date: 08/20/1993	Sale Date: 07/23/1993
Document Number: 1993.545036	Sale Price: \$2,737,000.00
Document Type: DEED TRANSFER	Sale Type: FULL VALUE
Title Company: FIRST AMERICAN TITLE	
Buyer: NATIONAL GOLF OPERATING PTSHP	
Seller: PRICE TRUST	



Transaction History Report

Property Address:

1800 W COUNTRY CLUB LN ESCONDIDO CA 92026-1003

Parcel # (APN):

224-431-03-00

History Record # 8**Release:**

Recording Date: 04/27/2007

Orig Recording Date: 09/13/2005

Document Number: 2007.289382

Orig Doc Number: 787850

Document Type: RELEASE

History Record # 9**Release:**

Recording Date: 04/27/2007

Orig Recording Date: 09/13/2005

Document Number: 2007.289382

Orig Doc Number: 787850

Document Type: RELEASE

History Record # 10**Assignment:**

Recording Date: 04/28/2006

Orig Recording Date: 09/13/2005

Document Number: 2006.300695

Orig Doc Number: 787850

Document Type: ASSIGNMENT

New Lender:

Previous Lender:

Borrower:

History Record # 11**Assignment:**

Recording Date: 04/28/2006

Orig Recording Date: 09/13/2005

Document Number: 2006.300695

Orig Doc Number: 787850

Document Type: ASSIGNMENT

New Lender:

Previous Lender:

Borrower:

1985



Certify Copies?

Book / Page: /

Document Number:

Search Results

Record Date: 7/30/1985
 Book Type: OR - Official Records
 Book / Page: /
 Document #: 1985-0271759
 Secondary #:

Number of Pages: 5
 Doc Type: 001 - DEED
 Grantor: ESCONDIDO GOLF & LAND CO
 Grantee: PRICE DAVID G
 Reel #: 9113
 Image #: 20

DOC # 2012-0765155



RECORDING REQUESTED BY:
Fidelity National Default Services

AND WHEN RECORDED TO:
Stuck in the Rough, LLC
P.O. Box 11480
Beverly Hills, CA 90213
Attn: Ronald Richards

FL
IIP
UF
OCNA
ICON

DEC 06, 2012 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Oronburg, Jr., COUNTY RECORDER

FEES: 56.00
DC: 5801 NA

PAGES: 11

Forward Tax Statements to
the address given above



SPACE ABOVE LINE FOR RECORDER'S USE

TS #: GER-122090-CA
Loan #: Escondido Country Club

Order #: 23004171

TRUSTEE'S DEED UPON SALE

A.P.N.: 224-210-53-00; 224-211-05-00; 224-211-11-00; 224-211-12-00; 224-211-15-00; 224-230-36-00; 224-230-43-00; 224-430-04-00; 224-431-01-00; 224-431-02-00; 224-431-03-00; 224-490-05-00; 224-490-06-00; 224-491-01-00; 224-811-28-00 Transfer Tax: 50.00

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$7,430,902.37
The Amount Paid by the Grantee was \$7,430,902.37
Said Property is in the City of Escondido, County of San Diego

Fidelity National Title Company d/b/a Fidelity National Default Services, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

STUCK IN THE ROUGH, LLC, a California limited liability company

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the County of San Diego, State of California, described as follows:

As more fully described in the Exhibit "A" attached hereto and made a part hereof

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Escondido Country Club Inc., a California corporation as Trustor, dated April 5, 2007 and recorded on April 27, 2007 as instrument number 2007-0289384 of the Official Records in the Office of the Recorder of San Diego County, California (the "Deed of Trust"). Under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee and default having occurred under the Deed of Trust, a Notice of Default and Election to Sell under the Deed of Trust recorded on February 3, 2012 as instrument number 2012-0063921 of the Official Records in the Office of the Recorder of San Diego County, California. Trustee has complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust

TRUSTEE'S DEED UPON SALE

TS #: GER-122090-CA
Loan #: Escondido Country Club
Order #: 23604171

Including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **December 5, 2012**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$7,430,902.37**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In addition, this conveyance includes all of the personal property described in the Deed of Trust, as it may have been amended from time to time, and in the UCC-1 Financing Statement recorded on July 29, 2009 as Instrument Number 2009-0421846 in the Official records of San Diego County, California, the UCC-1 Financing Statement recorded on December 7, 2011 as Instrument Number 2011-0657505 in the Official records of San Diego County, California and the UCC-3 Financing Statement filed with the California Secretary of State on December 6, 2011 as File Number 1172933833, all of which is more specifically described on Exhibit B attached hereto, which is incorporated herein by this reference (collectively, the "Personal Property").

In witness thereof, Fidelity National Title Company d/b/a Fidelity National Default Services, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 12/5/2012

Fidelity National Title Company d/b/a Fidelity National Default Services

By: [Signature]
Susan Bales, Vice President

State of California) ss
County of San Diego)

On 12/5/ 2012, before me, Ramona Khyrolmoor
Notary Public, personally appeared Susan Bales, Vice President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

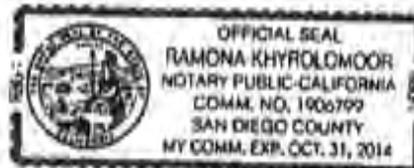


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

5803

PARCEL 1:

LOTS 1, 2, 3 AND 185 OF GOLDEN CIRCLE UNIT NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ON JULY 29, 1964.

EXCEPTING FROM SAID LOT 185 ANY PORTION NOW LYING WITHIN ESCONDIDO TRACT NO. 103, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1965.

PARCEL 2:

THAT PORTION OF LOT 3 IN BLOCK 14 OF THE SUBDIVISION OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 31, 1895, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3, DISTANCE THEREON SOUTH 54°23'30" EAST 280.15 FEET FROM THE MOST NORTHERLY CORNER THEREOF, THENCE SOUTH 54°23'30" EAST ALONG SAID NORTHEASTERLY LINE 330.00 FEET; THENCE SOUTH 47°36'30" WEST 80.00 FEET; THENCE SOUTH 74°06'30" WEST 128.00 FEET; THENCE NORTH 45°53'30" WEST 132.00 FEET; THENCE NORTH 02°37'29" EAST 189.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 3 NORTH 54°40'05" WEST 49.26 FEET TO AN ANGLE POINT IN THE BOUNDARY OF LAND DESCRIBED IN DEED TO THE DICKERSON COMPANY, RE-RECORDED JANUARY 28, 1977 AS FILE NO. 1977-033640 OF OFFICIAL RECORDS, THENCE ALONG THE BOUNDARY OF SAID LAND AS FOLLOWS:

SOUTH 47°19'55" WEST (RECORD - SOUTH 47°36'30" WEST), 80.00 FEET; AND SOUTH 74°23'05" WEST (RECORD - SOUTH 74°06'30" WEST), 94.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID BOUNDARY NORTH 69°09'18" WEST, 72.97 FEET TO THE BOUNDARY OF SAID LAND OF THE DICKERSON COMPANY; THENCE ALONG SAID BOUNDARY AS FOLLOWS:

SOUTH 45°36'55" EAST (RECORD - SOUTH 45°53'30" EAST), 50.07 FEET TO AN ANGLE POINT THEREIN; AND NORTH 74°23'05" EAST (RECORD - NORTH 74°06'30" EAST), 33.65 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, AND THE NORTHERLY LINE OF

EXHIBIT A
(Continued)

GOLDEN CIRCLE DRIVE, AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED OCTOBER 29, 1964 AS FILE NO. 1964-198217 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 00°48'17" EAST 440.63 FEET; THENCE NORTH 40°49'10" EAST 81.11 FEET; THENCE NORTH 75°54'31" EAST 534.50 FEET; THENCE SOUTH 74°18'52" EAST 130.92 FEET; THENCE SOUTH 02°25'57" EAST 141.65 FEET; THENCE SOUTH 43°35'45" WEST 85.96 FEET; THENCE SOUTH 67°55'04" WEST 291.08 FEET; THENCE SOUTH 65°04'44" EAST 465.27 FEET; THENCE NORTH 63°28'34" EAST 47.31 FEET; THENCE NORTH 24°07'30" EAST, 98.31 FEET; THENCE NORTH 70°48'08" EAST 239.14 FEET; THENCE NORTH 31°02'18" EAST 251.79 FEET; THENCE NORTH 42°39'13" WEST 39.26 FEET; THENCE SOUTH 82°39'32" WEST 430.63 FEET; THENCE NORTH 4°13'09" WEST 102.96 FEET; THENCE NORTH 61°46'30" EAST 541.44 FEET; THENCE SOUTH 68°52'11" EAST 380.68 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF NORTH NUTMEG STREET AS IT EXISTS THIS DATE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 0°35'25" EAST 87.66 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 24°53'11" WEST 275.95 FEET; THENCE SOUTH 4°16'24" WEST 376.97 FEET; THENCE SOUTH 75°41'22" WEST 381.07 FEET; THENCE SOUTH 3°51'50" WEST 52.60 FEET TO A POINT ON THE NORTH LINE OF SAID GOLDEN CIRCLE DRIVE; THENCE ALONG SAID NORTHERLY LINE NORTH 86°08'04" WEST 850.81 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 951.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE POINT OF BEGINNING.

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EXCEPT THEREFROM THAT PORTION THEREOF WHICH LIES NORTH OF A LINE PARALLEL TO AND 60 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AND THE WESTERLY PROLONGATION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER.

PARCEL 4:

THAT PORTION OF LOT 186 OF GOLDEN CIRCLE UNIT NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 29, 1964 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, ALL BEING IN TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 14, BLOCK 1 OF ESCONDIDO TRACT NO. 103, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1965; THENCE ALONG THE BOUNDARY OF SAID ESCONDIDO TRACT NO. 103, AS FOLLOWS:

SOUTH 29°41'47" WEST 89.14 FEET; SOUTH 76°17'32" WEST, 643.40 FEET; SOUTH 58°20'21" WEST, 352.46 FEET; AND NORTH 36°48'14" WEST, 5.45 FEET TO THE EASTERLY LINE OF GARY LANE, 60.00 FEET IN WIDTH, AS SHOWN ON SAID MAP NO. 5433; THENCE SOUTH 23°27'28" WEST ALONG THE EASTERLY LINE OF SAID GARY LANE TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 6 OF SAID ESCONDIDO TRACT NO. 103; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 6, AS FOLLOWS:

SOUTH 64°26'24" EAST, 164.93 FEET; SOUTH 88°46'37" EAST, 195.67 FEET; NORTH 85°19'21" EAST, 231.93 FEET; NORTH 69°59'07" EAST, 368.22 FEET TO THE MOST NORTHERLY CORNER OF LOT 12 OF SAID BLOCK 6, ESCONDIDO TRACT NO. 103; THENCE SOUTH 32°22'11" EAST, 84.87 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 12, BLOCK 6, BEING A POINT IN THE NORTHERLY LINE OF GOLDEN CIRCLE DRIVE AS SHOWN ON SAID MAP NO. 5578 AND AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED OCTOBER 29, 1964 AS FILE NO. 1964-198217 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING IN THE ARC OF A 849.00 FOOT RADIUS CURVE CONCAVE NORTHERLY FROM WHICH SAID POINT A RADIAL LINE BEARS NORTH 32°22'11"

EXHIBIT A
(Continued)

WEST; THENCE EASTERLY ALONG THE NORTHERLY LINE OF GOLDEN CIRCLE DRIVE, AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}13'24''$, A DISTANCE OF 199.94 FEET; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID GOLDEN CIRCLE DRIVE TANGENT TO SAID CURVE NORTH $44^{\circ}24'25''$ EAST 105.23 FEET TO THE BEGINNING OF A 951.00 FOOT RADIUS TANGENT CURVE IN THE NORTHERLY LINE OF SAID GOLDEN CIRCLE DRIVE, CONCAVE SOUTHERLY; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID GOLDEN CIRCLE DRIVE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $33^{\circ}18'45''$, A DISTANCE OF 352.92 FEET TO THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE ALONG SAID EASTERLY LINE NORTH $90^{\circ}48'17''$ EAST, 249.15 FEET; THENCE NORTH $89^{\circ}11'43''$ WEST 555.82 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 14, BLOCK 1 OF THE ESCONDIDO TRACT NO. 103, DISTANT THEREON NORTH $43^{\circ}44'20''$ WEST 87.63 FEET TO THE POINT OF BEGINNING.

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EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 12, BLOCK 6 OF THE ESCONDIDO TRACT NO. 103; THENCE NORTH $65^{\circ}33'22''$ EAST 96.82 FEET; THENCE NORTH $44^{\circ}24'25''$ EAST, 412.68 FEET; THENCE NORTH $63^{\circ}58'01''$ EAST 224.00 FEET; THENCE SOUTH $10^{\circ}57'07''$ EAST 90.00 FEET TO THE CURVED NORTHERLY LINE OF GOLDEN CIRCLE DRIVE, AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED OCTOBER 29, 1964 AS FILE NO. 1964-198217 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 951.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF GOLDEN CIRCLE DRIVE TO THE MOST EASTERLY CORNER OF SAID LOT 12, BLOCK 6 OF SAID ESCONDIDO TRACT NO. 103; THENCE NORTH $32^{\circ}23'11''$ WEST 84.67 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 6, ESCONDIDO TRACT NO. 103, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5, NORTH $4^{\circ}40'39''$ WEST 18.87 FEET; THENCE NORTH $84^{\circ}35'41''$ EAST 93.01 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 5; THENCE ALONG SAID PROLONGATION, SOUTH $4^{\circ}40'39''$ EAST 22.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, SOUTH $85^{\circ}19'21''$ WEST 67.94 FEET AND NORTH $88^{\circ}46'37''$ WEST 25.19 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 6, ESCONDIDO TRACT NO. 103, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 6, NORTH $4^{\circ}40'39''$ WEST 22.64 FEET; THENCE NORTH $84^{\circ}35'41''$ EAST 93.35 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 6; THENCE ALONG SAID PROLONGATION SOUTH $4^{\circ}40'39''$ EAST 23.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, SOUTH $85^{\circ}19'21''$ WEST 93.34 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 6, ESCONDIDO TRACT NO. 103, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT

EXHIBIT A
(Continued)

7, NORTH 4°40'39" WEST 23.83 FEET; THENCE NORTH 84°35'41" EAST, 90.89 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 7; THENCE ALONG SAID PROLONGATION SOUTH 6°13'30" EAST 19.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7, SOUTH 69°59'07" WEST 21.52 FEET, AND SOUTH 85°19'21" WEST 70.65 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 6, ESCONDIDO TRACT NO. 103, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 8, NORTH 6°13'30" WEST 19.30 FEET; THENCE NORTH 84°35'41" EAST 74.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 8, SOUTH 69°59'07" WEST, 76.50 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 6, ESCONDIDO TRACT NO. 103, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 4, NORTH 2°05'58" EAST, 9.49 FEET; THENCE NORTH 84°35'41" EAST 89.38 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID PROLONGATION SOUTH 4°40'39" EAST 14.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF LOT 4, NORTH 88°46'37" WEST, 81.91 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 6, ESCONDIDO TRACT NO. 103, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 84°35'41" EAST 82.26 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID PROLONGATION, SOUTH 2°05'58" WEST 9.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF LOT 3, NORTH 88°46'37" WEST 81.57 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF ESCONDIDO TRACT NO. 103, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1965, BEING A POINT IN THE SOUTHERLY LINE OF GOLDEN CIRCLE DRIVE AS SHOWN ON SAID MAP AND AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED OCTOBER 29, 1964 AS FILE NO. 1964-198217 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING IN THE ARC OF SAID CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 951.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 32°22'11" EAST; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF GOLDEN CIRCLE DRIVE THROUGH A CENTRAL ANGLE OF 64°48'33" AN ARC DISTANCE OF 79.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE RADIAL TO SAID CURVE SOUTH 37°10'44" EAST 69.75 FEET; THENCE SOUTH 37°57'25" WEST 594.00 FEET; THENCE SOUTH 26°36'09" WEST 627.47 FEET; THENCE SOUTH 2°48'51" WEST 18.70 FEET TO THE NORTHERLY LINE OF LOT 3 IN BLOCK 14 OF

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EXHIBIT A

(Continued)

THE SUBDIVISION OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1899; THENCE ALONG THE NORTHEASTERLY LINE OF SAID MAP NO. 806, SOUTH 54°43'46" EAST 329.23 FEET TO A POINT THEREON DISTANT NORTH 54°43'46" WEST 1082.81 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF LOT 1 IN SECTION 8 OF SAID TOWNSHIP 12 SOUTH, RANGE 2 WEST WITH SAID NORTHEASTERLY BOUNDARY OF THE SUBDIVISION OF THE RANCHO LOS VALLECITOS; THENCE NORTH 44°27'03" EAST, 813.38 FEET; THENCE NORTH 20°41'23" EAST 503.95 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THAT CERTAIN LINE IN THE NORTHERLY BOUNDARY OF ESCONDIDO TRACT NO. 149, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6504, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 14, 1969, AND SHOWN THEREON AS HAVING A BEARING OF SOUTH 89°57'40" WEST AND A LENGTH OF 109.34 FEET, SAID LINE FOR THE PURPOSE OF THIS DESCRIPTION HAVING A BEARING OF NORTH 89°48'14" EAST; THENCE SOUTH 89°48'14" EAST ALONG SAID NORTH LINE AND ITS WESTERLY PROLONGATION TO THE EASTERLY TERMINUS OF SAID NORTH LINE; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF SAID ESCONDIDO TRACT NO. 149, AS FOLLOWS:

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SOUTH 57°37'19" EAST, 96.35 FEET; SOUTH 65°58'36" EAST, 102.91 FEET; NORTH 25°06'54" EAST, 112.53 FEET; NORTH 15°38'54" EAST 133.30 FEET; NORTH 19°54'14" EAST, 112.77 FEET; SOUTH 85°15'21" EAST 214.49 FEET; SOUTH 82°00'51" EAST, 363.94 FEET; NORTH 88°35'29" EAST 183.90 FEET; NORTH 82°14'14" EAST, 316.56 FEET; AND NORTH 85°06'19" EAST TO THE WEST LINE OF NORTH NUTMEG STREET AS IT EXISTED PRIOR TO THE RECORDATION OF SAID ESCONDIDO TRACT NO. 149; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT IN THE AFOREMENTIONED SOUTHERLY LINE OF GOLDEN CIRCLE DRIVE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 86°08'04" WEST 1350.00 FEET, MORE OR LESS, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 849.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'31" AN ARC DISTANCE OF 732.87 FEET; THENCE TANGENT TO SAID CURVE SOUTH 44°24'25" WEST 105.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 951.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°24'51" AN ARC DISTANCE OF 139.66 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF LOT 1 IN SECTION 8, OF SAID TOWNSHIP 12 SOUTH, RANGE 2 WEST, WITH THE NORTHEASTERLY BOUNDARY OF SAID RANCHO LOS VALLECITOS DE SAN MARCOS, ACCORDING TO MAP THEREOF NO. 806; THENCE ALONG SAID NORTHEASTERLY BOUNDARY NORTH 54°43'46" WEST 1082.81 FEET; THENCE NORTH 44°27'03" EAST 813.38 FEET; THENCE NORTH 20°41'23" EAST 694.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47°34'33" EAST 67.98 FEET; THENCE NORTH 43°27'09" EAST 446.34 FEET; THENCE NORTH 58°05'57" WEST 333.62 FEET TO A POINT ON THE CURVE ON THE SOUTHERLY LINE OF GOLDEN CIRCLE DRIVE, 102.00 FEET IN WIDTH, AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED OCTOBER 29, 1964 AS FILE NO. 1964-198217 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT THEREON 292.25 FEET WESTERLY, MEASURED ALONG SAID CURVE OF THE SOUTHERLY LINE, FROM THE EASTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED THEREIN AS BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 49°27'31" AND A LENGTH OF 732.87 FEET, A RADIAL TO SAID POINT BEARS NORTH 15°51'26" WEST; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE SO DESCRIBED, 440.63 FEET TO THE SOUTHWESTERLY TERMINUS OF SAID CURVE; THENCE CONTINUING SOUTH 44°24'25" WEST 105.23 FEET; THENCE SOUTH 67°16'59" EAST 405.73 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

(Continued)

ALSO EXCEPTING THAT PORTION GRANTED TO THE CITY OF ESCONDIDO IN DEED RECORDED JULY 14, 1969 AS FILE NO. 1969-126526 AND RE-RECORDED JULY 24, 1969 AS FILE NO. 1969-133886, BOTH OF OFFICIAL RECORDS.

ALSO, EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN ESCONDIDO TRACT NO. 180, ACCORDING TO MAP THEREOF NO. 7725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 17, 1973.

PARCEL 6:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SECTION 5, TOWNSHIP 13 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 14, BLOCK 1 OF ESCONDIDO TRACT NO. 103, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1965; THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 ESCONDIDO TRACT NO. 103, NORTH 43°44'20" WEST 87.65 FEET; THENCE LEAVING SAID TRACT LINE SOUTH 89°11'43" EAST 655.82 FEET TO THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 00°48'17" WEST 249.15 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE NORTHERLY LINE OF GOLDEN CIRCLE DRIVE AS DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED OCTOBER 29, 1964 AS FILE NO. 1964-198217 OF OFFICIAL RECORDS, BEING A POINT ON THE ARC OF A 951.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 12°16'50" WEST; THENCE NORTH 00°48'17" EAST 40.63 FEET ALONG SAID EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°49'10" WEST 259.02 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED LINE HAVING A BEARING OF SOUTH 89°11'43" EAST AND A LENGTH OF 655.82 FEET; THENCE ALONG SAID AFOREMENTIONED LINE SOUTH 89°11'43" EAST 169.97 FEET TO THE EASTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE ALONG SAID EASTERLY LINE NORTH 00°48'17" EAST 191.48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7:

AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF AMERICAN GOLF CORPORATION FOR GOLF CART PATH RECORDED OCTOBER 16, 1989 AS FILE NO. 1989-558155 OF OFFICIAL RECORDS.

PARCEL 8:

AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF AMERICAN GOLF CORPORATION FOR GOLF COURSE TEE AREA RECORDED OCTOBER 16, 1989 AS FILE NO. 1989-558156 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 1800 COUNTRY CLUB LANE, ESCONDIDO, CALIFORNIA 92026

APN: 224-210-53-00; 224-211-05-00; 224-211-11-00; 224-211-12-00; 224-211-15-00; 224-230-36-00; 224-230-43-00; 224-430-04-00; 224-431-01-00; 224-431-02-00; 224-431-03-00; 224-490-05-00; 224-490-06-00; 224-491-01-00; AND 224-811-28-00

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EXHIBIT B
(Personal Property Description)

All of Debtor's present and future right, title and interest in and to all of the following:

(1) All of the following which are used now or in the future in connection with the ownership, management or operation of the real property described in Exhibit "A" and/or the improvements on such real property (the "Property"): machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment (any of the foregoing that are so attached to the Property as to constitute fixtures under applicable law are referred to below as the "Fixtures");

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(2) All furniture, furnishings, equipment, machinery, building materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible personal property (other than Fixtures) which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, and any operating agreements relating to the Property, and any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Property and all other intangible property and rights relating to the operation of, or used in connection with, the Property, including all governmental permits relating to any activities on the Property (the "Personalty");

(3) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

(4) All proceeds paid or to be paid by any insurer of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B";

(5) All awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B", including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Property, the Fixtures, the

Personalty or any other item listed in this Exhibit "B" under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

(6) All contracts, options and other agreements for the sale of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B" entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

5810

(7) All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals (the "Leases");

(8) All earnings, royalties, accounts receivable (including accounts receivable for all rents, revenues and other income of the Property, including parking fees, charges for food, health care and other services), issues and profits from the Property, or any other item listed in this Exhibit "B", and all undistributed proceeds of the loan secured by the security interests to which this financing statement relates and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

(9) All refunds (other than real property tax refunds applicable to periods before the real property tax year in which the loan secured by the security interests to which this financing statement relates was made) or rebates of (a) water and sewer charges, (b) premiums for fire and other hazard insurance, rent loss insurance and any other insurance required by Secured Party, (c) taxes, assessments, vault rentals, and (d) other charges or expenses required by Secured Party to protect the Property, to prevent the imposition of liens on the Property, or otherwise to protect Secured Party's interests (collectively, the "Impositions") by any municipal, state or federal authority or insurance company;

(10) All tenant security deposits which have not been forfeited by any tenant under any Lease;

(11) All funds on deposit pursuant to any separate agreement between Debtor and Secured Party for the purpose of establishing replacement reserves for the Property, establishing a fund to assure the completion of repairs or improvements specified in that agreement, or assuring reduction of the outstanding principal balance of the Indebtedness if the occupancy of or income from the Property does not increase to a level specified in that agreement, or any other agreement or agreements between Borrower and Lender which provide for the establishment of any other fund, reserve or account;

(12) All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property or any part of it; and

(13) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.

5811

Orig No. 289208-F
Esrow No. S-7469
Loan No. 725322-2
1356

WHEN RECORDED MAIL TO:
ESCONDIDO GOLF AND LAND COMPANY
Suite 530
Fifth & Broadway Building
San Diego, California 92101

73-215993
FILE/PAGE NO.
BOOK 1973
RECORDED REQUEST OF
LAND TITLE INSURANCE CO.
AUG 3 8:00 AM '73

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM, RECORDER
4/1/80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

(S)

Same as above

TRANSFER TAX PAID
HARLEY F. BLOOM, RECORDER

DOCUMENTARY TRANSFER TAX \$ 2,227.50
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances
remaining at time of sale. Prudential Savings and Loan
Signature of Declarant or Agent Determining Tax - Firm Name
see attached for tax parcel no. City of Escondido

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PRUDENTIAL SAVINGS AND LOAN ASSOCIATION

a corporation organized under the laws of the State of California, does hereby

GRANT to ESCONDIDO GOLF AND LAND COMPANY, a California Corporation

the real property in the City of _____, State of California, described as
County of San Diego

The real property as more particularly described on the description
pages attached hereto and made a part hereof.

There is also a rider to this Grant Deed which is attached hereto,
incorporated herein and made a part hereof.

Dated August 1, 1973

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On August 1, 1973
before me, the undersigned, a Notary Public in and for said
State, personally appeared C. H. Gius

known to me to be the _____ President, and
Eugenia L. Miller

known to me to be the _____ Assistant Secretary of
the corporation that executed the within instrument, and known
to me to be the persons who executed the within instrument on
behalf of the corporation therein named, and acknowledged to me
that such corporation executed the within instrument pursuant to
its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal
Signature Shirley J. Albeck -

PRUDENTIAL SAVINGS AND LOAN ASSOCIATION

By C. H. Gius
By Eugenia L. Miller
Assistant Secretary

OFFICIAL SEAL
SHIRLEY J. ALBECK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 27, 1977

(This area for official material seal) 1144 (10/99)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

OFFICIAL RECORDS SAN DIEGO COUNTY HARLEY F. BLOOM, RECORDER

1357

TAX PARCEL NUMBERS - - - - -

224-210-51
224-211-05,-02,-06,-10
224-230-40
224-430-01,-02,-03,-04,-10
224-470-58,-59,-55,-78,-01,-03,-04,-05,-06,-07,-33,-37,-38,-39,-40
224-480-26
224-490-01,-05,-06
224-510-20,-28,-32,-34
224-570-16,-17,-18,-19,-25,-26,-27,-28,-29,-30,-31,-32,-33,-35,-12
224-570-05,-07,-08,-09,-10,-38,-41,-43,-46,-48,-49,-50,-51
224-580-03,-05,-07,-08,-09,-10,-13,-14,-16,-17,-20,-21,-23,-24,-26
224-580-27,-28
226-260-26
224-470-02
224-230-36
224-160-34

OFFICIAL RECORDS SAN DIEGO COUNTY HARLEY R. BLOSS RECORDS

TYPIST
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PARCEL 1:

PA 87

Lots 1, 2, 3 and 185 of Golden Circle Unit No. 1, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 8433, filed in the office of the County Recorder of said San Diego County on July 29, 1964.

EXCEPTING from said Lot 185 any portion now lying within Escondido Tract No. 103, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5578, filed in the office of the County Recorder of said San Diego County May 11, 1965.

PARCEL 2:

That portion of Lot 3 in Block 14 of the Subdivision of Rancho Los Vallecitos de San Marcos, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 806, filed in the office of the County Recorder of said San Diego County, December 21, 1895, described as follows:

PA 32

Commencing at a point in the Northeastly line of said Lot 3, distant thereon South 54°23'30" East 280.15 feet from the most Northerly corner thereof; thence South 54°23'30" East along said Northeastly line 330.00 feet; thence South 47°36'30" West 80.00 feet; thence South 74°06'30" West, 128.00 feet; thence North 42°59'30" West, 132.00 feet; thence North 02°37'29" East, 189.45 feet to the Point of Beginning.

PARCEL 3:

That portion of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 3, Township 12 South Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, described as follows:

PA 73

BEGINNING at the point of intersection of the Westerly line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 3, and the Northerly line of Golden Circle Drive, as described in deed to the City of Escondido, recorded October 29, 1964, in the office of the County Recorder of said County, as File No. 198217; thence along said Easterly line North 0°48'17" East, 440.63 feet; thence North 40°49'10" East, 81.11 feet; thence North 75°54'31" East, 534.50 feet; thence South 74°18'52" East, 130.92 feet; thence South 2°25'57" East, 141.65 feet; thence South 43°35'45" West, 85.96 feet; thence South 47°55'04" West 291.08 feet; thence South 05°04'44" East 469.27 feet; thence North 60°29'34" East, 47.31 feet; thence North 24°07'30" East, 98.31 feet; thence North 70°48'08" East, 239.14 feet; thence North 31°02'18" East, 251.79 feet; thence North 42°39'13" West, 39.36 feet; thence South 82°59'32" West, 430.63 feet; thence North 4°13'09" West, 103.98 feet; thence North 61°46'30" East, 341.44 feet; thence South 80°52'11" East, 380.68 feet, more or less, to a point in the Westerly line of North Nutmeg Street as it exists this date; thence Southerly along said Westerly line South 0°35'25" East 87.66 feet; thence leaving said Westerly line South 24°53'11" West 275.95 feet; thence South 4°16'24" West 376.97 feet; thence South 75°41'22" West 381.07 feet; thence South 3°51'56" West, 52.60 feet to a point on the North line of said Golden Circle Drive; thence along said Northerly line North 86°08'04" West 850.81 feet to the beginning of a tangent curve therein, concave to the South and having a radius of 951.00 feet; thence Westerly along said curve to the Point of Beginning.

PARCEL 4:

That portion of Lot 186 of Golden Circle Unit No. 2, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 8433, filed in the office of the County Recorder of said San Diego County, July 29, 1964, AND

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that portion of the Northeast Quarter of the Southeast Quarter of Section 5, and the Northwest Quarter of the Southwest Quarter of Section 5, all being in Township 12 South, Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, being more fully described as follows:

Pa 173

Beginning at the most Easterly corner of lot 14, Block 1 of Escondido Tract No. 103, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5978 filed in the office of the County Recorder of said San Diego County, May 11, 1965; thence along the boundary of said Escondido Tract No. 103, as follows: South 29°41'47" West, 89.16 feet; South 75°17'32" West, 643.60 feet; South 58°20'21" West, 352.48 feet; and North 36°48'16" West, 3.65 feet to the Easterly line of Gary Lane, 80.00 feet in width, as shown on said Map 5433; thence South 33°27'28" West along the Easterly line of said Gary Lane to the most Northwesterly corner of Lot 1, Block 6, of said Escondido Tract No. 103; thence along the Northerly line of said Block 6, as follows: South 65°28'26" East, 166.93 feet; South 88°46'37" East, 195.67 feet; North 85°19'21" East, 231.93 feet; North 69°59'07" East, 368.22 feet to the most Northerly corner of Lot 12 of said Block 6, Escondido Tract No. 103; thence South 32°22'11" East, 84.87 feet to the most Easterly corner of said Lot 12, Block 6, being a point in the Northerly line of Golden Circle Drive as shown on said Map 5978 and as described in deed to the City of Escondido, recorded October 29, 1964, in the office of said County Recorder, as File No. 198217, said point being in the arc of a 849.00 foot radius curve, concave Northerly, from which said point a radial line bears North 32°22'11" West; thence Easterly along the Northerly line of Golden Circle Drive, as described in said deed to the City of Escondido, and Easterly along the arc of said curve through a central angle of 13°13'24" a distance of 195.94 feet; thence continuing Easterly along the Northerly line of said Golden Circle Drive tangent to said curve North 64°24'25" East, 105.23 feet to the beginning of a 951.00 foot radius tangent curve in the Northerly line of said Golden Circle Drive, concave Southerly; thence continuing Easterly along the Northerly line of said Golden Circle Drive and the arc of said curve, through a central angle of 33°18'43", a distance of 352.92 feet to the Easterly line of the Northwest one-quarter of the Southwest one-quarter of said Section 5; thence along said Easterly line North 0°48'17" East, 249.13 feet; thence North 89°11'43" West, 653.82 feet to a point on the Northeasterly line of said Lot 14, Block 1, of the Escondido Tract No. 103, distant thereon North 43°44'20" West, 87.65 feet from the point of beginning; thence South 43°44'20" East, 87.65 feet to the point of beginning.

EXCEPT therefrom that portion thereof described as follows:

Beginning at the most Northerly corner of said Lot 12, Block 6 of the Escondido Tract No. 103; thence North 45°33'22" East, 96.82 feet; thence North 44°24'25" East 412.68 feet; thence North 63°36'01" East 326.00 feet; thence South 20°57'07" East 90.00 feet to the curved Northerly line of Golden Circle Drive, as described in deed to the City of Escondido, recorded October 29, 1964, in the office of the County Recorder of said County, as File No. 198217, said point being in the arc of a curve, concave to the South and having a radius of 931.00 feet; thence Southwesterly along said Northerly line of Golden Circle Drive to the most Easterly corner of said Lot 12, Block 6 of said Escondido Tract No. 103; thence North 32°22'11" West 84.87 feet to the point of beginning.

PARCEL 31

That portion of the Southwest Quarter and of the West Half of the West Half of the West Half of the Southwest Quarter of Section 3, Township 12 South, Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, described as follows:

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OFFICIAL RECORDS SAN DIEGO COUNTY HARLEY F. BLOOD RECORDER

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Commencing at the Southeastern corner of Escondido Tract No. 103, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5578, filed in the office of the County Recorder of said San Diego County, May 11, 1965, being a point in the Southerly line of Golden Circle Drive as shown on said Map and as described in deed to the City of Escondido, recorded October 29, 1964, in the office of said County Recorder as File No. 196217, said point being in the arc of a curve, concave to the North and having a radius of 951.00 feet, a radial to said point bears South 32°22'11" East; thence Easterly along said Southerly line of Golden Circle Drive through a central angle of 6°48'33" an arc distance of 79.82 feet to the TRUE POINT OF BEGINNING; thence radial to said curve South 37°10'44" East 69.75 feet; thence South 37°57'25" West 594.00 feet; thence South 38°36'09" West 627.47 feet; thence South 2°40'51" West 18.70 feet to the Northerly line of Lot 3 in Block 14 of the Subdivision of Rancho Los Vallecitos de San Marcos, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 806, filed in the office of the County Recorder of said San Diego County, December 21, 1893; thence along the Northeastery line of said Map No. 806, South 54°43'46" East 329.23 feet to a point thereon distant North 54°43'46" West 1082.81 feet from the intersection of the Easterly line of Lot 1 in Section 8 of said Township 12 South, Range 2 West with said Northeastery boundary of the Subdivision of the Rancho Los Vallecitos; thence North 44°27'03" East 813.38 feet; thence North 20°41'23" East 503.95 feet more or less to the intersection with the Westerly prolongation of that certain line in the Northerly boundary of Escondido Tract No. 149, in the City of Escondido, County of San Diego, State of California, according to the Map thereof No. 6504, as recorded in the office of the County Recorder of said San Diego County October 14, 1969, and shown thereon as having a bearing of South 89°57'40" West and a length of 109.34 feet, said line for the purpose of this description having a bearing of North 89°48'14" East; thence North 89°48'14" East along said North line and its Westerly prolongation to the Easterly terminus of said North line; thence continuing along said Northerly boundary of said Escondido Tract No. 149 as follows: South 57°57'19" East 96.55 feet; South 65°58'36" East 102.91 feet; North 25°06'54" East, 112.33 feet; North 15°38'54" East 133.30 feet; North 19°54'16" East 112.77 feet; South 85°15'21" East 214.49 feet; South 82°00'51" East 363.94 feet; North 88°35'29" East 183.90 feet; North 82°14'14" East 316.56 feet; and North 85°06'19" East to the West line of North Nimitz Street as it existed prior to the recordation of said Escondido Tract No. 149; thence Northerly along said Westerly line to a point in the aforementioned Southerly line of Golden Circle Drive; thence along said Southerly line the following courses: North 86°08'04" West 1350.00 feet, more or less, to the beginning of a tangent curve, concave to the South and having a radius of 269.00 feet; thence Westerly along said curve through a central angle of 49°27'31" an arc distance of 732.87 feet; thence tangent to said curve South 44°24'25" West 105.23 feet to the beginning of a tangent curve, concave to the Northwest and having a radius of 951.00 feet; thence Southwesterly along said curve through a central angle of 8°24'51" an arc distance of 139.66 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom that portion thereof described as follows:

Commencing at the intersection of the Easterly line of Lot 1 in Section 8, of said Township 12 South, Range 2 West with the Northeastery boundary of said Rancho Los Vallecitos de San Marcos, according to Map thereof No. 806; thence along said Northeastery boundary North 54°43'46" West 1082.81 feet; thence North 44°27'03" East 813.38 feet; thence North 20°41'23" East 504.17 feet to the TRUE POINT OF BEGINNING; thence South 47°36'32" East 67.98 feet;

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thence North 43°27'09" East 446.34 feet; thence North 58°05'57" West 333.62 feet to a point on the curved Southerly line of Golden Circle Drive, 102.00 feet in width, as described in deed to the City of Escondido, recorded October 29, 1964, in the office of said County Recorder, as File No. 198217, said point being distant thereon 292.25 feet Westerly, measured along said curved Southerly line, from the Easterly terminus of that certain curve described therein as being concave to the Southeast and having a radius of 849.00 feet, a central angle of 49°27'31" and a length of 722.87 feet, a radial to said point bears North 15°51'26" West; thence Westerly and Southwesterly along said curve as described, 640.62 feet to the Southwest-erly terminus of said curve; thence continuing South 44°26'25" West 105.23 feet; thence South 67°16'59" East 405.73 feet to the TRUE POINT OF BEGINNING.

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ALSO EXCEPTING that portion granted to the City of Escondido in deed recorded July 14, 1969 as File No. 126526 and re-recorded July 24, 1969 as File No. 133886.

PARCEL 6:

That portion of the Southwest Quarter of the Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, described as follows:

PA 174

Commencing at the most Easterly corner of Lot 16, Block 1 of Escondido Tract No. 103, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5578, filed in the office of the County Recorder of said San Diego County, May 11, 1965; thence along the Northeasterly line of said Block 1, Escondido Tract No. 103, North 43°44'20" West, 87.65 feet; thence leaving said Tract line South 89°11'43" East, 655.82 feet to the Easterly line of the North-west One-quarter of the Southwest One-quarter of said Section 5; thence South 0°48'17" West, 249.15 feet along said Easterly line to a point on the Northerly line of Golden Circle Drive as described in deed to the City of Escondido, recorded October 29, 1964 as File No. 198217, being a point on the arc of a 951.00 foot radius curve, concave Southeasterly, a radial line to said point bears North 12°16'50" West; thence North 0°48'17" East, 640.63 feet along said Easterly line of the North-west One-quarter of the Southwest One-quarter of said Section 5 to the TRUE POINT OF BEGINNING; thence South 40°49'10" West, 250.02 feet to the intersection with the aforementioned line having a bearing of South 89°11'43" East and a length of 655.82 feet; thence along said aforementioned line South 89°11'43" East, 160.97 feet to the Easterly line of said Northwest One-quarter of the Southwest One-quarter of said Section 5; thence along said Easterly line North 0°48'17" East 191.48 feet to the TRUE POINT OF BEGINNING.

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TYPE:BD
COMP: *SR*

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PARCEL 7:

A condominium consisting of (a) an undivided 9.6% interest in and to Lot 1, Golden Circle Annex, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5512, filed in the Office of the County Recorder of San Diego County, December 29, 1964; and (b) Units Nos. 20, 28, 32 and 34, as shown on the Map of said Tract.

PARCEL 8:

An exclusive easement appurtenant to Parcel 7 to use the patio area and garage area immediately adjacent to the Units described in Parcel 7.

PARCEL 9:

Lots 39, 40, 41, 42, 43, 44, 45, 65, 68, 69, 84, 88, 89, 90, 91, 101, 141, 183, Golden Circle Unit No. 2 in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5433, filed in the Office of the County Recorder of San Diego County, July 29, 1964.

PARCEL 10:

Lots 7, 10, 17, 18, 27, 38, 40, 67, 68, 70, 71, 73, 76 of Escondido Tract No. 149, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 6504, filed in the Office of the County Recorder of San Diego County, October 14, 1969.

PARCEL 11:

Lots 5, 8, 9, 12, 16, 19, 29, 31, 32, 33, 34, 37, 41, 44, 45, 46, 48, 49, 50, 51, 54, 57, 59, 63, 64, 66, 69, 72, 74, 75, 77, 79 of Escondido Tract No. 149, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 6504, filed in the Office of the County Recorder of San Diego County, October 14, 1969.

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OFFICIAL RECORDS SAN DIEGO COUNTY HARLEY F. BLOOM RECORDER

RIDER TO CORPORATION GRANT DEED

The grant made by the Corporation Grant Deed attached hereto dated August 1, 1973 between Prudential Savings and Loan Association, a California corporation ("Grantor"), and Escondido Golf and Land Company, a California corporation ("Grantee"), is specifically subject to the condition that (i) without the prior written approval of Grantor, memberships in the country club (presently known as the Escondido Country Club) located on a portion of the premises which is the subject of this Grant Deed shall be held only by owners of residences on the property conveyed by this Grant Deed or on other property now owned by Grantor herein known as the "Golden Circle Development" or on any lots in Tract No. 103, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5578, filed in the Office of the County Recorder of San Diego County, May 11, 1965, or any lots in Tract No. 149 in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 6504, filed in the Office of the County Recorder of San Diego County, October 14, 1969, or any lots in Golden Circle Unit No. 2, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5433 filed in the Office of the County Recorder of said San Diego County, on July 29, 1964, or on any lots in Golden Circle Annex in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5512, filed in the Office of the County Recorder of San Diego County, December 29, 1964, (ii) all documents used in connection with such country club memberships shall be approved in writing in advance by Grantor and (iii) if this covenant is breached, Grantor shall be entitled to all appropriate legal and equitable relief including an injunction

OFFICIAL RECORDS SAN DIEGO COUNTY - APR 11 1974 - 11:00 AM - REC'D

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against the breach of this covenant and/or damages including costs and attorneys' fees in connection with the enforcement of this covenant. The conditions set forth herein shall be enforceable against and binding upon Grantee and its successors and assigns for a period of 10 years from the date of this Grant Deed.

1973



Certify Copies?

Book / Page: /

Document Number: 1973-0215978

Search Results

Record Date: 8/3/1973
Book Type: OR - Official Records
Book / Page: /
Document #: 1973-0215978
Secondary #:

Number of Pages: 10
Doc Type: 028 - TRUSTEES DEED
Grantor: FINANCIAL FEDERATION INC
UNGER PAC INC
Grantee: PRUDENTIAL SVGS & LOAN ASSN
Reel #: 4648
Image #: 1328

1971



Certify Copies?

Book / Page:

/

Document Number:

1971-0062320

Search Results

Record Date: 3/31/1971

Book Type: OR - Official Records

Book / Page: /

Document #: 1971-0062320

Secondary #:

Number of Pages: 1

Doc Type: 001 - DEED

Grantor: PRUDENTIAL SVGS & LOAN ASSN

Grantee: UNGER PAC INC

Recording requested by M. 39606
Financial Federation, Inc.

ACCOMMODATION



FILE/PAGE NO. 29524 770
RECORDED REQUEST OF

Land Title Insurance Co.

JUN 5 9 02 AM '67

SERIES & BOOK 1887
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

\$2.00

FFI- 9334
Loan-

IRS: \$11.00

TRUSTEE'S DEED UPON SALE

Without warranty, express or implied, regarding title, possession or encumbrances, Financial Federation, Inc., a Delaware Corporation, as Trustee under and pursuant to the deed of trust hereinafter particularly described, does hereby GRANT and CONVEY to Prudential Savings and Loan Association

all interest held by Trustee in San Diego County, California, particularly described in the deed of trust recorded July 31, 1964, in Book 55-1964, Page 138504 of Official Records in the office of the County Recorder of said County, which by such reference, is incorporated herein and made a part hereof as fully as though set forth herein at length.

The Deed of Trust pursuant to which this deed is given was executed by ROYART CORPORATION

and recorded in Book 55-1964, Page 138504 of Official Records, in the office of the County Recorder of San Diego County, California.

At the request of the Beneficiary of said deed of Trust, Trustee caused a Notice of Default thereunder to be recorded in Book 57-1966, Page 136583 of said Official Records. Thereafter, said Trustee caused its Notice of Trustee's Sale to be published once a week for three consecutive weeks in Daily Times Advocate, a newspaper of general circulation, commencing May 10, 1967 and to be posted May 9, 1967 on the property therein described; to be posted May 9, 1967, on the bulletin board located at the City Hall, in the City of Escondido, County of San Diego, State of California, and to be mailed May 5, 1967 to all persons requesting such Notice pursuant to Section 2924b, California Civil Code.

Having complied with all provisions of the deed of trust and all requirements, statutory or otherwise, Trustee at 11:00 o'clock A.M. May 31, 1967, the date set in said Notice of Sale, or by prior public announced postponement, did appear on the sidewalk, at the main entrance to the building located at 190 North Ivy, in the City of Escondido, County of San Diego, State of California.

and then and there sold said property to Grantee herein for the sum of \$ 10,000.00

Ten Thousand, and No/100 Dollars.

Dated: May 31, 1967

FINANCIAL FEDERATION, INC., Trustee



STATE OF CALIFORNIA
COUNTY OF Los Angeles

By: C.J. Sieman, Trust Officer

On this 1st day of June, 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C.J. Sieman, known to me to be a Trust Officer of FINANCIAL FEDERATION, INC., the Corporation that executed the within instrument as Trustee, known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such corporation executed the same as Trustee. WITNESS my hand and Official Seal (Seal)

Bianka Johnson
(Notary's Signature)

BIANKA JOHNSON
(Notary's name typed or legibly printed)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY, RECORDER

PARCEL 2:

The North 954.20 feet of the East Half of the Southwest Quarter; and the North 954.20 feet of the West Half of the West Half of the Southeast Quarter of Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 14, 1885; the South line of said above described real property being a line parallel with the North line of said Southwest Quarter and of said Southeast Quarter and being South 954.20 feet from said North line measured at right angles thereto.

PARCEL "B"

That portion of the East Half of the Southwest Quarter of Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, described as follows:

Beginning at the intersection of the Westerly line of the East Half of the Southwest Quarter of said Section 5 with a line which is parallel with and 954.20 feet Southerly at right angles to the Northerly line of said Southwest Quarter; thence along said parallel line North 00° 34' 30" East, 306.05 feet; thence South 00° 56' 15" West, 590.00 feet; thence North 07° 57' 00" West 385.79 feet to the intersection with the Westerly line of the East Half of the Southwest Quarter of said Section 5; thence along said Westerly line North 00° 56' 15" East, 566.60 feet to the point of beginning.

PARCEL "C"

That portion of the East Half of the Southwest Quarter of Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, approved December 14, 1885, described as follows:

Beginning at a point on the Southerly line of the Northerly 954.20 feet of the East Half of the Southwest Quarter of said Section 5, distant thereon North 08° 34' 30" East, 386.05 feet from the intersection of said Southerly line with the Westerly line of said East Half of the Southwest Quarter, said point being the Northwest corner of land described in deed to William F. Smith, et ux, recorded February 29, 1936 in Book 404, Page 65 of Official Records; thence along the boundary of said Smith's land as follows: North 00° 34' 30" East, 193.00 feet; and South 00° 56' 15" West, 906.67 feet to the Northeast corner of land described in deed to J. Frost Smith, et ux, recorded July 6, 1936 in Book 536, Page 23 of Official Records; thence along the Northerly and Westerly boundary of said land of J. Frost Smith as follows: North 07° 57' 00" West, 30.00 feet; and South 00° 56' 15" West, 20.00 feet to an intersection with the Southerly line of said land of William F. Smith, first hereinabove referred to; thence along the Southerly and Westerly boundary of said land as follows: North 07° 57' 00" West, 162.68 feet to the Southwest corner of said land; and North 00° 56' 15" East 915.17 feet to the point of beginning.

PARCEL "D"

That portion of the East Half of the Southwest Quarter of Section 5, and of the West Half of the West Half of the West Half of the Southeast Quarter of said Section 5, in Township 12 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved December 14, 1885, described as follows:

Commencing at the intersection of the Westerly line of said East Half of the Southwest Quarter of said Section 5, with a line which is parallel with and 954.20 feet Southerly at right angles from the Northerly line of said Southwest Quarter; thence along said parallel line North 00° 34' 30" East 579.05 feet to the Northeast corner of that parcel of land described in deed to William F. Smith, et ux, recorded February 29, 1936 as Document No. 15164 in Book 404, Page 65 of Official Records, said Northeast corner of said William F. Smith land being the True Point of Beginning of the property herein described; thence along the Easterly line of said Smith's land South 00° 56' 15" West 926.67 feet to the Southeast corner of said William F. Smith land; thence South 07° 57' 00" East to the Easterly line of said West Half of the West Half of the West Half of the Southeast Quarter of said Section 5; thence Northerly along said Easterly line to said line which is parallel with and 954.20 feet Southerly at right angles from the Northerly line of said Southwest Quarter; thence Westerly along said parallel line to the True Point of Beginning.

EXCEPTING THEREFROM all the property described in that certain Partial Reconveyance recorded December 21, 1965, in Series 6 Book 1965, file/page No. 229449 which instrument by such reference is incorporated herein as though set forth in full.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A. S. GRAY RECORDER

M-3885
Recording requested by
Financial Federation, Inc.

ACCOMMODATION FILING

FILE/PAGE NO. 197494
RECORDED REQUEST OF
LAND TITLE INSURANCE CO.

Dec 20 9 02 AM '66

SERIES 7 BOOK 1968
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

\$3.60

When recorded with this instrument
and thereafter, tax statements for

Molly Nead
Prudential Savings and Loan Association
P. O. Box 67
San Gabriel, California 91775

FFI- 10-1467
Loan- 13408

IRS: \$ 1,320.00

TRUSTEE'S DEED UPON SALE

Without warranty, express or implied, regarding title, possession or encumbrances, Financial Federation, Inc., a Delaware Corporation, as Trustee under and pursuant to the deed of trust hereinafter particularly described, does hereby GRANT and CONVEY to Prudential Savings and Loan Association

all interest held by Trustee in San Diego County, California,
described as

see attached rider

The Deed of Trust pursuant to which this deed is given was executed by Royart Corporation and recorded in Book 55-1964, Page 130329 of Official Records, in the office of the County Recorder of San Diego County, California.

At the request of the Beneficiary of said deed of Trust, Trustee caused a Notice of Default thereunder to be recorded in Book 57-1966, Page 71595 of said Official Records. Thereafter, said Trustee caused its Notice of Trustee's Sale to be published once a week for three consecutive weeks in The Daily Times Advocate, a newspaper of general circulation, commencing November 21, 1966 and to be posted November 21, 1966 on the property therein described; to be posted November 21, 1966 on the bulletin board located at the City Hall, in the City of Escondido, County of San Diego, State of California, and to be mailed November 16, 1966, to all persons requesting such Notice pursuant to Section 2924b, California Civil Code.

Having complied with all provisions of the deed of trust and all requirements, statutory or otherwise, Trustee at 11:00 o'clock A.M. December 12, 1966, the date set in said Notice of Sale, or by prior public announced postponement, did appear on the sidewalk in front of the main entrance to the building located at 190 North Ivy, in the City of Escondido, County of San Diego, State of California.

and then and there sold said property to Grantee herein for the sum of \$ 1,200,000.00
One Million, Two Hundred Thousand and No/100 Dollars.
Dated: December 12, 1966



STATE OF CALIFORNIA, Los Angeles County, By: C. J. Simon, Trust Officer
On this 14th day of December, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. J. Simon, known to me to be a Trust Officer of FINANCIAL FEDERATION, INC., the Corporation that executed the within instrument as Trustee, known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such corporation executed the same as Trustee.
WITNESS my hand and Official Seal.

Lenore Zapoleon
(Notary's Signature)

(Seal)
LENORE ZAPOLEON
My Commission Expires Jan. 7, 1967

MAIL TAX STATEMENTS AS DIRECTED ABOVE (Notary's name typed or legibly printed)



OFFICIAL RECORDS COUNTY OF SAN DIEGO A. S. GRAY RECORDER

PARCEL 1:

Lots 1, 2, 3, 105 and 106 of Golden Circle Unit No. 2, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 5433, filed in the office of the County Recorder of San Diego County, July 28, 1928.

EXCEPTING from said Lot 106 that portion lying Northerly of a line which bears North 30° 20' 21" East, from the most Easterly corner of said Lot 105.

PARCEL 2:

That portion of the Northwest Quarter of the Southwest Quarter of Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 5; thence along the Westerly line of said Section 5, North 00°31'09" East, 50.30 feet to the TRUE POINT OF BEGINNING; thence North 85°19'21" East 353.38 feet; thence North 63°33'22" East, 338.33 feet; thence North 44°24'25" East, 341.59 feet; thence North 07°07'30" East, 137.06 feet; thence North 37°34'07" West; 82.01 feet; thence North 59°02'10" West, 56.31 feet; thence South 77°05'33" West, 738.65 feet; thence South 58°20'21" West, 70.72 feet to the intersection with the Westerly line of said Section 5; thence along said Westerly line South 00°31'09" West, 441.88 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

That portion of the Northwest Quarter of the Southwest Quarter and of Lot 3 in Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the City of Escondido, County of San Diego, State of California, according to United States Government Survey, described as follows:

Beginning at the Northeast corner of said Lot 3; thence along the Easterly line of said Lot 3, South 00°48'17" West, 526.38 feet; thence North 83°47'48" West, 81.59 feet; thence South 23°09'50" West, 391.43 feet; thence South 44°28'28" West, 765.00 feet; thence South 65°46'20" West, 63.66 feet to the intersection with the Southwesterly line of said Section 5; thence along said Southwesterly line North 54°47'58" West, 338.66 feet; thence North 24°57'46" East, 606.84 feet; thence North 38°25'05" East, 778.51 feet; thence North 27°45'31" West, 41.42 feet to a point on the arc of a 966.00 foot radius curve, concave Northwesterly, a radial line of said curve bears South 64°18'53" East to said point; thence Northwesterly along the arc of said curve through a central angle of 91°16'42" a distance of 21.53 feet; thence tangent to said curve North 44°24'25" East, 105.23 feet to the beginning of a tangent 834.00 foot radius curve, concave Southeasterly; thence Northwesterly along the arc of said curve through a central angle of 31°27'33" a distance of 457.92 feet to an intersection with the Easterly line of the Northwest Quarter of the Southwest Quarter of said Section 5, a radial line of said curve bears North 14°08'02" West to said intersection; thence along said Easterly line South 00°48'17" West, 48.69 feet to the point of beginning.

PARCEL 4:

That portion of the Southeast Quarter of the Northwest Quarter of Section 5, Township 12 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 14, 1885; described as follows:

Beginning at the Southeast corner of said Southeast Quarter of Northwest Quarter thence North along the East line of said Southeast Quarter of Northwest Quarter, a distance of 300 feet; thence Southwesterly in a straight line a distance of 761.57 feet, more or less, to a point in the South line of said Southeast Quarter of Northwest Quarter of Section 5, distant thereon 660.00 feet Westerly from the point of beginning; thence Easterly along said South line a distance of 660.00 feet to Point of Beginning.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A. S. GRAY RECORDER

City Directory
1800 West Country Club Lane Occupants

Year	Name
1962	Not listed in Polk's Suburban books
1963-1964	
1965	
1966	
1967	
1968	
1969	
1970		Escondido Country Club
1971	Golden Helmet Rest
1972	
1973	Golden Helmet Rest; Unger Pacific, Inc.
1974	Escondido Country Club Rest; Golden Helmet Rest
1975	Escondido Country Club; Sandorf A.E., Inc
1976	Escondido Country Club
1977	XXXX
1978	Escondido Country Club; Escondido Pro
1979	Escondido Country Club
1980	
1981	
1982	
1983	
1984	Escondido Country Club; Country Club Barber Shop; Escondido Country Club Pr
1985	Escondido Country Club; Country Club Barber Shop
1986	
1987	Book missing
1988	
1989	Escondido Country Club; Country Club Barber Shop
1990	Book missing
1991	Escondido Country Club; Country Club Hair
1992-1993	
1994	Escondido Country Club; Country Club Hair; Natl Financial Serv
1995	Escondido Country Club; Country Club Hair
1996	
1997	
1998	
1999	Escondido Country Club; Country Club Hair; Starck Tennis; Escondido Country Club Pro Shop
2000	
2001	Escondido Country Club; Country Club Hair; Starck Tennis
2002	
2003	
2004	
2005	
2006	
2007	
2008	
2009	Escondido Country Club; Country Club Hair
2010	Book missing
2011	Escondido Country Club; Expressions

Year	Name
2012	
2013	
2014	Expressions
2015	XXXX
2016	Expressions

APPENDIX C

Maps

- Figure 1: General Location Map**
- Figure 2: 1949 USGS Map**
- Figure 3: 1968 USGS Map**
- Figure 4: Current USGS Map**
- Figure 5: Original Subdivision Map
With Site Location**
- Figure 6: Current Assessor's Parcel Map**

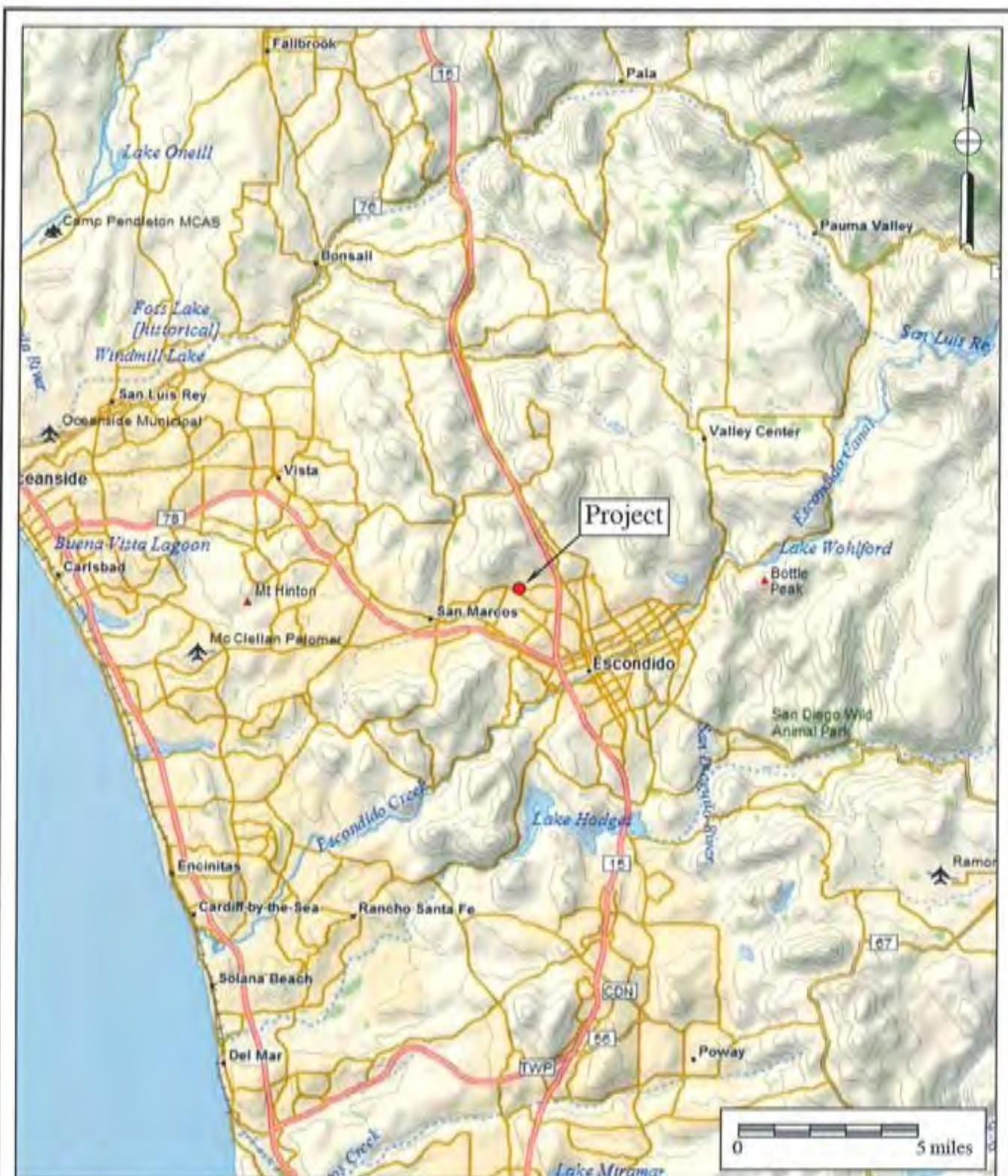


Figure 1

General Location Map

1800 West Country Club Lane

DeLorme (1:250,000 series)



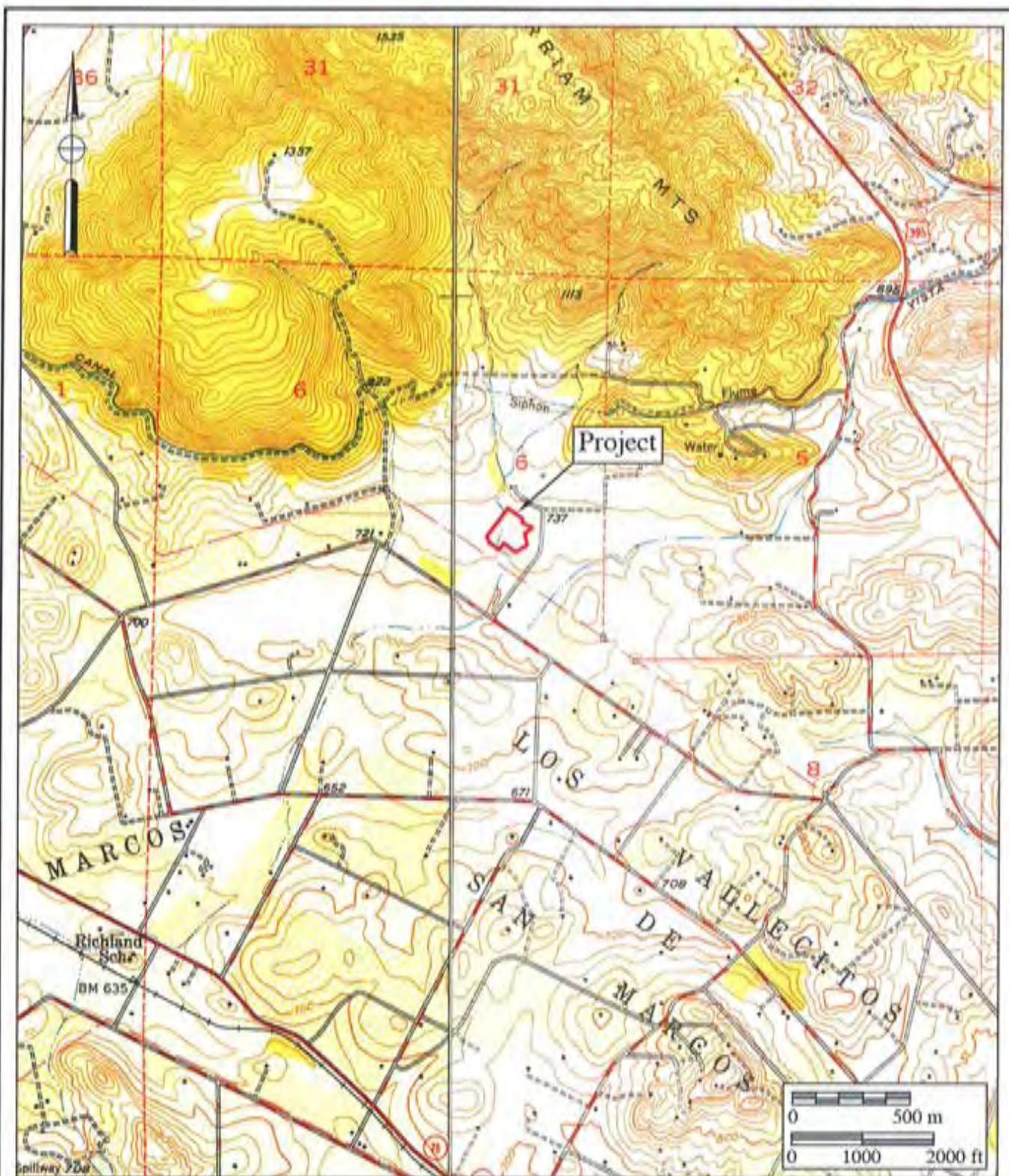


Figure 2

1949 USGS Map

1800 West Country Club Lane

USGS San Marcos and Valley Center Quadrangles (7.5-minute series)



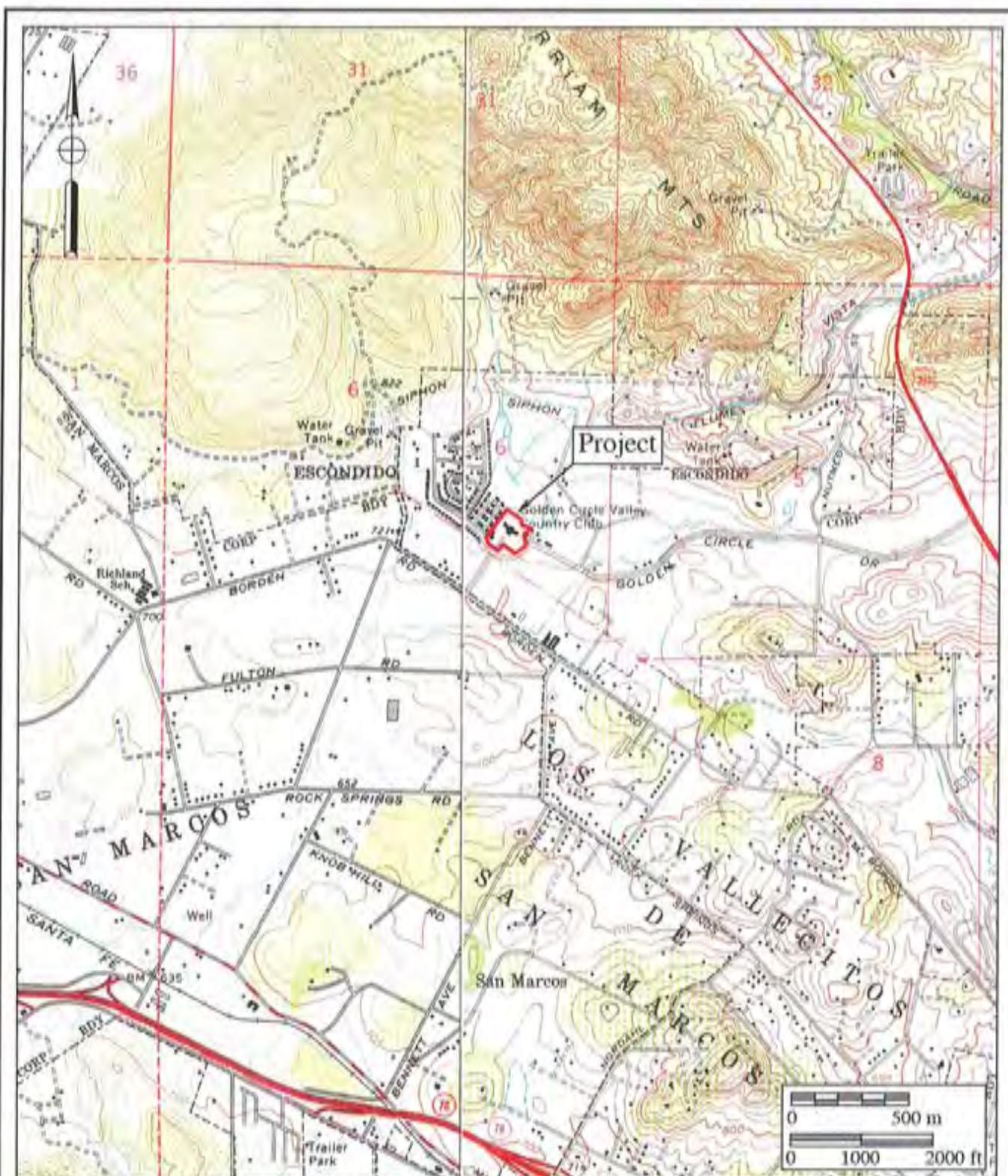


Figure 3

1968 USGS Map

1800 West Country Club Lane

USGS *San Marcos* and *Valley Center* Quadrangles (7.5-minute series)



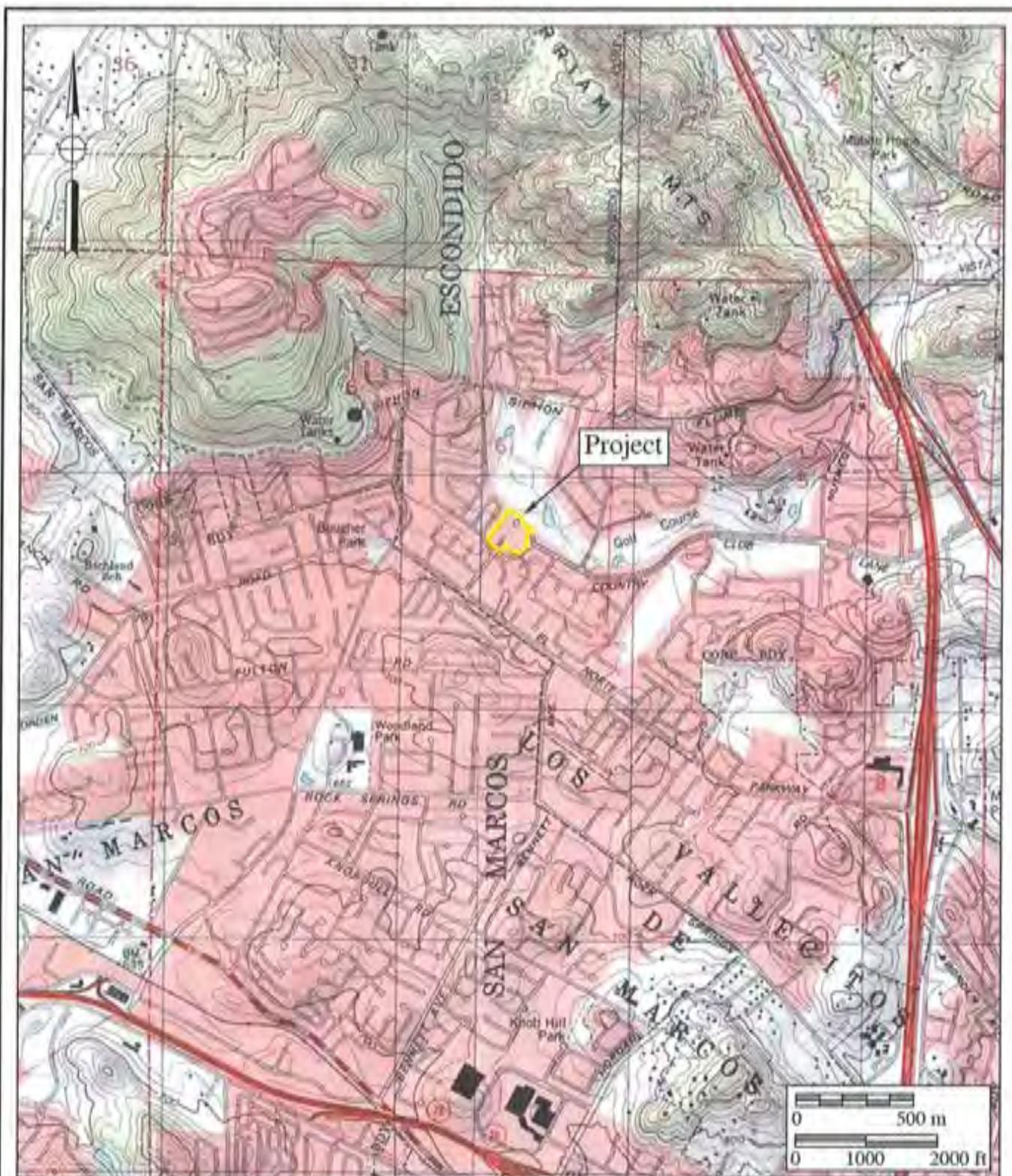


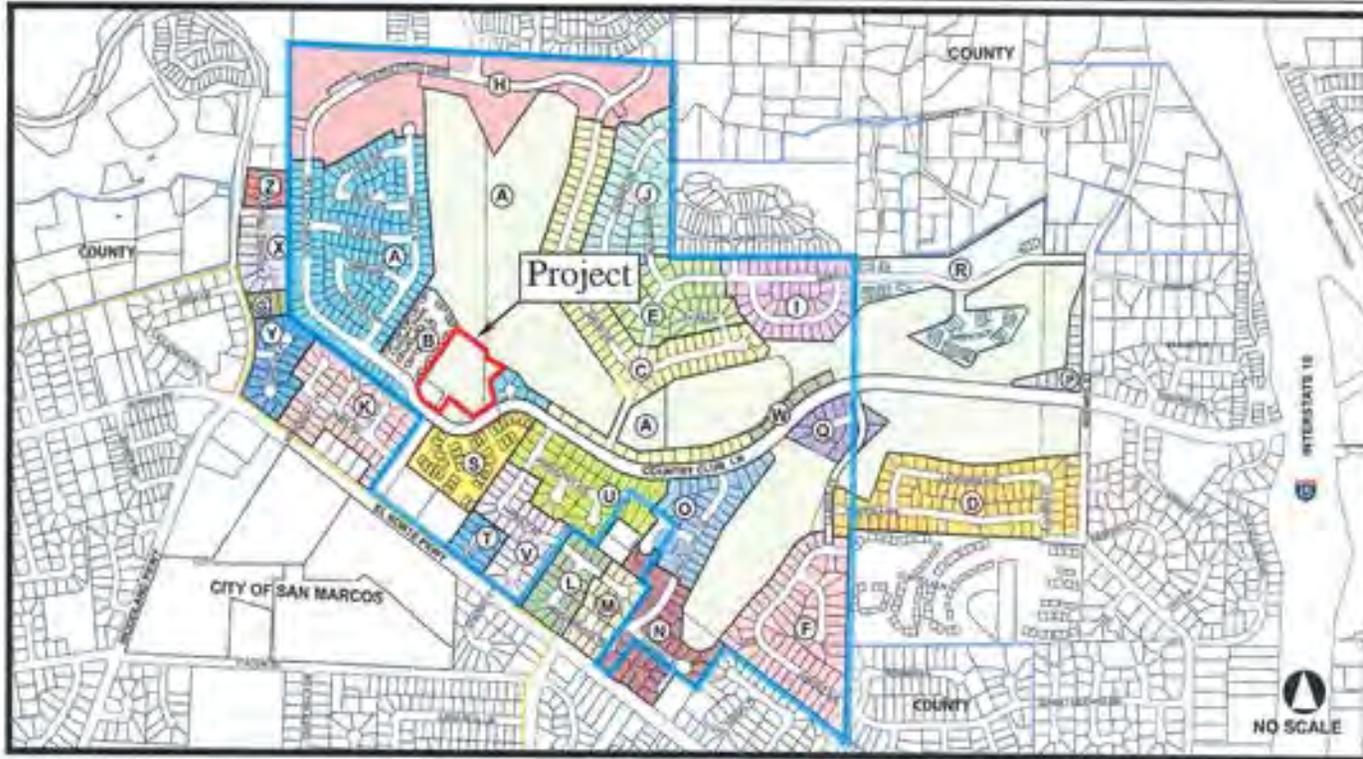
Figure 4

Current USGS Map

1800 West Country Club Lane

USGS *San Marcos* and *Valley Center* Quadrangles (7.5-minute series)





TRACT	TRACT AND MAP	RECORDED DATE	UNITS	ACRES	DEVELOPER
A	Golden Circle No. 2 Tract Map No. 5421	1/28/84	179 SFR	42.3 ac	ROYALTY CORP.
B	Golden Circle Area - Tract Map No. 6112	1/28/84	37 SFRS		
C	Escondido Tract No. 161 - Tract Map No. 9576	5/11/85	86 SFR	25.9 ac	ROYALTY CORP.
D	Escondido Tract No. 141 - Tract Map No. 8204	10/14/85	76 SFR	15.4 ac	
E	Escondido Tract No. 186A - Tract Map No. 1861	8/15/85	49 SFR		Country Club Homes
F	Escondido Tract No. 182 - Tract Map No. 1725	8/15/85	85 SFR	19.4 ac	
G	Escondido Map 72.161 PM 2327 (part 1, 2)	2/2/84	4 SFR		
H	Escondido Tract No. 221 - Tract Map No. 2917	8/17/84	132 SFRS		Lawrence Housing Syst.
I	Escondido Tract No. 186-B - Tract Map No. 7884	6/8/84	48 SFR		Country Club Homes
J	Escondido Tract No. 186-C - Tract Map No. 8125	8/18/84	47 SFR	11.094 ac	Country Club Homes
K	Escondido Tract No. 284 - Tract Map No. 8472	9/1/86	33 SFR		Rubber Hoopng, Corp.
L	Escondido Tract No. 283A - Tract Map No. 8419	10/1/87	20 SFR		Chesire Int. Inc.
M	Escondido Tract No. 283-B - Tract Map No. 8608	8/28/87	27 SFR		Chesire Int. Inc.

N	Escondido Tract No. 326-B - Tract Map No. 8347	1/25/87	28 SFR		Eschman Company
O	Escondido Tract No. 326-A - Tract Map No. 8377	1/14/87	35 SFR		Eschman Company
P	Escondido Tract No. 326 - Tract Map No. 8800	8/22/86	12 SFR		Dubin-Vernon, Inc.
Q	Escondido Tract No. 338 - Tract Map No. 1001	8/22/86	18 SFR		Dubin-Vernon, Inc.
R	Escondido Tract No. 338 - Tract Map No. 9808	10/1/86	44 SFRS	14 ac	Boke Carter
S	Escondido Tract No. 331 - Tract Map No. 1055	12/22/86	28 SFRS		Wentz Dev. Inc.
T	Escondido Tract No. 404 - Tract Map No. 11224	5/28/87	17 SFR		Carroll Co. County
U	Escondido Tract No. 330-A - Tract Map No. 11621	8/4/87	45 SFR		TOR & Associates
V	Escondido Tract No. 330-B - Tract Map No. 11624	8/4/87	33 SFR		TOR & Associates
W	Escondido Tract No. 384 - Tract Map No. 12415	11/26/88	8 SFR		Sand & Dales Free
X	Escondido Tract No. 752 - Tract Map No. 13008	4/23/88	17 SFR		Shore Communities
Y	Escondido Tract No. 828 - Tract Map No. 14133	12/8/91	28 SFR		Kellogg Dev.
Z	Escondido Tract No. 829 - Tract Map No. 14134	8/28/94	3 SFR		Ham Development
TOTAL NUMBER OF UNITS				1,728 SFR	

Boundary of original 'Golden Circle Valley' tentative map.

GOLDEN CIRCLE VALLEY SUBDIVISIONS



Figure 5
Original Subdivision Map With Site Location
 1800 West Country Club Lane
(Map Courtesy of City of Escondido Elections Code Report 2014)



Figure 6
Current Assessor's Parcel Map
1800 West Country Club Lane



APPENDIX D

Preparers' Qualifications

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator Brian F. Smith and Associates, Inc.	1977–Present Poway, California
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Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—including project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—including project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnical borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

- 2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.
- 2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.
- 2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).
- 2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.
- 2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.
- 2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.
- 2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.
- 2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.
- 2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.
- 2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).
- 2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.
- 2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.
- 2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.
- 2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

- 2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
- 2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
- 2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
- 2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
- 2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
- 2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
- 2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
- 2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
- 2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.
- 2012 Cultural Resources Report for Menifee Heights (Tract 32277).
- 2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
- 2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
- 2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
- 2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
- 2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.
- 2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
- 2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .
- 2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project.

- 2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.
- 2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.
- 2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.
- 2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.
- 2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.
- 2010 A Historical Evaluation of Structures on the Butterfield Trails Property.
- 2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).
- 2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.
- 2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project
- 2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.
- 2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.
- 2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.
- 2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.
- 2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.
- 2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.
- 2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.
- 2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

- 2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.
- 2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).
- 2004 TM 5325 ER #03-14-043 Cultural Resources.
- 2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.
- 2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.
- 2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.
- 2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

- 2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.
- 2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003–Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the Meniffee Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

- 2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.
- 1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.
- 1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.
- 1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.
- 1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Jennifer R.K. Stropes, MS, RPA

Project Archaeologist/Historian

Brian F. Smith and Associates, Inc.

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Education

Master of Science, Cultural Resource Management Archaeology 2016

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology 2004

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School 2014

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Project Archaeologist, Faunal Analyst

November 2006–Present

Brian F. Smith and Associates, Inc.

Duties include report writing, editing and production; construction monitoring management; coordination of field survey and excavation crews; laboratory and office management. Currently conducts faunal, prehistoric, and historic laboratory analysis and has conducted such analysis for over 500 projects over the past 10 years. Knowledgeable in the most recent archaeological and paleontological monitoring requirements for all Southern California lead agencies, as well as Native American monitoring requirements.

**UC Santa Cruz Monterey Bay Archaeology Archives Supervisor
Santa Cruz, California**

December 2003–March 2004

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

**Faunal Analyst, Research Assistant
University of California, Santa Cruz**

June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

**Archaeological Technician, Office Manager
Archaeological Resource Management**

January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Buday, Tracy M., Jennifer R. **Kraft**, and Brian F. Smith

2014 *Mitigation Monitoring Report for the Park and G Project, City of San Diego*. Prepared for Oliver McMillan. Report on file at the California South Coastal Information Center.

Kennedy, George L., Todd A. Wirths and Jennifer R. **Kraft**

2014 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, 2303 Ocean Street Residences Project, City of Carlsbad, San Diego County, California (CT 05-12; CP 05-11; CDP 05-28)*. Prepared for Zephyr Partners. Report on file at the California South Coastal Information Center.

2013 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County*,

California (APN 166-411-75). Prepared for Tri-City Christian School. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore.* Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R., David K. Grabski, and Brian F. Smith

2014 *Phase I Cultural Resource Survey for the Amineh Project, City of San Diego.* Prepared for Nakhshab Development and Design. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Siilvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.

2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Study for the Hatfield Plaza Project, Valley Center, San Diego County, California.* Prepared for JG Consulting & Engineering. Report on file at the California South Coastal Information Center.

- 2015 *Cultural Resources Study for the Hedrick Residence Project, Encinitas, San Diego County, California.* Prepared for WNC General Contractors, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
- 2015 *A Phase I Cultural Resource Study for the Marlow Project, Poway, California.* Prepared for Peter Marlow. Report on file at the California South Coastal Information Center.
- 2015 *Phase I Cultural Resource Survey for the Paseo Grande Project, City of San Diego.* Prepared for Joe Gatto. Report on file at the California South Coastal Information Center.
- 2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Monitoring Report for the ActivCare at Mission Bay Project, San Diego, California.* Prepared for ActivCare Living, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Poway Lowe's Project, City of Poway.* Prepared for CSI Construction Company. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group 3014), City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 788 Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.
- 2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09).* Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.
- 2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.
- 2014 *A Phase I and II Cultural Resource Study for the Perris Residential Project, Perris, California.* Prepared for Groundwurk, Inc. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resource Survey for the Siempre Viva Warehouse Project, City of San Diego.* Prepared for Terrazas Construction. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Survey for the Silver Street Village Homes Project, City of San Diego.* Prepared for EHOFF La Jolla, LLC. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resources Study for the 915 Grape Street Project.* Prepared for Bay View SD, LLC. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resources Survey for the Clay Street Parcel Project, City of Jurupa Valley, County of Riverside.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.

- 2014 *Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside.* Prepared for Ecos Energy, LLC. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resources Survey for the Highland 44 Project.* Prepared for 29300 Baseline Partners, LLC. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *A Phase I Cultural Resources Survey of the Palm Creek Ranch Project, Thousand Palms, Riverside County, California (APNs 650-230-002, 650-310-001, and 650-310-002).* Prepared for Palm Creek Ranch, LLC. Report on file at the California Eastern Information Center.
- 2013 *Archaeological Monitoring Report for the Webster Residence, La Jolla, California.* Prepared for KW Building and Development. Report on file at the California South Coastal Information Center.
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