Appendix F

Cultural Resources Inventory and Evaluation Report

CULTURAL RESOURCES INVENTORY AND EVALUATION REPORT FOR THE CARLTON OAKS COUNTRY CLUB AND RESORT

CITY OF SANTEE PROJECT #S:TM2019-1; R2019-1; DR2019-5
CITY OF SAN DIEGO PROJECT #:648381

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National Archaeological Database Information

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Report Title:	*Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Country Club and Resort*
Type of Study:	Phase I Cultural Resources Inventory and Evaluation
New Sites:	ICF-COak-S-01
Updated Sites:	P-37-000204/CA-SDI-204, P-37-030866/CA-SDI-19604
USGS Quadrangle:	La Mesa, California: 7.5' series (1:24,000)
Acreage:	Project area: 165 acres, CEQA Study Area: 169 acres
Keywords:	Phase I Survey, Inventory, Testing, Pedestrian Survey, Santee, San Diego County

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Acronyms and Abbreviations

BMP	best management practice
BP	before present
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
City	City of Santee
CLOMR	Conditional Letter of Map Revision
cm	centimeters
CRHR	California Register of Historical Resources
CRMP	Cultural Resources Monitoring Plan
DPR	California Department of Parks and Recreation
DRP	Data Recovery Plan
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
GPS	global positioning system
JRMP	Jurisdictional Urban Runoff Management Program
KCRC	Kumeyaay Cultural Repatriation Committee
NAHC	Native American Heritage Commission
NCAA	National Collegiate Athletics Association
NETR	Nationwide Environmental Title Research
NRHP	National Register of Historic Places
PDMWP	Padre Dam Municipal Water District
PGA	Professional Golfers' Association
PRC	Public Resources Code
SCIC	South Coastal Information Center
STP	shovel test pit
SWPPP	Storm Water Pollution Prevention Plan
TEU	test unit

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Executive Summary

ICF was retained by Lennar Homes and Carlton Oaks Golf Resort, as joint proponents, to conduct a cultural resources inventory and evaluation study for the Carlton Oaks Country Club and Resort Project (proposed project). The proposed project would include a redesign of the existing Carlton Oaks golf course, construction of residential accessory uses consisting of two residential neighborhoods; redevelopment of the hotel and clubhouse features, including a pro shop; and learning center; and related roadway and utility infrastructure improvements.

The proposed project is located at 9200 Inwood Drive, which is on the southern side of Carlton Oaks Drive and the eastern side of West Hills Parkway. The proposed project is located within the City of Santee (City) and City of San Diego, San Diego County, California (Figure 1and Figure 2).

The purpose of the study is to identify cultural resources within the project study area, evaluate any identified cultural resources that have not been evaluated previously, and provide management recommendations regarding any significant or potentially significant cultural resources within the project area.

On June 18 and 19, 2019, ICF archaeologists performed an intensive level survey. An initial testing plan was part of the initial survey for the single previously recorded site (P-37-030866/CA-SDI-19604). Through survey, initial testing, and further research, the originally recorded cultural site boundary was found to be part of the larger P-37-000204/CA-SDI-204 site boundary and was expanded to include artifacts and features observed during the 2019 survey effort. An additional testing plan was created to identify presence or absence of subsurface cultural materials in potential impact locations in this site. This was completed by ICF archaeologists, accompanied by a Kumeyaay Native American Monitor from Redtail Environmental, Inc., from August 28 to 29, 2019. Intact cultural deposits were observed during this testing phase, and another testing plan was implemented to define the boundary of the site. This testing was completed by ICF archaeologists, accompanied by a Kumeyaay Native American Monitor from Redtail Environmental, Inc., from September 25 to October 8, 2019.

On June 18, 2019, and October 20, 2022, an ICF architectural historian performed an intensive level survey of the historic-period built environment. ICF identified eight intact or partially intact built-environment resources 45 years of age or older within the project study area. These eight historic-period resources include the Clubhouse, Lodge, Casitas buildings, and Residence at the Carlton Oaks Country Club complex, the golf course Maintenance Building , the golf course itself, and 9225 Inwood Drive. The eighth built-environment resource in the study area is a potential historic district formed by the Carlton Oaks Golf Course and Country Club. ICF has evaluated the eight resources for California Register of Historical Resources (CRHR) eligibility and found that none of them appear to meet any of the CRHR significance criteria. None of the resources, therefore, appear to qualify as historical resources for the purposes of the CEQA.

Two prehistoric archaeological resources, P-37-000204/CA-SDI-204 and ICF-COak-S-01, were identified with the study area. Prehistoric site P-37-000204/CA-SDI-204 was previously recorded north of the project study area, but was later confirmed through research to subsume site P-37-030866/CA-SDI-19604, which was previously separately recorded in the study area. P-37-000204/CA-SDI-204 also appears to be associated with the larger SDM-W-200 site, which encompasses an unknown swath of land from Carlton Oaks Golf Course to the South Padre Mission

Dam along the San Diego River. Due to the presence of these sites, and their high sensitivity, archaeological monitoring is recommended for all ground-disturbing activities occurring in the project study area. Avoidance is recommended for the tested boundary of site P-37-000204/CA-SDI204. Should excavation occur inside this boundary, mitigation will be necessary.

Chapter 1
Project Description

1.1 Carlton Oaks Country Club and Resort

Lennar Homes and Carlton Oaks Golf Course, as joint project proponents, are proposing to redevelop the existing Carlton Oaks Country Club into a resort with residential accessory uses (proposed project). The proposed project would include a redesign of the existing Carlton Oaks golf course which will include the following on approximately 165 acres: residential accessory uses consisting of two residential neighborhoods with open space areas; a hotel and associated cottages; an improved golf course clubhouse and pro shop, golf course and practice area, and learning center structure. Additionally, approximately 3.5 acres outside of the project site in the City of Santee (City) and City of San Diego will be developed with improvements associated with the project (offsite improvement areas). The offsite improvement areas and the proposed project site make up the California Environmental Quality Act (CEQA) Study Area (Figure 3).

The proposed project includes the demolition of the existing Carlton Oaks golf course clubhouse, restaurant/bar, pro shop, hotel and hotel cottages, and surface parking lots; construction of new residential accessory uses and a resort facility; and redevelopment of the golf course. The proposed project components include a professionally redesigned and publicly accessible golf course, clubhouse, and hotel/cottages. Residential homes are also planned as an accessory use to the golf course and the Carlton Oaks Country Club. The residential components of the proposed project would be constructed in the western and northern portions of the project site (Residential West and Residential North, respectively). Certain components of the proposed project, including the pro shop, cart barn, bridge, and northeastern emergency vehicle access road would be constructed first and serve as an interim clubhouse. This would allow the golf course to be operational while the rest of the proposed project is being constructed.

1.1.1 Golf Course Redesign

The proposed project would redesign the existing 145-acre, 18-hole golf course to provide an improved experience for the users of the Carlton Oaks Country Club and Resort.

The redesigned golf course would cover approximately 104 acres, and would provide 18 holes, similar to the existing course. The length of the golf course would be reduced from approximately 7,300 yards to 6,450 yards to provide a more engaging golfing experience. Under the current existing conditions, the golf course has a total of approximately 132 acres of turf irrigation with a 30-year-old block type irrigation system. The new course design would only have approximately 66 acres of turf irrigation (a 50-percent reduction) and would utilize a new modern irrigation system with individual head controls and native plantings.

The proposed golf course would reshape the existing manufactured ponds on the golf course and the existing maintenance facility in the eastern portion of the project area will remain in its current location. The existing drainage patterns and facilities would be updated within the golf course to improve flow and reduce the accumulation of surface water on the site during rain events. The golf course would retain more than 15 acres of existing natural areas on the site, which would remain

untouched throughout construction. The remaining out-of-play areas around the golf course would be planted with native grasses and smaller shrubs native to the region, which would be selected to require little or no maintenance. There are a number of riparian areas within the project area, providing an environment for native birds, small animals, and aquatic plant and animal species. These areas are planned to be avoided and retained in their current condition.

In addition to the golf course, the Carlton Oaks Golf Course owner would develop several golf amenities including a pro shop, cart barn, and a golf cart waiting area on the eastern end of the golf course, northeast of the golf resort, as well as two practice areas. A golf learning center structure would also be developed northeast of the pro shop. The existing maintenance buildings would remain on site in their current location. A new shared surface parking lot would provide parking spaces for users of the golf course, clubhouse, and hotel.

1.1.2 Resort Facility

The clubhouse and hotel would consist of cottage-style hotel units, hotel rooms, a restaurant, event space, and other amenities. The outdoor space of the clubhouse would consist of an outdoor swimming pool and deck area, a patio, and a courtyard.

1.1.3 Residential Component

The proposed residential development would be clustered into two areas, Residential West (multifamily detached homes) and Residential North (multifamily detached homes and six single-family, single-story lots). All residential development would be accessible through privately maintained internal streets (collectively referred to as *residential development*).

1.1.3.1 Residential West

- Eighty-six detached multifamily residential units (with a density of 9.0 units per acre)
- Approximately 0.25 acre of designated common usable open space
- Flowering accent trees, community shade trees, shrubs, and groundcovers for private yards, as well as shrubs and groundcovers for public green space

Also, a Padre Dam Municipal Water District (PDMWP) public water main would be extended from West Hills Parkway into Residential West, crossing the proposed landscape easement.

1.1.3.2 Residential North

- One hundred and fifty detached multifamily residential units (with a density of 8.0 units per acre).
- Six single-family lots fronting Carlton Oaks Drive, which will allow for single-story homes on minimum 6,000-square-foot lots. Five of the single-family homes within the Planned Development zone will have a minimum of 6,000-square-foot lots, and one single-family home located within the R-2 zone will meet the requirements for the underlying R-2 zone.
- One existing home located at 9225 Inwood Drive has also been included within the project area to allow for minor driveway modifications. No changes to this structure are proposed.
- Approximately 0.49 acre of designated common usable open space.

- Flowering accent trees, community shade trees, accent trees, shrubs and ground cover for slopes, private yards, and public green space.
- Potable water would be connected to an existing main line in Carlton Oaks Drive and extended into the Residential North area of the project site.

1.1.4 Landscaping

There would be a 0.439-acre landscape easement between West Hills Parkway and the western end of the Residential West development area, within the project boundary. The proposed landscaping would require an easement from the City of San Diego; the easement area falls within the jurisdiction of both City of San Diego and City.

1.1.5 Access Points

Access to Residential West would include a private driveway off the eastern side of West Hills Parkway that would require access easements across two parcels owned by the City of San Diego; these parcels cross both City of San Diego and City jurisdictions. The proposed easements would allow private and emergency access onto the proposed subdivision.

Residential North and the resort would be accessed from Carlton Oaks Drive at the intersection of Burning Tree Way, approximately 200 feet west of the existing hotel access road (Inwood Drive). Inwood Drive would be closed and replaced with curb and sidewalk. Additionally, six existing driveway aprons along the project frontage would be closed and replaced with curb and landscaping. A private utility maintenance road would be provided between Residential North and Residential West. Access to the golf course and resort would be provided by a private drive through Residential North from Carlton Oaks Drive southerly via a new bridge across the San Diego River (North Channel). While the new bridge is under construction, a temporary rail car crossing would be placed at an existing cart path crossing to the west of the new bridge to provide vehicular access to the golf course. The temporary rail car crossing would be replaced with a permanent cart path crossing once construction is complete.

Also, a 26-foot-wide private emergency access road would be provided through the existing Vista del Verde condominiums located in the northeastern corner of the project site. This emergency access would comply with the City Fire Department requirements and would be for the proposed project only and would not be open to the public. A new fence with an emergency access gate will be erected between buildings of the existing adjacent condominium complexes. A private emergency access road would also be provided in the northern corner of Residential West from West Hills Parkway.

1.1.6 Project Trail Segments

A multipurpose, public trail will be provided on the property on the northern side of the San Diego River, linking with existing and planned trails to the east and west of the site (Project Trail Segment). A portion of the Project Trail Segment on the eastern side of the project site will be provided beginning at the entrance of Residential North at Carlton Oaks Drive traversing through the resort and along the southeastern border of the project ending slightly west of the jurisdictional line between the City and the City of San Diego. This portion of the trail will link to the existing Mast Park West Trail, as well as the future planned trail known as the Carlton Oaks Golf Course Segment.

A portion of the Project Trail Segment on the western side of the project site will be constructed beginning at the Santee jurisdictional line ending at the property line (Station 38+60). This portion of the trail will link to the future planned trail known as the Carlton Oaks Golf Course Segment.

Along the Residential West boundary, a graded bench (located within the Carlton Oaks Golf Course Segment) would also be provided within the easement areas that will be granted to the applicant by the City of San Diego as a part of this project.

In addition to the proposed trail alignment currently proposed through Residential North and the County Club and Resort Area, a supplemental trail offer of dedication is shown on the applicant's map should the City request this supplemental trail alignment. The supplemental trail offer of dedication starts from an area east of the Country Club and Resort parking lot to the property line of the Vista del Verde community. If the City were to request this supplemental segment, then the applicant will agree to dedicate the trail alignment and construct this trail at a later date if the City determines that it desires to build this trail in the future.

1.1.7 100-Year Floodway Improvements

The project site is located within the regulatory limits of the San Diego River (floodplain and floodway) and receives runoff from Sycamore Canyon Creek (Santee Lakes) channel, San Diego River (North Channel) as well as several storm drain outfalls from the existing developments along Carlton Oaks Drive and Mast Boulevard roadway corridors. In addition, runoff from Forester Creek joins the San Diego River (South Channel) along the southeasterly limits of the property.

The proposed grading for the clubhouse, hotel, and golf course would occur within the regulatory floodway. Development associated with the proposed project would include elevating the grade of the clubhouse and hotel development area above the floodplain. The grading for portions of the residential development areas would be within the existing floodplain limits. A small portion of the Residential North development encroaches into the existing floodplain. A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision would be processed through the Federal Emergency Management Agency (FEMA) to revise the flood mapping at the project site due to the proposed alteration of the floodway. A CLOMR will be required to be approved by FEMA, the City, and the City of San Diego prior to the issuance of a grading permit for the project. The CLOMR removes the proposed structures from the floodplain and floodway and will demonstrate that built as proposed, the project would meet minimum local and federal regulations.

1.1.8 Stockpiling Sites

The project requires the import of soil to raise the proposed resort, hotel, and residential development out of the FEMA-mapped floodplain. This import of soil will likely take place over an extended period of time prior to the start of grading. Two temporary disposal sites for the stockpiling of soil are proposed, one in the west and the other in the east.

The western disposal site will be located in the northwestern portion of the project in the general location of golf course Hole Number 6, with an import of approximately 190,000 cubic yards. The western import access will be taken from West Hills Parkway and be provided with temporary best management practices (BMPs) for sediment and erosion control. The eastern disposal site will be located within the current golf course driving range with an import of approximately 143,000 cubic

yards. The eastern import access will be taken from Inwood Drive and be provided with temporary BMPs for sediment and erosion control.

To comply with state and federal water quality regulations, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared during the Final Engineering Phase for the project to design and implement the required and effective temporary sediment and erosion control BMPs. This will be in compliance with the 2022 Construction Stormwater General Permit, Order 2022-0057-DWQ, City requirements as outlined in the City's *Guidelines for Surface Water Pollution Prevention* (City of Santee 2015), the City Jurisdictional Urban Runoff Management Program (JRMP) (City of Santee 2021), the City of San Diego Stormwater Standards (City of San Diego 2021), and the City of San Diego JRMP dated January 2024. The site will not be disturbed prior to having an SWPPP with an approved Notice of Intent and an effective waste discharge identification number.

1.1.9 Offsite Improvements

The following offsite improvements would be required as part of implementation of the proposed project.

1. **Emergency Vehicle Access**: The project will include the construction of a 26-foot-wide emergency vehicle access roadway, from the Vista del Verde community south onto the golf course property to the developed portion of the resort. One parking spot on the Vista del Verde property may be removed but will be relocated within that property. The project also includes installation of a motorized gate and replacement of the existing chain link fence with a steel tubular fence, on the boundary of the Golf Course property.
2. **West Hills Parkway**: West Hills Parkway will be widened within the existing right of way from Carlton Oaks Drive approximately 700 feet southerly to the existing bridge, to provide a dedicated left-turn lane into Residential West. New striping will include a striped median and increased width for bike lanes. Trees are proposed on both sides of West Hills Parkway to provide source control of storm water, limit storm water transport and pollutant conveyance to the collection system, restore predevelopment hydrology to the extent possible, and provide environmentally enhanced roads. This work would be located within the City of San Diego's jurisdiction, and therefore would follow their standards.
3. **Extension of a PDMWD public water main**: A PDMWD water main would be extended from Carlton Oaks Drive south along West Hills Parkway and into Residential West to provide a connection to the proposed private water system.
4. **Access to Residential North and the Resort Area**: Access to these areas would be provided by Carlton Oaks Drive at the intersection of Burning Tree Way. This access point is approximately 200 feet east of the existing hotel access road (Inwood Drive). Inwood Drive will be closed and replaced with curb and sidewalk. Additionally, six existing driveway aprons along the project frontage will be closed and replaced with curb and landscaping along with other miscellaneous frontage improvements such as overhead power undergrounding and landscaping. Overhead power undergrounding would extend north of Carlton Oaks Drive. Potable and recycled water would be connected to existing main lines in Carlton Oaks Drive and extended into the project.
5. **Drainage Improvements**: Existing drainage pipes discharge to the golf course at five locations along the north subdivision boundary. All improvements will be constructed in a manner that will maintain the existing flow and drainage patterns.

a. *An existing 42-inch storm drain discharges to the site from a headwall located approximately 15 feet offsite, within a public easement (City) on an existing residential lot (Lot 17 of Map 4402)*. The offsite flows will be picked up onsite by proposed storm drain improvements and discharged into the San Diego River (North Channel).

b. *An existing 27-inch storm drain extends onto the project site from an existing residential lot (Lot 14 of Map 5417)*. This pipe will be extended under the proposed access road to a new headwall and discharge onto the golf course.

c. *An existing 18-inch storm drain discharges to the site from a headwall located approximately 15 feet offsite, located within a public easement (City) on an existing residential lot (Lot 230 of Map 6973)*. The offsite flows will be picked up onsite by proposed storm drain improvements and discharged onto the golf course.

d. *An existing 47-inch by 71-inch storm drain discharges to the site from a headwall located approximately 20 feet offsite, located within a public easement (City) on an existing residential lot (Lot 239 of Map 6973)*. The offsite flows will be picked up onsite by proposed storm drain improvements and discharged onto the golf course.

e. *An existing 72-inch diameter storm drainpipe discharges to the site from the headwall located immediately offsite at the north property line of Residential West*. The existing headwall includes a large concrete energy dissipator and concrete channel. These storm drain facilities are located offsite on an existing residential lots (Lots 679 and 680 of Map 7295) and within an existing public easement (City). The offsite flows will be picked up onsite by proposed storm drain improvements and discharged onto the golf course.

6. **Sewer Maintenance Hole Improvements**: There are three, existing sewer maintenance holes located offsite within a PDMWD easement within the Vista del Verde condominium property. The need for engineered sewer maintenance hole liners will be determined in the project design phase. All work will be limited to within the public easement area.

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Figure 1
Regional Location
Carlton Oaks Country Club and Resort

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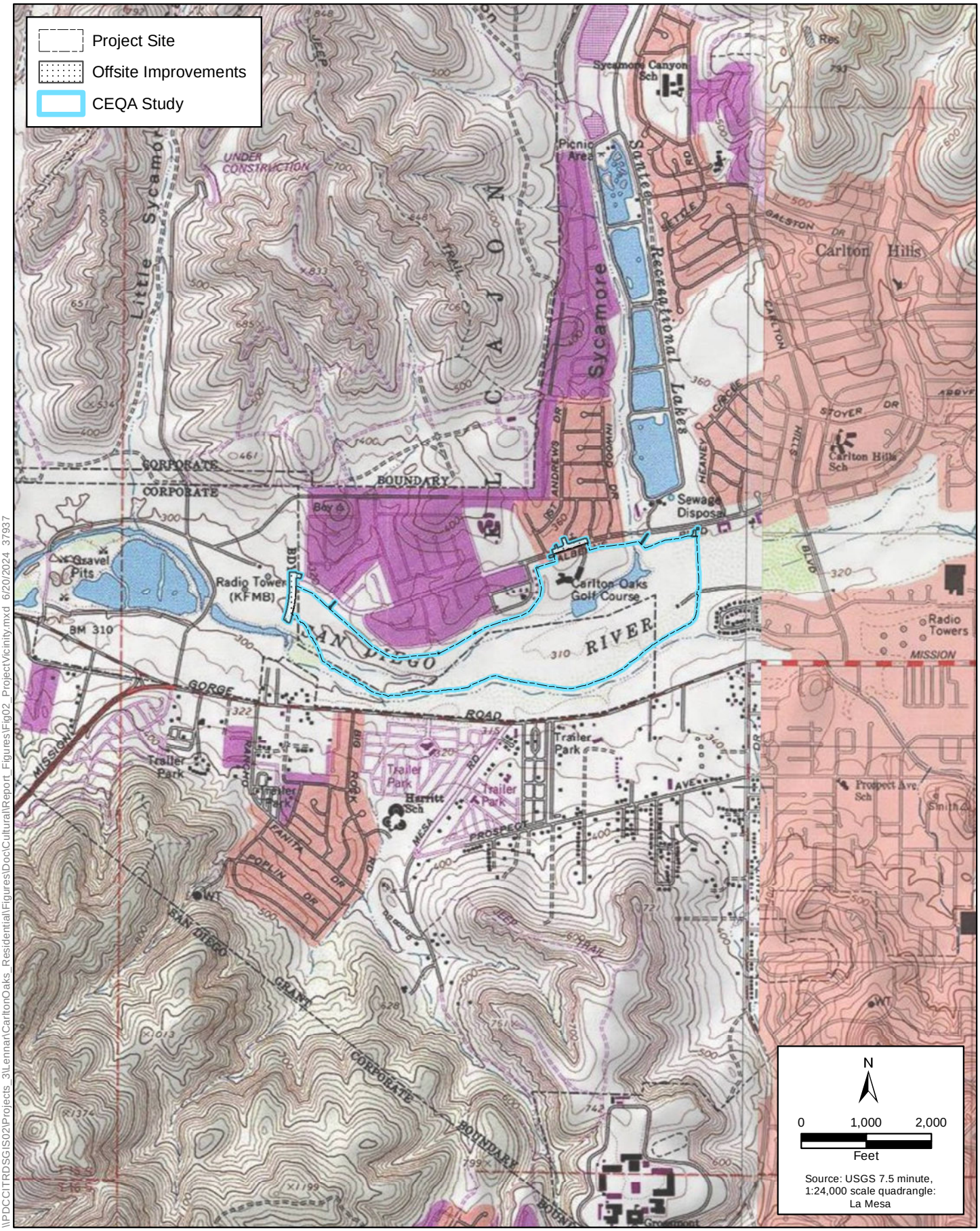

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Figure 2
Project Vicinity
Carlton Oaks Country Club and Resort

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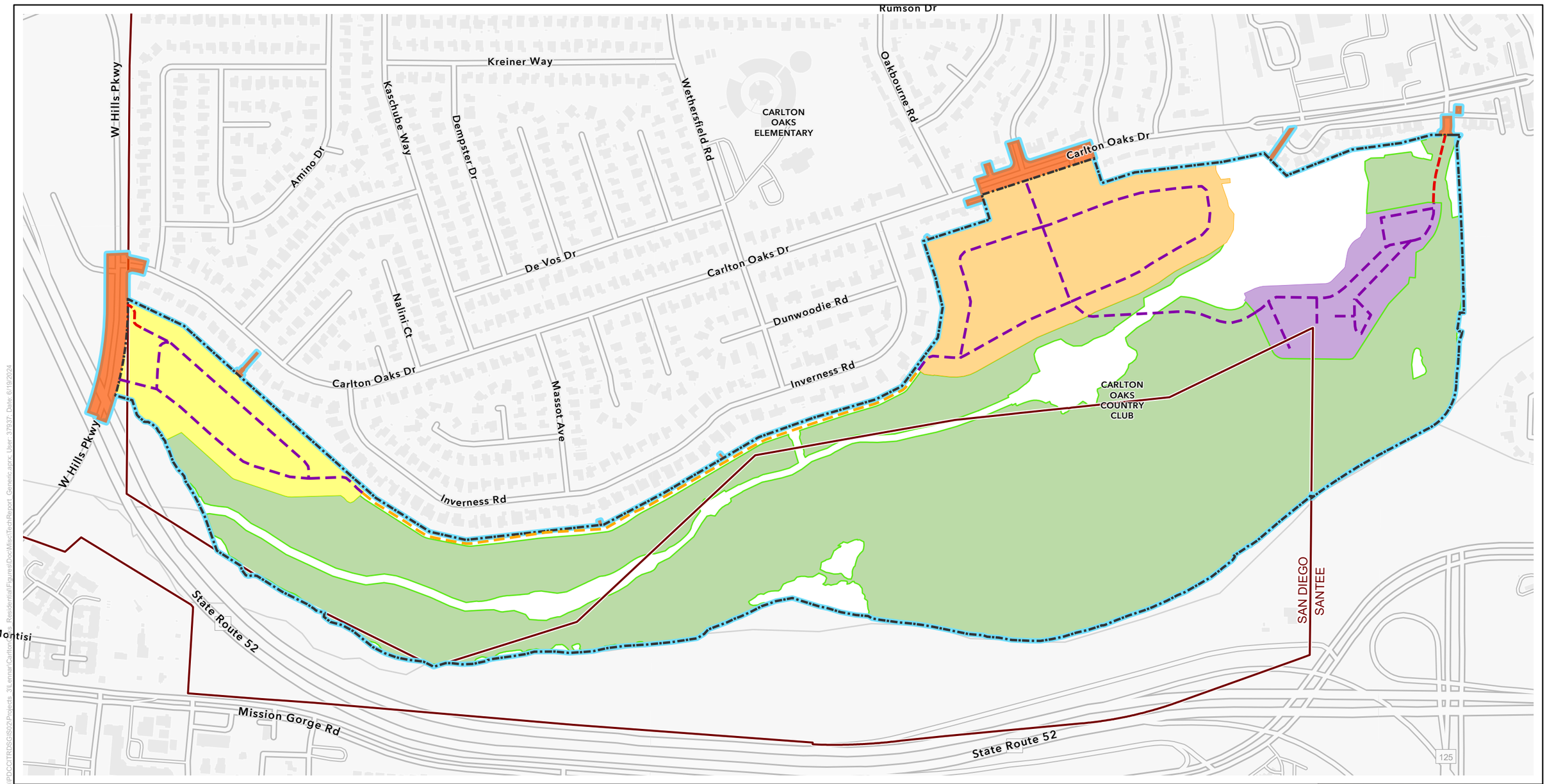

Figure 3
Cultural Study Area
Carlton Oaks Country Club and Resort

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Chapter 2
Regulatory Setting

2.1 California Environmental Quality Act and Cultural Resources

CEQA requires public agencies to evaluate the implications of their project(s) on the environment and includes significant historic resources as part of the environment. Public agencies must treat any cultural resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant (California Code of Regulations [CCR] Title 14 § 15064.5). A historic resource is considered significant if it meets the definition of *historical resource* or *unique archaeological resource*, as defined below.

2.1.1 Historical Resources

The term *historical resource* includes, but is not limited to any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of the California Public Resources Code (PRC; § 5020.1(j)). Historical resources may be designated as such through three different processes:

1. Official designation or recognition by a local government pursuant to local ordinance or resolution (PRC § 5020.1(k))
2. A local survey conducted pursuant to PRC Section 5024.1(g)
3. The property is listed in or eligible for listing in the National Register of Historic Places (NRHP) (PRC § 5024.1(d)(1))

The process for identifying historical resources is typically accomplished by applying the criteria for listing in the California Register of Historical Resources (CRHR) (14 CCR 4852), which states that a historical resource must be significant at the local, state, or national level under one or more of the following four criteria.

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or may be likely to yield, information important in prehistory or history.

To be considered a historical resource for the purpose of CEQA, the resource must also have *integrity*, which is the authenticity of a resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance.

Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is

evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is eligible for listing in the CRHR (14 CCR 4852(c)).

2.1.2 Unique Archaeological Resources

A *unique archaeological resource* is defined in Section 21083.2 of the PRC as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria.

- Contains information needed to answer important scientific research questions and for which there is a demonstrable public interest
- Has a special and particular quality such as being the oldest of its type or the best available example of its type
- Is directly associated with a scientifically recognized important prehistoric or historic event or person

In most situations, resources that meet the definition of a unique archaeological resource also meet the definition of historical resource. As a result, it is current professional practice to evaluate cultural resources for significance based on their eligibility for listing in the CRHR. For the purposes of this CEQA cultural resources study, a resource is considered significant if it meets the CRHR eligibility (significance and integrity) criteria. Individual resource assessments of eligibility are provided in this report.

Even without a formal determination of significance and nomination for listing in the CRHR, the lead agency can determine that a resource is potentially eligible for such listing, to aid in determining whether a significant impact would occur. The fact that a resource is not listed in the CRHR, or has not been determined eligible for such listing, and is not included in a local register of historic resources, does not preclude an agency from determining that a resource may be a historical resource for the purposes of CEQA.

2.1.3 Tribal Cultural Resources

PRC Section 21074 defines *tribal cultural resources* as follows.

1. Sites, features, places, cultural landscapes, scared places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources; or
2. A resource that that lead agency determines, in its discretion, is a tribal cultural resource.

When a lead agency chooses to treat a resource as a tribal cultural resource, that determination will be supported with substantial evidence, applying the criteria in the historical register, and considering the significance of the resource to a California Native American Tribe (PRC §§ 5024.1, 21074)

2.1.4 Discovery of Human Remains

With respect to the potential discovery of human remains, Section 7050.5 of the California Health and Human Safety Code states the following.

a. Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the Public Resources Code. The provisions of this subdivision will not apply to any person carrying out an agreement developed pursuant to subdivision (l) of Section 5097.94 of the Public Resources Code or to any person authorized to implement Section 5097.98 of the Public Resources Code.

b. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner will make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

c. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she will contact, by telephone within 24 hours, the Native American Heritage Commission.

Of particular note to cultural resources is Subsection (c), which requires the coroner to contact the Native American Heritage Commission (NAHC) within 24 hours if discovered human remains are thought to potentially be those of Native American origin. After notification, NAHC will follow the procedures outlined in PRC Section 5097.98, which include notification of most likely descendants, if possible, and recommendations for treatment of the remains. Also, knowing or willful possession of Native American human remains or artifacts taken from a grave or cairn is a felony under State law (PRC § 5097.99).

2.1.5 Thresholds of Significance

According to CEQA, a project that causes a substantial adverse change in the significance of a historical resource or a unique archaeological resource has a significant effect on the environment (14 CCR § 15064.5; PRC § 21083.2). CEQA defines a *substantial adverse change* as (14 CCR § 15064.5(b)):

- Physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired; or
- 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
- 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 resource 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

- 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 in the CRHR as determined by the lead agency.

Chapter 3
Environmental Setting

The golf course and country club are surrounded by modern development, including a substantial freeway and multiple residential tracts. The course is also primarily considered "Developed" landscape. It consists of managed ornamental plantings including fairways and trees, as well as course rough comprising areas dominated by exotic and ornamental grasses. Areas of jurisdictional wetlands are present as well. Sycamore Canyon Creek and the San Diego River (North Channel) runs through the golf course and has associated riparian habitat including coastal and valley freshwater marsh, southern cottonwood–willow riparian forest, disturbed wetland, and southern cottonwood–willow riparian forest. The vegetation communities observed include Coastal and valley freshwater marsh, developed (including golf course), Diegan coastal sage scrub – disturbed, disturbed habitat, disturbed wetland, eucalyptus woodland, freshwater (jurisdictional ponds), mule fat scrub – disturbed, nonnative grassland, nonnative riparian, southern cottonwood–willow riparian forest (including – disturbed). Additionally, southern riparian scrub was mapped within the 100-foot buffer only. Small amounts of other upland vegetation communities exist, primarily around the edges of the project area, including eucalyptus woodland, nonnative grassland, and Diegan coastal sage scrub – disturbed. The San Diego River (South Channel)/Forester Creek exists to the east and south of the project area. The majority of the riparian areas in and around the project area boundary were mapped as southern cottonwood–willow riparian forest. Small sections of more open, shrubby habitat were mapped as mule-fat scrub – disturbed and southern riparian scrub. Nine soil types have been mapped in the project area mostly including riverwash, terrace alluvium landforms, and weathered granodiorite and quartz-diorite hill landform.

3.1 Prehistoric Context

The project area is within the south coastal cultural region of California. Several cultural chronologies have been developed for the region, including, but not limited to, Moratto 1984; Bull 1987; Gallegos 1992; and Warren 1987. The setting provided below synthesizes some of these chronologies into a brief discussion of regional cultural trends over time. This setting divides the precontact cultural sequence into three periods: Paleoindian, Archaic, and Late Prehistoric. These periods are analytical constructs and do not necessarily reflect Native American views.

3.1.1 Paleoindian Period

Traditionally, it was thought that the earliest human inhabitants of North America were highly mobile terrestrial hunters. Commonly referred to as the Clovis, these people used intricate bone and stone technology. On the west coast of North America, Clovis assemblages are characterized by a wide but sparse distribution of isolated tools and caches, dated to between 12,800 and 12,500 years before present (BP) (Meltzer 2004). However, over the last few decades along the western coasts of North and South America, several archaeological sites and sets of human remains have been documented in island and mainland coastal contexts that date to the same period as the Clovis (i.e., Erlandson et al. 2007). These discoveries have forced researchers to reconsider how early humans migrated to the Americas as well as their land use strategies, —with a greater emphasis placed on coastal environments.

In the south coastal region of California, the earliest evidence of human occupation has been found on the Channel Islands (Rick et al. 2005). For example, in addition to the set of human remains dated to around 13,000 years ago on Santa Rosa Island, an archaeological site dated to around 11,600 BP has been documented on San Miguel Island. The site contains numerous fish and shellfish remains, indicating an emphasis on marine resources (Rick et al. 2001). At least two archaeological sites along the mainland coast have been dated to prior to 10,000 BP (Glassow et al. 2007). Although no coastal assemblages dated to earlier than 10,000 BP have been documented along the San Diego shoreline, it is inferred that the absence of sites is largely a function of a long-term trend in sea-level rise and shoreline erosion in the region. These trends are likely to have obscured and/or destroyed early coastal sites.

Assemblages associated with this period consist almost entirely by flaked stone tools, such as scrapers, choppers, and large projectile points. An almost absence of milling is viewed as the major difference between Paleoindian and Archaic period sites.

3.1.2 Archaic Period

Evidence of human occupation of the San Diego region begins to appear at around 10,000 BP in the form of lithic assemblages comprising scrapers, scraper planes, cobble choppers, large blades, large projectile points, and crescentic stones of unknown function (Davis et al. 1969; Warren 1967). These items are attributed to a cultural complex that is locally referred to as the San Dieguito. Based on the range of artifact types, artifact frequency, and distribution of archaeological sites, the San Dieguito are thought to have used a generalized terrestrial hunting and gathering land use strategy (Davis et al. 1969). At about the same time, shell middens with millstone assemblages began to appear along sloughs and lagoons. Although this complex was originally considered to be a separate cultural tradition—the La Jolla—several researchers have subsequently argued that the San Dieguito, La Jolla, and Pauma (an inland lithic tradition, indicative of inland resource collection and processing) complexes were created by the same group. The differences between the various complexes are thought to be a function of localized differences in the types of resources that were being collected and processed rather than a difference in cultural affiliation (Gallegos 1987). Interestingly, because the archaeological contents of early to middle Holocene-aged coastal sites in the San Diego vicinity tend to differ from coastal sites located farther north, and include items typically associated with early Great Basin cultures (Moratto 1984), researchers have argued that the San Dieguito are descendants of groups that migrated out of the Great Basin region after the great Pleistocene lakes receded (i.e., Gallegos 1991).

After around 4000 BP, it appears that the frequency of coastal archaeological sites in the San Diego region began to decline. Two main mechanisms for this apparent decline have been postulated, including the in-filling of shallow lagoons during this period (Gallegos 1992; Masters and Gallegos 1997) and poor visibility/preservation of coastal archaeological sites formed after 4000 BP because of coastal geomorphic factors (Waters et al. 1999). An economic shift from mostly maritime subsistence to a more land-based focus is thought to be the transition from Paleoindian to the Archaic period, although it is also suggested that differences between these coastal and land-based sites may reflect function differences rather than temporal or cultural variability (Gallegos 1987).

3.1.3 Late Prehistoric Period

Starting at around 1300 BP, the archaeological record reflects the emergence of two cultural traditions in the San Diego region. The range and spatial distribution of site types, as well as the site

constituents for both traditions, is thought to reflect the ethnographically observed lifeways of the Kumeyaay and Luiseño peoples (Moratto 1984). Although these two groups have clear linguistic and cultural distinctions, both appear to have designed their land use around the intensive exploitation of a range local resources and established permanent to semi-permanent villages, from the coast to the mountains and foothills. Both groups also adopted the use of small projectile points, pottery, and acorns (True 1970).

Based on ethnographic data, the boundary between the lands of the Kumeyaay (to the south) and Luiseño (to the north) peoples occurred in the vicinity of Agua Hedionda and Batiquitos Lagoon (Kroeber 1925). It is unknown, however, whether this boundary reflects a persistent spatial division between the two groups or the most recently recorded position of a boundary that fluctuated over time. Regardless, the area of potential effect is within an area inhabited by the Kumeyaay. Archaeological sites attributed to the Kumeyaay are characterized by a range of artifact types, referred to as the *Cuyamaca complex*. This complex includes small, triangular pressure-flaked projectile points; mortars and pestles; drilled stone ornaments; *olivella* beads; a steatite industry; ceramics; and urn cremations. Archaeological sites attributed to the Luiseño (termed *the San Luis Rey complex*) contain a similar range of artifact types but tend to have lesser frequencies of side-notched projectile points, ceramics and ceramic forms, and milling stones; cremations tended to be ungathered (True 1970). A nonnative, anthropologically derived ethnohistory for the Kumeyaay is provided below.

3.2 Ethnographic Context

The area of potential effect was traditionally inhabited by the Kumeyaay people (previously referred to as the *Diegueño*), who spoke the *Tipai* dialect of the Yuman language. The Kumeyaay inhabited a region that included southern San Diego County, west and central Imperial County, and the northern Baja California Peninsula (Spier 1923; Almstedt 1982). Speakers of the Tipai dialect traditionally lived south of the San Diego River, while speakers of the Ipai dialect traditionally lived north of the San Diego River (Langdon 1975; Hedges 1975).

The Kumeyaay used a wide range of environments for habitation and resource collection, including the coast, foothills, mountains, and desert (Almstedt 1982). In response to the wide-ranging conditions from these environments, the Kumeyaay used a range of settlement strategies. For example, residential mobility was commonly practiced in desert environments where resources were sparse and widely distributed (Hicks 1963), whereas large seasonal residential bases were established in the mountains and foothills (Almstedt 1982). In keeping with the wide range of environments that they inhabited, the Kumeyaay exploited a range of resources, including, but not limited to, terrestrial mammals, birds, fish, marine invertebrates, grasses, manzanita, sage, sunflowers, lemonade berry, chia, mesquite, agave, and acorns. The latter was particularly important because they could be processed and stored for long periods (Hicks 1963; Shackley 1984).

The documentary record for ethnographically named places attributed to the Kumeyaay is sparse, consisting of fewer than 60 named places (Luomala 1978). Review of the publicly available literature reveals no documented ethnographically named places within the area of potential effect. However, consultation with the affected tribes may result in the identification of previous undocumented ethnographically named places.

3.3 Historic Context

3.3.1 Native American History

The Kumeyaay did not encounter Spanish explorers in any great number until 1796. At that time, the Spanish established Mission San Diego de Alcalá; in 1798, they established Mission San Luis Rey de Francia. The missions used the local Native American inhabitants as laborers and attempted to convert them to Catholicism (Castillo 1978). At contact, it is thought that the Kumeyaay population numbered between 16,000 and 19,000 individuals (Shipek 1986). Following the establishment of the missions and the introduction of European diseases, the Kumeyaay population decreased dramatically. By the early 1820s, California came under Mexico's rule. Despite the transition, the Kumeyaay continued to be forced from their traditional lands to work as laborers (Castillo 1978). As a result of this continued hardship and period of political instability, many Native Americans participated in an uprising against the Mexican rancheros and left the missions and rancheros to live in their traditional villages (Shipek 1970). When California became a state in 1849, the Kumeyaay continued to receive harsh treatment (Castillo 1978).

As conflicts with encroaching European Americans increased, the United States government entered into treaty negotiations with the Kumeyaay (referred to as the *Dieguiño* at the time) to obtain exclusive rights to land and a cessation to hostilities in exchange for allotted reservation land, payments, and European American farming and industrial equipment (Kappler 1929; Shipek 1978). The treaty, referred to as the *1852 Treaty of Santa Ysabel*, was completed and sent to congress for ratification. Under pressure from settlers and a California senate delegation, United States congress rejected the treaty along with 17 others (Castillo 1978). After several years of additional encroachment by European Americans, congress passed the *1891 Act for the Relief of Mission Indians*. This act set aside reservation lands and trust lands—often small in size and lacking adequate water—for the Kumeyaay people. Today, many descendants of the Kumeyaay live within or near the 13 reservations of the Kumeyaay bands or in surrounding communities (Shipek 1978).

3.3.2 Colonial History

3.3.2.1 Spanish Period

The historic period in California began with the early explorations of Juan Cabrillo in 1542. Cabrillo came ashore on what is now Point Loma to claim the land for Spain and gave it the name San Miguel. Sixty years passed before another European, Sebastían Vizcaíno, entered the bay on November 10, 1602, and gave it the name San Diego (Pourade 1960:49, 66). Although both expeditions encountered native inhabitants, there appears to have been little or no interaction. None of the coastal sites occupied during this protohistoric period have yielded European trade items or evidence of depopulation due to epidemic diseases, nor does Kumeyaay oral tradition offer a native perspective on these encounters.

The Spanish period extended from 1769 to 1821. It encompassed early exploration and subsequent establishment of the Presidio of San Diego and Mission San Diego (1769), Mission San Juan Capistrano (1776), and Mission San Luis Rey (1798). Located on Presidio Hill, San Diego's original Spanish settlement consisted of a *presidio* (i.e., fort) and a chapel that also served as Alta California's first mission. In 1769 an expedition headed by Gaspar de Portolá traveled north from the Presidio de

San Diego to extend the Spanish Empire from Baja California into Alta California by seeking out locations for a chain of presidios and missions in the area. From its original outpost on what is now Presidio Hill, Mission San Diego de Alcalá was moved to roughly its current site in Mission Valley in 1774. In November 1774, the mission was attacked by Tipay warriors from south of the San Diego River who razed the mission and killed Father Luis Jayme and two others. The mission was rebuilt in 1775, and while one of the least successful missions in the chain of California missions, it firmly established Spain's presence in the region. During this period, Spanish colonists introduced horses, cattle, sheep, pigs, corn, wheat, olives, and other agricultural goods and implements, as well as new architecture and methods of building construction (Engelhardt 1920:60–64; Sandos 2004:42–43, 56–68).

3.3.2.2 Mexican Period

Beginning with Mexico's independence from Spain in 1821, the Mexican period in San Diego County lasted until 1848, when the Mexican-American War concluded. During this period most Spanish laws and practices continued until shortly before secularization of Mission San Luis Rey, Mission San Juan Capistrano, and Mission San Diego de Alcalá. Most of the missions had gone into decline by the early 1820s. Indeed, by 1822, 17 of the missions had no resident priest. During the 1820s and 1830s, *Alta California's* economic activity consisted of agriculture and livestock-raising for subsistence and localized markets, and hide and tallow production for the international market (Pourade 1961:182–183; Rawls and Bean 2003:72–72).

After years of political instability and several failed efforts to secularize the missions, in 1834 Governor José Figueroa issued a proclamation defining the terms of the secularization process that would be instituted over the following 2 years. Provisions for assuring that Indians would receive mission land, however, proved of little or no practical benefit to the region's Native Americans. Limits on the slaughter of mission cattle were often ignored by priests who sought immediate profit on the hide market. Mission lands were distributed mainly to officials and retired soldiers. Approximately 500 private rancho land grants were made under Mexican rule. Governors Juan Batista Alvarado, Manuel Micheltorena, and Pío Pico made most of these grants after secularization. In the 1830s, the project area remained part of Mission San Diego cattle-grazing lands that would later be part of the El Cajón Rancho land grant (Bean and Rawls 2003:58–63; Carrico 2008:40; Moyer and Pourade 1969:82).

After secularization, many Native Americans were forced to work on Mexican ranchos, although those living farther from the ranchos maintained their traditional lifestyles longer. During this period, Native American populations in California came under increasing pressure as new ranches were established under the land grant system. New grants were made from inland territories still occupied by Native Americans, forcing them to acculturate or move away. Oftentimes, the native groups would relocate away from the intruders and farther into the back country. In several instances, however, former mission neophytes organized pueblos and attempted to live within Mexican law and society. The most successful of these was the Pueblo of San Pasqual, founded by Kumeyaay who were no longer able to live at the Mission San Diego de Alcalá. With former Presidio soldiers becoming civilian residents, the Pueblo of San Diego was established, transportation routes were expanded, and cattle ranching continued to predominate over other agricultural activities, with trade in hides and tallow increasing during the early part of this period. San Diego-area ranchos continued to be the target of periodic attacks from Native Americans resisting assimilation into Mexican-era Californio society (Carrico 2008:40–41).

In 1845 Governor Manuel Micheltorena granted the 48,700-acre El Cajón Rancho to Doña María Antonia Estudillo de Pedrorena, daughter of San Diego alcalde Don José Antonio Estudillo and wife of Don Miguel de Pedrorena. The family constructed an adobe near today's central Lakeside and secondary near the eastern reaches of Mission Gorge. During the Mexican-American War, Don Miguel sided with the United States and captained a cavalry troop (Moyer and Pourade 1969:82–83).

3.3.3 American Period

The American period began in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War and brought vast new territory under control of the United States. The treaty protected Californios' property in principle. In practice, however, the legal process for vetting land claims that was set into motion by the Land Commission established in 1851, combined with the mounting debts of many rancho owners, allowed American and other newcomers to take possession of most rancho lands originally granted during the Mexican period (Bean and Rawls 2003:142–147).

The El Cajón Rancho proved an exception to that overall trend. Don Miguel de Pedrorena died in 1850. His son, Miguel Jr., and three daughters, Elena, Victoria, and Ysabel, inherited the massive rancho, for which the U.S. Land Commission issued a patent to the heirs in 1876. The following year, George A. Cowles purchased 4,000 acres of the rancho at its far western end. There he cultivated vineyards and introduced new tree species to the area that would become Santee, including magnolia and pomegranate trees. The enclave that took shape at and around Cowles land became known as Cowleston (Moyer and Pourade 1969:83; Santee Historical Society 2019).

The completion of a second transcontinental railroad connection to southern California and the first transcontinental connection to San Diego in the 1880s inaugurated a land boom. San Diego's population soared to more than 35,000 in a few short years. Felt throughout the region, the boom led to the creation of many newly formed towns and communities. Thousands of people came to take advantage of the possibilities offered in the county. By the end of the 1880s, however, the "boom" had become a "bust" as banks failed, land prices plummeted, and speculation could not be sustained by true and beneficial economic growth. Thousands of people abandoned their significantly devalued properties to the tax assessors and left the region. However, many remained to form the foundations of several small pioneering communities across the county. These families practiced dry farming, planted orchards, raised livestock, built schools and post offices, and created a life for themselves in the valleys and mesas of San Diego County (Griffin and Weeks 2004:78; Quastler and Pryde 2004:182–183).

During the late 1880s, Cowlestown became a stop on the San Diego, Cuyamaca & Eastern Railroad. Construction began in 1886 with the goal of eventually extending the line over Warner's Pass, but it reached its ultimate terminus at Foster north of Lakeside in 1889. The line connected inland communities to urbanizing San Diego, and roads extending north from Foster connected the railroad line to agricultural producers and mining enterprises in Ramona, the Santa Ysabel Valley, and Julian. The line was eventually acquired by the San Diego and Arizona Railway (San Diego Railroad Museum 1968).

George Cowles died in 1887, and in 1890 his wife Jennie married Milton Santee. The following year she began running the local post office, and Cowlestown's first school opened. In 1893 the small town changed its name to Santee. In 1885 Hosmer P. McKoon arrived with his wife, Fannie, and

bought 9,543 acres of land that he named Fanita Ranch. Around the turn of the century, members of the wealthy newspaper-publishing Scripps family acquired most of Fanita Ranch, where they established an inland getaway and raised cattle. By the 1920s, Santee had become a center of cattle raising and dairy production (McGrew 1922:418; Santee Historical Society 2019).

After the United States entered World War II, the federal government acquired 700 acres of agricultural land at the southeast edge of Santee. The Marine Corps began training parachute battalions there in May of 1942. The facility was named in honor of marine captain Archibald M. Gillespie, who had participated in the occupation of San Diego during the Mexican-American War. The Navy eventually constructed two runways 4,200 feet and 5,400 feet in length at the facility. After the war, Gillespie Field was declared surplus, and the County of San Diego began operating it as a local airport in 1947. The County acquired title to the airport in 1953 and continues to operate it today (Graves n.d.; Pourade 1977:36).

In 1956, the Carlton Industries development company purchased 4,400 acres of Josephine Scripps' Fanita Ranch for $1 million (*Los Angeles Times* 1956:A-12; *San Diego Union* 1963:F-11). Mast Boulevard would be named for the Carlton Company's president, Bill Mast. In 1950, Santee had a population of 2,000 residents, but development undertaken by the Carlton Company helped increase the community's population to 25,750 by 1970. Santee was incorporated as a city in 1980 (Santee Historical Society 2019).

3.3.3.1 Golf Course Design

The modern game of golf first took shape in coastal Scotland during the nineteenth century. The first golfers played with feather-stuffed balls that could be driven no more than 180 yards. The existing natural landscape and topography determined the size and shape of courses; nobody thought to reshape the landscape until the 1840s, when wealthier golf clubs introduced re-vetted bunkers and wood bulkhead. The standard 18-hole course appears to have been established in the 1860s, after which immigrant Scots brought the game and the 18-hole standard to other countries (Rawlinson et al. 2008:13; Stringer-Bowsher and Davis 2014:17–18).

The so-called "Golden Age" of golf began in the United States in 1911, the year stockbroker, golfer, and course designer Charles Blair McDonald's National Golf Links of America opened on Long Island, the first American course "founded on the principles of the best British links" (Rowlinson et al. 2008:14–15). It became economically feasible to transform existing landscapes through construction, vegetation and tree removal, and introduction greens and bunkers designed in part as visual features. The game's association with wealth was solidified during this period. Well-to-do families joined the first golf-oriented country clubs. Railroad companies and property developers created the first destination golf courses, including Pebble Beach, Gleneagles, and Baniff Springs. From 1916 to 1930 the number of golf courses in the United States increased from 750 to 6,000. Golden Age courses tended to "reward skill over strength," explains one chronicle of golf history, with designers "plac[ing] fairway bunkers so these defended an ideal landing area in the fairway. Once designers realized that many poor drives were punished simply because the next shot was much longer and more difficult, the number of bunkers declined." Designers created more strategic courses that rewarded not simply drive distance, but also trajectory control and placement. The Golden Age ended with the onset of the Great Depression, during which golf course development generally remained limited to publicly funded municipal courses (Rawlinson et al. 2008:21–22, quoted, 22–23, 156).

The return of economic prosperity following World War II renewed golf course development in the United States and elsewhere. The boom in American housing construction and the growth of a middle class that enjoyed increasing leisure time created demand for new golf courses, many of which were created as part of housing developments. Resort development and public support for municipal recreation also increased the number of courses. A new generation of golf course designers resurrected the business of golf course architecture that the onset of the Great Depression had felled (Rawlinson et al. 2008:156–157).

Begun in the 1950s, this process was led by the Cornell-educated golf course architect, Robert Trent Jones, who had worked as an apprentice to Canada's leading Golden Age course designer, Stanley Thompson. Jones brought modern marketing to the profession and eventually designed courses in 35 countries. After working for Golden Age designer William Flynn, Dick Wilson established himself as Jones's most formidable competitor. Wilson generally limited himself to one or two projects at a time and worked in the eastern United States. According to one account, Jones and Wilson would become known for "designs [that] featured grand sweeping contours instead of small detail in the contouring of greens and bunkers." This trend, coupled with the introduction of motorized golf carts, resulted in more audaciously designed and longer courses with larger greens and abundant sand. Nevertheless, few of the courses created during the Jones-dominated period of golf course architecture are today considered among the best courses in the United States and Canada (Rawlinson et al. 2008:18, quoted, 147).

A new design paradigm emerged in the 1960s. In 1963 the former insurance agent turned golf course designer, Pete Dye, undertook a trip to Scotland that inspired him to take golf course design in a different direction. Dye began to create more strategically challenging courses, and "began to incorporate into his designs such Old World features as railway sleepers, unmanicured rough and pot bunkers." Additionally, "Dye's most famous period courses typically measure under 6,800 yards and thus placed only the occasional emphasis on power—a significant shift from Jones-inspired norm." The exemplar of this new paradigm was Harbour Town Golf Links in South Carolina, opened in 1969 and designed by Dye and Professional Golfers' Association (PGA) champion Jack Nicklaus (Rawlinson et al. 2008:18, 157 quoted).

Around this time, different golf course architects began to specialize in designs reflecting different priorities. Dye, Nicklaus, and Greg Norman built reputations for designing championship-level courses created with the intent that they would host competitive tournaments. Bill Gore and Ben Crenshaw made their mark for so-called "minimalist" courses designed to fit harmoniously into and capitalize on the features of existing landscapes. Mike Strantz and Jim Engh became known for more daringly designed courses embodying a "rock and roll aesthetic," and Tom Fazio became known for courses embodying "immaculate order" (Rawlinson et al. 2008:18 quoted, 157).

In more recent decades, the game has been transformed by advances in equipment, allowing for golfers to hit the ball farther and farther. As a result, a majority of the world's courses have been made longer than they were originally. Many have been lengthened and redesigned in other ways, while others have been completely reconstructed in response to the increased power and distance achieved by golfers using modern equipment. Still, golf course designers have also executed course modifications reflecting a desire to restore original or otherwise older features that were later subject to modification (Rawlinson et al. 2008:9, 29).

3.3.3.2 Golf and Golf Courses in San Diego County

The first golfing in California took place in Sothern California's Riverside and Northern California's Burlingame during the early 1890s. Golf arrived in San Diego County fairly quickly thereafter. In 1897, local enthusiasts created the first course near the western end of Florida Canyon between Upas and Laurel Streets. Lacking lawns and consisting of sand greens and dirt fairways, the 9-hole course stretched to a length of 2,389 yards. The course's creators established the San Diego Country Club in 1898. A second course, the Coronado Country Club, was established by the Coronado Beach Company to serve guests of the Hotel Del Coronado. In 1913 the San Diego Club relocated, and its original location became the site of the Panama–California Exposition of 1915. That year, San Diego's first Municipal Golf Course and the fourth golf course established within San Diego County began operation at the east end of Florida Canyon in Balboa Park. Consisting of oiled sand "greens" and 18 dirt fairways for the first 15 years of its life, this course is the oldest municipal course in southern California and would eventually be the oldest operating course in San Diego County (Van Wormer and Walter 1999:1–2; West 1997:5–6. 49, 89).

During the 1920s Golden Age, golf become a leading form of middle-class leisure in the United States. Between 1919 and 1925, the number of golf courses in southern California more than doubled. The greater San Diego area became a leading golf locale thanks largely to its appealing Mediterranean climate, abundant undeveloped land, and proximity to the coastline. Local courses hosted major competitions. Tijuana's Agua Caliente Golf and Country Club hosted the tournament with the world's largest prize money, attracting competition golfers from across the United States and numerous foreign countries. The Coronado Country Club hosted the annual A. B. Spreckels Cup competition, a major amateur tournament. By the early 1930s, San Diego had seven grass, 18-hole private and semi-public golf courses within or near the city limits at Agua Caliente, San Diego, La Jolla, Coronado, La Mesa, Rancho Santa Fe, and Emerald Hills. The La Jolla and San Diego Country Club courses allowed substantial public access and charged a green fee to non-residents. Additionally, nine-hole courses were located in Escondido and Sweetwater Valley. In 1930 the San Diego City Council approved a plan to irrigate the Municipal Golf Course in Balboa Park with reclaimed water to create grass. During the Great Depression of the 1930s, federal public works programs associated with the New Deal provided for extensive improvements to the course. (Stringer-Bowsher and Davis 2014:20; Van Wormer and Walter 1999:2–11; West 1997:6)

Following World War II, the return of economic prosperity ushered in a boom in enthusiasm for the game of golf that translated into a new wave of golf course development across southern California and San Diego County. The Southern California Golf Association describes the post-war period as an "unparalleled period of golf course construction…for southern California" (Southern California Golf Association 2017a). As with other forms of development, golf course development within San Diego County depended on the substantially enhanced local water supply provided by the federal government's construction of the first of the San Diego Aqueduct pipelines that would convey water south from the Riverside County portion of the Metropolitan Water District's Colorado River Aqueduct (San Diego County Water Authority 2005:38–39, 42). The first major post-war course to be constructed in the county was the Mission Valley Country Club (later the Stardust Country Club), completed in 1947. According to local golf historian Norrie West, this course "became the center of golf for San Diego," at least for a time. The PGA Tour event, the San Diego Open, was held at the Mission Valley Country Club most years between 1952 and 1967 (West 1997:6).

In 1956 the San Diego City Council approved plans for a course's development on cliff-fronted land overlooking the Pacific that had been occupied by the United States Army's Camp Callan during

World War II. The City hired golf course architect William F. Bell to design two 18-hole golf courses at the site. Bell designed the South Course as the more competitive of the two, for championship-level play. He designed the North Course to accommodate the average golfer seeking a challenge. After extensive grading, installation of irrigation equipment, and soil preparation, the City of San Diego Golf Division opened the South Course on June 19, 1957. The North Course opened five months later. The scenic coastal viewsheds made Torrey Pines one of the most well-known golf courses in the United States. In 1968, Torrey Pines Golf Course became the home of the local PGA Tour stop. That year, the tournament became a nationally televised event, and its prize money rose from $66,000 to $150,000. Altered, but not systematically redesigned, the North Course was recently evaluated and found eligible for listing in the NRHP, CRHR, and City of San Diego Historical Resources Register, both for its importance to the history of local recreation and its landscape architecture significance as an important example of the work of master golf course designer William F. Bell (Stringer-Bowsher and Davis 2014:20–22, 57–58; West 1997:43–44).

By the end of the 1950s, San Diego County had more than 15 golf courses. In addition to the courses at Torrey Pines and Mission Valley, PGA Tour events have also been held at Rancho Santa Fe Golf Course, the San Diego Country Club, and Singing Hills Golf Course (today's Sycuan/Willows Glen). Another 19 courses were developed within the county during the 1960s, including Carlton Oaks Golf Course and Country Club in 1960. The most prominent among the 1960s courses was the 18-hole championship course at La Costa Resort and Spa in Carlsbad, opened in 1965. Beginning in 1969, the PGA moved its Tournament of Champions from Las Vegas to La Costa, where the event was held for 30 years before moving to Maui. By the latter 1990s, San Diego County had a total of 61 regular golf courses and 18 short courses (West 1997:7, 10, 33).

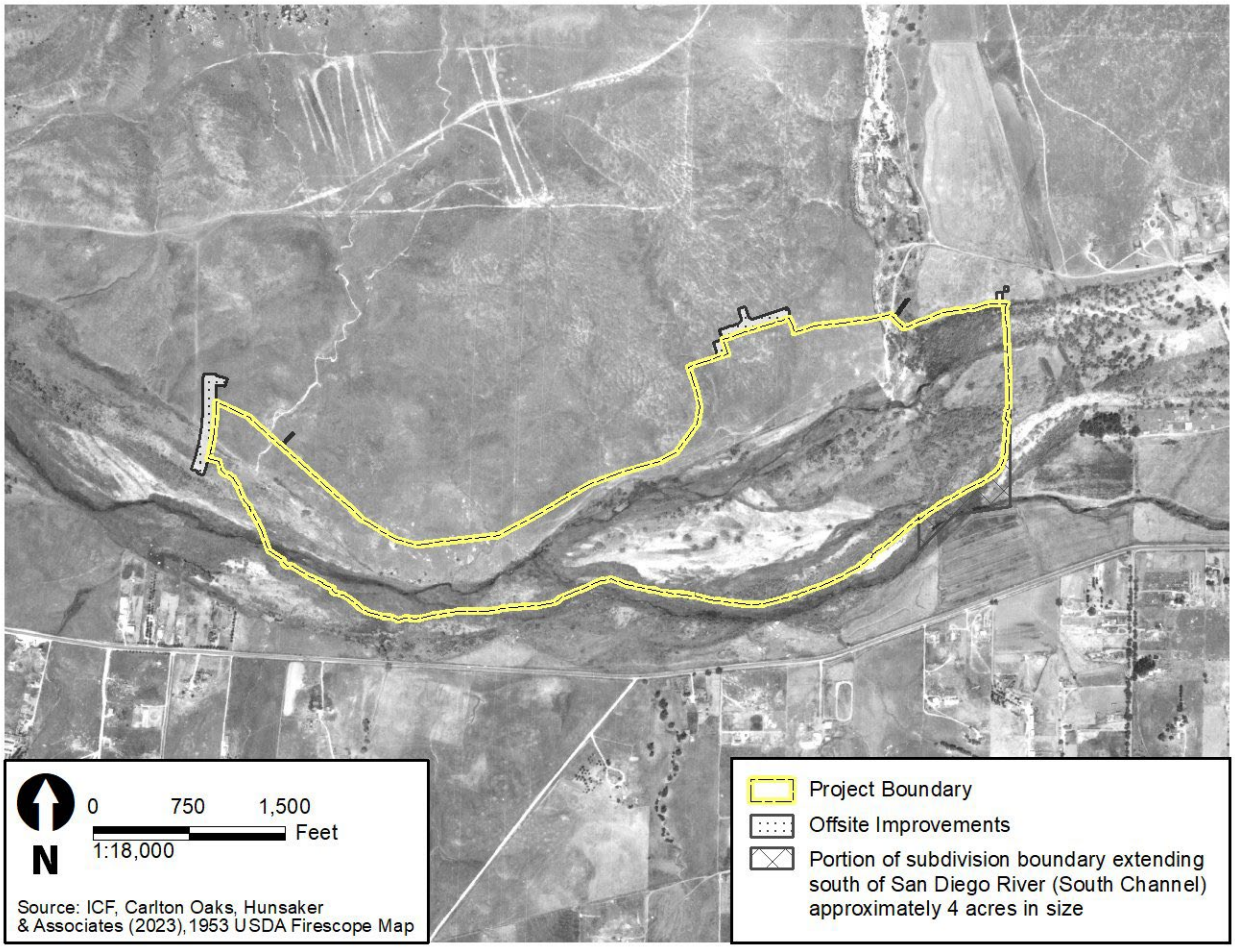
3.3.3.3 Carlton Oaks Golf Course and Country Club

In 1956, Bill Mast and his Carlton Industries development company purchased 4,400 acres from the Josephine Scripps-owned Fanita Ranch for $1 million (*Los Angeles Times* 1956:A-12; *San Diego Union* 1963:F-11). Within four years, Mast and his company had begun developing a golf course and a new housing tract (*San Diego Union* 1960: F-2). By June, the course had been named Carlton Oaks, referring to the oak trees planted at the site by the early Mission Indians (Hagen 1960:G-5). That same month plans to build a golf clubhouse were announced with an anticipated opening date in the early or mid-autumn. The golf course developers promised the addition of a swimming pool, tennis courts, and a short nine-hole public course. Residential development had also arrived in the area. Volk Mclain Incorporated had completed 86 residences at Country Club Estates, located just north of the course's east end, and had begun constructing 110 homes at nearby Country Club Heights, Another developer had also begun constructing homes in nearby Carlton Hills (*San Diego Union* 1960: F-2).

Details about the nearly complete 18-hole Carlton Oaks Golf Course—the "newest tournament golf course west of Santee"—were released in March 1961 (*San Diego Union* 1961:F-4). The course occupied a large area at the lower end of wooded Santee Valley, lying in the floodplain of the San Diego River (*San Diego Union* 1963:F-11). Historic aerials show the river running the length of the course and providing a periodic natural water feature (NETR 2019). Figure 4 shows the Carlton Oaks site before construction commenced. The 72-par course promised tournament play with more than 7,000 yards of fairways and greens bordered by oak, willow, and elm trees interspersed with three small lakes and several water holes. The latter were designed to enhance scenery while providing more than 20-million gallons of water to an automatic rotary pop-up watering system.

Now doing business as the Carlton Santee Corporation, the company also planned to develop a second fairway-adjacent custom home development (*San Diego Union* 1961:F-4).

Figure 4. 1953 Aerial of the Carlton Oaks Golf Course before Construction

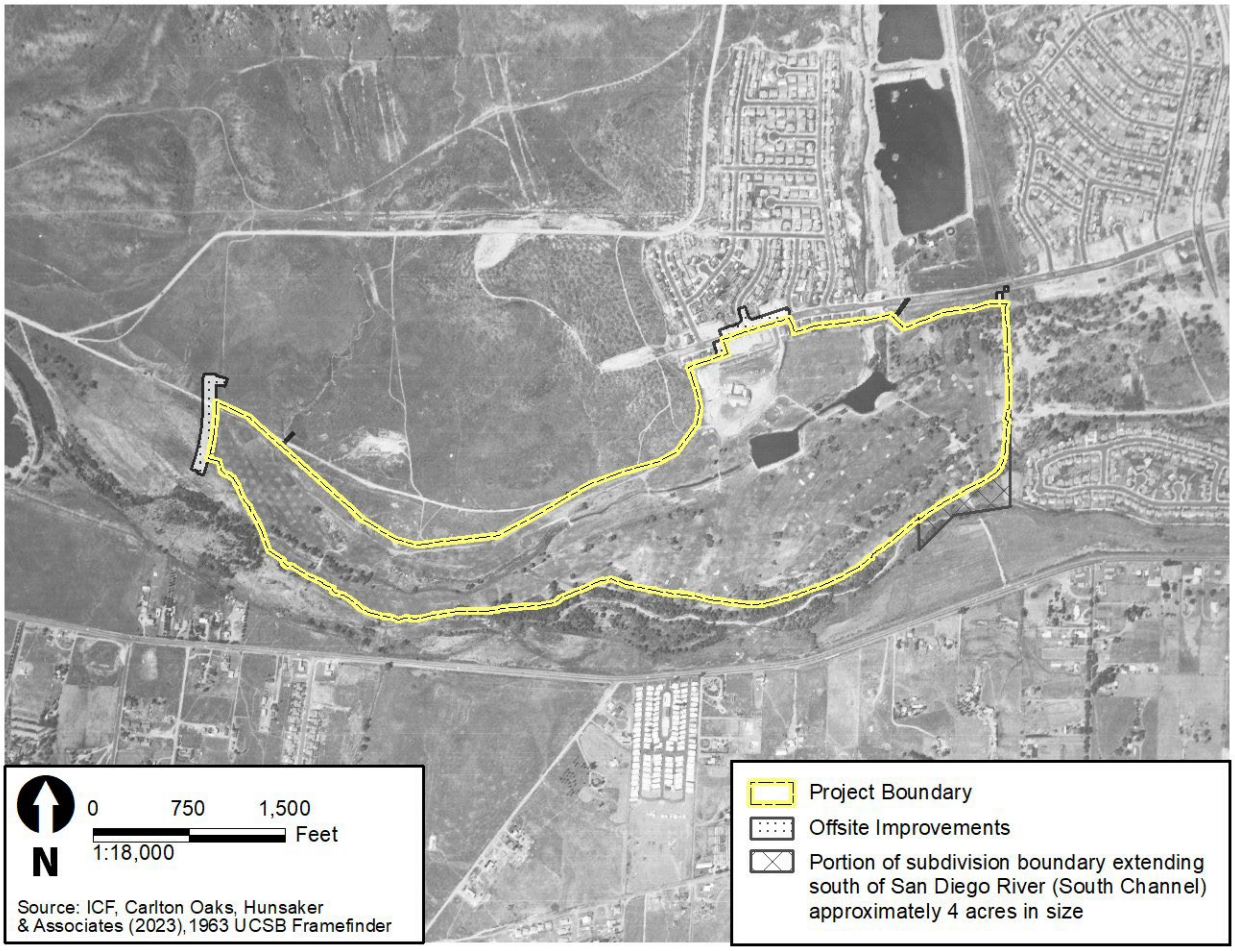


The course opened in two phases—the first nine holes in October 1961 (Hagen 1961:G-7) and the second nine holes in February 1962 (*San Diego Union* 1963:F-11). Golf course architect Bill Tucker of Los Angeles—"one of the area's foremost course architects" (Curtis 1962: B-5)—"drew the original layout" with contributions by Charles Rizzo, Carlton Oaks' new head pro and manager. The course ranged in length from 6,600–7,000 yards, offered "mammoth" tees up to 160 feet long, and approximately 6,000 square feet of greens with the fairways cutting through sycamore, cottonwood, and oak trees. Management planned to operate the course as a public facility until the opening of the associated Carlton Oaks Country Club in April 1962 (Hagen 1962:G-4). After opening, the course would revert to private membership (Hagen 1961:G-7).

The country club would lease land from the Carlton–Santee Corporation on a hill overlooking two tees, two greens, and a practice green with a view of play on 12 holes. As described in a *San Diego Union* article in October 1961, the clubhouse would be designed in the Ranch style, and its facilities would include a bar, grill, dining room, steam room, lockers, outdoor patio, pool, and tennis courts. The article noted that landscapers had completed 41 sand traps on the first nine holes and planned to create 7 water holes at completion of the 18-hole course (Hagen 1961:G-7). Groundbreaking for

the $200,000 clubhouse was held in December 1962, and construction began on a new driving range that same month (*San Diego Union* 1962:I-4). The 7,000-square-foot clubhouse opened in May 1963 and featured a dining room, kitchen, cocktail bar and lounge, pro shop, locker rooms, and a separate cabana building. The anticipated pool opened in the late summer of 1963 (Hagen 1963:B-10). Still to come were construction of an outdoor dining terrace and putting green, planned to overlook the course, and tennis courts (*San Diego Union* 1963:F-11). Historic aerials show that the terrace and green were in construction by 1964 and complete by 1966 (NETR 2019). Figure 5 shows the initial irrigation and grading in 1963.

Figure 5. 1963 Aerial of the Carlton Oaks Golf Course during Construction



Mast and the Carlton Santee Corporation also developed the 44-unit Carlton Oaks Country Club Lodge in 1965. Located to the east of the Clubhouse, it was rushed to completion for the December holidays. Designed by architect Mark Faddis, it added eight executive suites and 36 one-bedroom-and-bath units to the club complex. The 18,000-square-foot facility was two stories in height. Also in the California Ranch style, it featured an exterior of board and batten and plaster and a covered veranda encircling the structure on the second floor (*San Diego Union* 1965:F-9). Construction of the Lodge building began in the summer of 1965 and appears to have been completed by the end of that year. Then overseeing a comprehensive $10,000 to $15,000 landscaping program for the golf course and the clubhouse, San Diego landscape architect Kenneth J. Hayashi also designed the lodge's grounds. That program would add a "portiere" to the clubhouse entry for covered passenger

unloading and valet parking. The landscaping program included mounding, grading, and sloping the earth to reinforce a park-like setting for the club. It would add around 50 olive, evergreen pear, sycamore, and Toyon trees to isolate the club from residential areas. The second phase planned to add to the existing landscape on the golf course, enlarge the parking area, and add a tennis court (*San Diego Union* 1966:F-7). A comparison of historic aerials between 1963 and 1966 clearly shows the changes to landscaping and parking but does not reveal the addition of a tennis court (NETR 2019).

In 1968, B. T. Babbitt of Philadelphia purchased the Carlton Santee Corporation, with Mast remaining as president and continuing to own and operate the Carlton Oaks Country Club and Lodge (Figure 6). In August, plans were announced for the addition of 48 guest units and four tennis courts at the lodge. Simultaneously, the clubhouse was to be updated with an expansion to enlarge and remodel the dining room and lounge, add new meeting rooms and, if possible, add a new pro shop at a budget of $50,000–$75,000 for expansion and $25,000 for refurbishing (*San Diego Union* 1968:F-8). The 48 guest units were not added to the complex. Historic aerials show that instead, the buildings now known today as the Casitas and Residence were added to the property between 1968 and 1971, and that four tennis courts not present today were built near the lodge between 1971 and 1980 (NETR 2019).

Figure 6. Carlton Oaks Golf Course and Country Club ca. 1968

The Clubhouse and Lodge are visible at upper center, to left of water basins; note the predominantly empty residential lots adjacent to the course at the left, looking northeast.

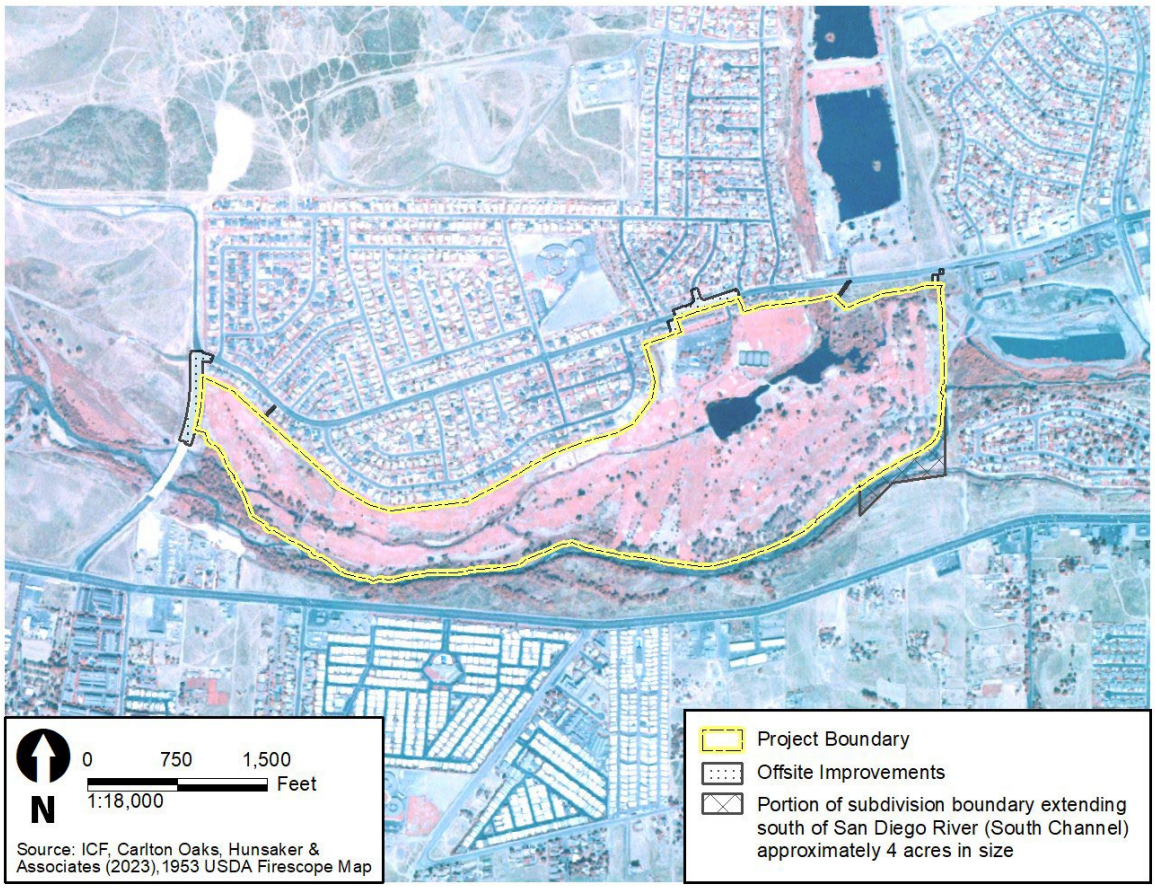
Despite the modest housing development created by Volk-McLain Communities Inc., and Mast's and the Carlton–Santee Corporation's plans to surround the course with luxury homes at the time of its initial development in 1961, most of the land around the course actually remained undeveloped in 1968, 7 years after play began on the first nine holes. The Carlton Oaks Golf Course and Country Club did not successfully serve as anchor development immediately stimulating rapid suburban housing construction across the portion of Santee in the course's immediate vicinity (NETR 2019; *San Diego*

Union 1960:F-2). Excess San Diego-area housing construction in the late 1950s and early 1960s left many of the original homes built in the Carlton Oaks and Carlton Hills areas at the start of the 1960s unsold. As the *San Diego Union* explained in August of 1968,

> Literally hundreds of Carlton Hills houses remained unsold. Many were then 'sold' on 'bonus terms' so low that it encouraged unemployed families to acquire the houses and reside rent free until the process of foreclosure and eviction caught up, a process that sometimes stretched over a period of months. The result was almost community chaos. Building came to a faltering halt...There has been no home building in Carlton Hills since 1962—until this year (*San Diego Union* 1968:F-1)

By the summer of 1968, population growth and a gradual reduction of surplus housing in the greater San Diego area, as well as improved access due to construction of Mission Gorge Road and Highway 67, improved prospects for residential development in the vicinity of the golf course and country club. By 1971, many of the graded lots north of the western portion of the course contained new houses, particularly in the neighborhood situated south of Carlton Oaks Drive and north of the course (NETR 2019; *San Diego Union* 1968:F-1, F-8). Figure 7 shows the new construction surrounding the golf course.

Figure 7. 1979 Aerial of the Carlton Oaks Golf Course



During the 1970s, Carlton Oaks Golf Course was reportedly ranked among the top 200 public golf courses in the United States, and it hosted the National Collegiate Athletics Association (NCAA) men's championships in 1974. An infusion of investment from new owners in the late 1980s funded a redesign and construction carried out over 11 months by Dye Designs. Completed in October 1989,

the redesigned course featured five sets of tees from 7,109-yard tournament tees to 4,817-yard forward tees on a championship course (Hazeltine 1989:SD_C-19B). Reviews of promotional course maps from before and after the redesign, and of historic aerial photos from 1968 and 1995, reveal some of Dye Designs' changes to the course (NETR 2019). The sequence of play was reversed from its original start on the eastern side of the course to the western side of the course. The general arrangement of nine holes to either side of the clubhouse remained, with the 1st Hole now sited at a greater distance from the clubhouse while the driving range stayed in the same general area. On the western side, the original 10th through 18th Holes were renumbered, becoming the 2nd through 9th Holes. Holes on this side were slightly relocated, allowing the same generally spacious pattern of play through long fairways. On the eastern side, the original 2nd through 9th Holes, renumbered as the 10th through 18th Holes, were also relocated and the order of play rearranged to allow a challenging approach to the new 18th Hole. In general, changes appear to have respected the pre-existing corridors and retained the same number of holes on the north and southern sides of the channel extending east from the water basin that remained part of the redesigned course. Dye Designs added a new southerly water basin between the new 11th and 12th Holes, and the course's original, large, easternmost water basin was drained and planted with trees. Dye Designs moved and substantially raised the greens of the 4th and 6th Holes. The redesign markedly increased the number of bunkers and generally increased their size. It also substantially expanded the network of golf cart paths.

Perry Dye, owner of Dye Designs in Englewood, Colorado, led the 1989 redesign and noted that the course was sandy, dry, and sparsely landscaped with few trees when they began their work. Dye mentioned that new weather patterns, combined with added runoff because of development, had increased the nuisance water on the course, but had also allowed the landscape to green and mature, significantly changing the appearance from dry and brown to lush and green. He stated that no earth had been added or removed from the site during the redesign, with all changes using the existing sandy soil. The redesign aimed to accelerate the speed of play on the course, make movement between holes more efficient, and enhance the course experience so that green fees could be increased for a more profitable business model. Others characterize the redesign as increasing the course's overall difficulty, in part by more severely penalizing wayward shots. Quoted in the *Los Angeles Times* in November 1989, for example, local professional golfer Cesar Sanudo characterized the redesigned course as "a whole lot different...You better bring your thinking cap. There's no room for error" (Aiken pers. comm.; Dye pers. comm.; Farmer n.d.; Hazeltine 1989:SD_C-19B, quoted).

3.3.3.4 Ranch Style Architecture

The existing Carlton Oaks Country Club buildings are examples of the Ranch Style. The post-World War II Ranch style had a variety of prewar influences. These included the Southwest's vernacular haciendas of the Mexican period and the larger American West's wood-framed farmhouses of the nineteenth century, which were characterized by asymmetrical forms and rustic finishes such as adobe walls, board and batten cladding, and tile or shake roofs. Leading Craftsman architects Charles and Henry Greene designed the hacienda-like Bandini House (1903) in Los Angeles, and Bay Area architect William Wurster designed the Gregory Farmhouse (1928) in the Santa Cruz Mountains community of Scotts Valley. As one study of the Ranch style notes, the Gregory Farmhouse appeared formed of a series of connected sheds, and "its low-to-the-ground profile, one-story configuration, L-shaped footprint, cedar shake roof, vertical board siding, and sparse ornament evoked vivid images of rugged nineteenth-century California and a sense of authenticity." The Ranch style was also influenced by the prewar Modernism of Frank Lloyd Wright's prewar Usonian houses,

with their horizontal emphasis and broadly overhanging flat or extremely low-pitched roofs. (Caltrans 2011:71–72; Horak et al. 2015:5–6, 6 quoted)

The home designer most popularly associated with early Ranch style was California's Cliff May. Rejecting what he labeled "pretentious architecture," May launched his career in the early 1930s designing so-called-haciendas in the San Diego area. In terms of materials and finishes, these homes fit well within the Spanish Colonial and Mediterranean Revival domestic architecture of the day. But they departed from convention in their distinctly low-slung profiles, their circulation elements restricted to the ground level, their lack or paucity of front windows, and their orientation to rear or enclosed courtyard outdoor space. Soon May also began to design so-called rancherias for wealthy clients on large plots of land. Exhibiting a more Western-themed aesthetic compared to the haciendas, these homes were composed of sprawling assemblies of shake-covered gable-roofed forms in canted, U-, L-, or H-shaped plans, with exterior board-and-batten cladding (sometimes with stucco), abundant windows, and large chimneys. Although May had the firmest association with the early Ranch style, in the Los Angeles area others also began to offer Ranch style designs to clients prior to World War II, including Gerard Colcord, H. Roy Kelley, Wallace Neff, Lutah Maria Riggs, Sumner Spaulding, and Paul R. Williams (Caltrans 2011:71–77; Horak et al. 2015:7–13). The salience of western-themed movies, literature, imagery, clothing, and toys in American popular culture during the early to mid-twentieth century helped reinforce the appeal of the Ranch style. A few home designers joined May in developing large-scale Ranch house subdivisions just prior to World War II. For example, Fred Marlow and Fritz Burns in the Los Angeles area, and David Bohannon in the San Francisco Bay Area, created more modest, scaled-down Ranch style homes compared to many of May's early homes (Horak et al. 2015:10–11).

In the 1950s, the Ranch style home became the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet. So-called "Traditional" Ranch style homes exhibited a rusticated overall aesthetic rooted in the vernacular traditions described above, while also functioning as thoroughly modern homes. Traditional Ranch style homes sometimes featured elements such as board and batten or other forms of wood cladding, faux shutters, dovecotes, and diamond glazing. While heavily influenced in many cases by vernacular buildings of the past, the Ranch style homes also broke with tradition. They did this through their informal composition; their elongated, open, and sometimes meandering floor plans; their horizontal emphasis and low-slung profile (most were one story); and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space (Caltrans 2011:71; McAlester 2013:597–602).

The Ranch style was also adapted to commercial and institutional buildings, particularly in areas of new suburban development dominated by Ranch style residential buildings. Along the major arterial streets geared to automobile travel, developers created Ranch style shopping centers, supermarkets, restaurants, and hotels or motels. In an effort to blend institutional buildings with Ranch style tract homes, architects designed schools, churches, community centers, and other civic buildings in the Ranch style, or in a style that harmonized with the Ranch style. Several stylistic variations or subtypes of the Ranch style evolved in the 1950s and 1960s. A more assertively Modernist version of the Ranch style was the Contemporary Ranch style home, which combined the "basic form of the

Ranch house" with "the abstract geometries and contemporary details" of architectural Modernism. Architect-designed Contemporary Ranch-home developments are more likely to have architectural significance than developments with other stylistic variations, such as the Cinderella or Storybook subtype, the Tiki-Polynesian subtype, and the Cape Cod subtype (Caltrans 2011:80–88, Horak et al. 2015:17–18, 26–27).

3.3.4 Driving Range

In 2023, as part of the existing golf course's continued operations, soil extracted from another project was transported to the project site to create a berm to aid in golf ball retention. In total, approximately 1,000 cubic yards were moved to the existing driving range during a year-long period. A small bulldozer was used to spread the soil on the site's natural surface contours to create a berm along the outer edge of the driving range, adjacent to Sycamore Canyon Creek. No subsurface disturbance occurred as a result of the soil deposition.

On August 19, 2024, the City of Santee issued a Notice of Violation to the landowner of the project site. The Notice of Violation identified the transportation of the dirt to the driving range without the required permit as a violation of the City's Municipal Code. The applicant was directed to remove the transported dirt from the driving range and restore the area to preconstruction conditions to the satisfaction of the City Engineer. The appropriate regulatory agencies were also informed of the potential violation and requested that any restoration be completed prior to the raptor season of 2025.

By the end of 2024, the soil and berm were removed, and the soil was transported offsite. The driving range at the project site was returned to its existing topographic contours prior to the soil deposition. The remediation work involved removing the soil and berm from the driving range to restore the site to its original condition. The 1,000 CY of soil was transported offsite to a residential construction site located just north of Robertson Street and west of Day Street in the unincorporated town of Ramona approximately 25 miles away.

Although the potential remedial measures are not components of the currently proposed project, the City of Santee has requested that the environmental documents include information regarding these remedial measures for informational purposes. No subsurface disturbance occurred as a result of the soil deposition or subsequent removal; therefore, it is not anticipated that any cultural impacts occurred during either deposition or subsequent removal of the soil.

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Chapter 4
Methods

4.1 Introduction

The effort to identify cultural resources in the project area included cultural resources record searches of previous cultural resource investigations and recorded sites; background research; a review of literature relevant to the prehistory, ethnography, and history of the project area vicinity; and a pedestrian survey of the project area. An initial testing plan was part of the initial survey for the single previously recorded site (P-37-030866/CA-SDI-19604). Through survey, initial testing, and further research, the originally recorded cultural site boundary was found to be part of the larger P-37-000204/CA-SDI-204 site boundary and was expanded in August 2019 to include artifacts and features observed earlier during the June 2019 survey effort. An additional testing plan was created to identify presence or absence of subsurface cultural materials in potential impact locations. Intact cultural deposits were observed during this testing phase, and another testing plan was implemented to define the boundary of the site. These methods are described in more detail below.

4.2 Research

4.2.1 Records Search

Cultural resources and heritage resources record searches for the project area were conducted by ICF staff at the South Coastal Information Center (SCIC) at San Diego State University on May 22, 2019. An additional visit was made to the SCIC on October 9, 2019, to get a site record that was not available at the time of the initial records search. The record searches included a review of all recorded historic and prehistoric archaeological sites as well as recorded built-environment resources within 0.25 mile of the project area. In addition, the NRHP and documents and inventories from the California Office of Historic Preservation, including the California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and Inventory of Historic Structures, were consulted. Historic maps, including U.S. Geological Survey quadrangle maps and aerial photographs from Nationwide Environmental Title Research (NETR) Online at www.historicaerials.com and the University of Santa Barbara FrameFinder website, were also examined.

A total of 72 cultural resources studies have been conducted within the 0.25-mile records search buffer. Nine of the cultural resource studies overlap with the proposed project area. Table 1 contains a list of the cultural resources studies that have been conducted within the project boundary. A complete list of cultural resources studies within the 0.25-mile records search buffer can be found in confidential Appendix B.

Table 1. Previously Conducted Cultural Resource Studies within the Project Area

Report No.	NADB-R-	Author	Year	Title
SD-00546	1120546	Cupples, Sue Ann	1975	*An Archaeological Survey of the San Diego River Valley*
SD-00779	1120779	Corum, Joyce, and Karen Crotteau	1985	*Archaeological Test Excavation at Sites CA-sDi-5655, 5658, 9239, 9240, 9246, 9247, 9913 in Shepherd Canyon, San Diego, California 11-SD-52 P.M. 7.3/17.2 11222-047050*
SD-01206	1121206	Corum, Joyce M.	1988	*Second Addendum Phase I Archaeological Survey and Extended Phase I Investigation for Proposed State Route 52, Santo Road to State Route 67 11-SD-52 P.M.7.3/17.2 11222-047040.*
SD-02916	1122916	Peak & Associates, Inc.	1990	*Cultural Resources Assessment Of AT&''s Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside and San Diego Counties, California*
SD-04181	1124181	City of San Diego	1990	*Clean Water Program for Greater San Diego Santee Basin Water Reclamation Project Draft Environmental Report*
SD-04184	1124184	Sue Hector	1988	*A Cultural Resources Survey of the Proposed East Elliott Community Planning Area*
SD-12455	1132455	Gardner, Jill, and Brian Williams	2009	*Cultural Resources Survey for the San Diego River Watershed Invasive Non-Native Plant Control and Habitat Restoration Program at The Carlton Oaks Golf Course, Santee, California*
SD-13202	1133202	Rosen, Martin D.	2011	*Cultural Resources Technical Assessment for the Program Environmental Impact Report for the San Diego River Park Master Plan, City of San Diego, California*
SD-13918	1133918	ICF	2012	*San Diego River Park Master Plan Project Draft Program Environmental Impact Report*

NADB = National Archeological Database.

Results of the records search indicate that 18 previously recorded resources are within 0.25 mile of the project area, of which one (P-37-030866/CA-SDI-19604) intersects the study area. After research, this site was found to be part of nearby site P-37-000204/CA-SDI-204 (Table 2). Sixteen of the resources in the 0.25-mile buffer are prehistoric-era sites, and two are prehistoric isolates. The majority of the prehistoric-era sites are habitation sites and lithic scatters. During background research of other sites and studies, it was discovered that an old Museum of Man site, SDM-W-200, was also previously recorded in the Carlton Oaks Golf Course area. This site form was not available on searchable records at the time of the initial records search, but was later requested and retrieved from the SCIC on October 9, 2019. Table 2 lists the previously recorded resources in the 0.25-mile records search buffer.

Table 2. Previously Recorded Archaeological and Historic-Period Resources within 0.25 Mile of the Project Area

Primary Number	Trinomial	Type	Description	Recorder	Year	Inside Project Area	Outside Project Area
P-37-000140	P-37-000140	Prehistoric	No description; blank record	Treganza	none	–	X
P-37-000204	P-37-000204	Prehistoric	a. N/A b. N/A c. Bedrock milling site, lithic tool scatter d. Not relocated in the 2009 report; the record suggests incorrect coordinates and potential association with adjacent prehistoric habitation site SDI-09243 and SDI-00205	a. Malcolm Rodgers b. Treganza c. Gallegos and Associates d. ASM Affiliates	a. unknown b. unknown c. 1992 d. 2009	–	X
P-37-000205	P-37-000205	Prehistoric	a. Subsurface lithic tool scatter locus associated with site W-200 b. Tested in 1986 and 1991, neither excavation relocated the site. c. 1992 monitoring observed ground stone implements d. Not relocated in the 2009 record; the record suggests incorrect coordinates and potential association with adjacent prehistoric habitation site SDI-09243 and SDI-00204	a. Malcolm Rodgers b. Treganza c. Gallegos and Associates d. ASM Affiliates	a. unknown b. unknown c. 1992 d. 2009	–	X
P-37-000206	P-37-000206	Prehistoric	No description; blank record	Treganza	None	–	X

Primary Number	Trinomial	Type	Description	Recorder	Year	Inside Project Area	Outside Project Area
P-37-005050	P-37-005050	Prehistoric	A prehistoric habitation site including midden soils extending to a depth of at least 100 centimeters below surface grade; the report observed numerous milling features, fire affected rock, pottery, and flaked and ground stone artifacts over a 40- × 130-meter area; a sketch map shows 17 or more basins, and 12 slicks on 13 separate boulders or outcrops; the record has not been updated since the original recording.	Roy Pettus	1979	–	X
P-37-005053	P-37-005053	Prehistoric	a. Observed several bedrock milling features b. 1986 documented testing of 11 units and recorded 27 milling features including 59 slicks, 20 basins, and four cupules; 1,224 artifacts including debitage, flaked and ground stone tools, sparse pottery, and one shell bead were collected from the surface and excavation units; the record also documented modern disturbance to the site which included refuse burning, construction, and terracing; due to the disturbance and excavation the site retains marginal integrity	a. Roy Pettus b. Caltrans	a. 1979 b. 1986	–	X

Primary Number	Trinomial	Type	Description	Recorder	Year	Inside Project Area	Outside Project Area
P-37-008594	P-37-008594	Multi-component	a. Documented site consisting of milling features and included one mortar used for red pigment manufacture b. 1986 record documented two loci and recorded excavation of the site. Locus A had an associated midden deposit and testing observed 312 artifacts including debitage, flaked stone tools, and minimal pottery; the record also noted that the site had been heavily disturbed by construction for flood control c. 1992 update identified flaked and ground stone artifacts, a bone tool, hammerstones, prehistoric pottery, and historic fragments dating to the 1920s d. 2009 locus A was relocated; it was noted that several transient camps were located within the site	a. C. and L. Christenson b. Caltrans c. Gallegos and Associates d. ASM Affiliates	a. 1981 b. 1986 c. 1992 d. 2009	–	X
P-37-009242	P-37-009242	Prehistoric	a. Dense lithic scatter b. Testing and observation elicited 601 historic artifacts and 2,465 prehistoric artifacts, which include: debitage, flaked tools, projectile points, and worked bone c. No cultural materials were observed	a. A. Noah b. Caltrans c. Gallegos and Associates	a. 1982 b. 1986 c. 1992		X

Primary Number	Trinomial	Type	Description	Recorder	Year	Inside Project Area	Outside Project Area
P-37-009243	P-37-009243	Prehistoric	a. Milling features with quartz flakes b. N/A c. The 1984 record identified two loci of milling features and sparsely density of surface artifacts; testing in 1985 observed >1,000 artifacts which included: flaked and ground stone tools, 40 projectile points, and faunal remains d. Monitoring in 1992 recovered >1,000 artifacts including: hearth features and fragmented human remains e. The 2009 update associated the site with the Malcolm Rogers site W-200, as a satellite village, with considerable subsurface deposits	a. K. Hedges b. A. Noah c. Caltrans d. Ogden Environmental e. ASM Affiliates	a. 1978 b. 1982 c. 1984 d. 1992 e. 2009	–	X
P-37-010052	P-37-010052	Prehistoric	a. Several milling features and associated artifacts including: groundstone and pottery b. Site record update	a. S. Cupples b. S. Hector	a. 1974 b. 1988	–	X
P-37-010053	P-37-010053	Prehistoric	a. Lithic scatter covering a 60- × 20-meter area b. Update c. Update	a. S. Cupples b. Carrico c. S. Hector	a. 1974 b. 1976 c. 1988	–	X
P-37-010148	P-37-010148	Prehistoric	a. Documented subsurface flaked and ground stone tools b. Testing recorded sparse pottery, faunal material, flaked, and ground stone tools c. Update documented disturbance of the area due to construction and observed no cultural materials	a. Westec b. Westec c. ASM Affiliates	a. 1984 b. 1986 c. 2009	–	X

Primary Number	Trinomial	Type	Description	Recorder	Year	Inside Project Area	Outside Project Area
P-37-011057	P-37-011057	Prehistoric	a. Lithic artifact scatter observed within a 200- × 50-meter area b. Recorded one milling feature, debitage, and fire affected rock within a 90- × 60-meter area c. Updated the site to include two loci and conducted testing which recovered: charcoal, fire affected rock, and lithic materials of various types	a. Caltrans b. ERC Environmental c. Gallegos and Associates	a. 1988 b. 1990 c. 1992 and 1993	–	X
P-37-013592	P-37-013592	Prehistoric	a. Light surface scatter of artifacts and minimal subsurface deposits. Primary artifact material type was lithic which included: flakes, scrapers, mano, chopper, and knife	Brian F. Smith and Associates	1994	–	X
P-37-013593	P-37-013593	Prehistoric	a. Identified a light density lithic artifact scatter and conducted testing b. 2011 update recorded that the site was destroyed due to the construction of a landfill	a. Brian F. Smith and Associates b. Tetra Tech EC	a. 1994 b. 2011	–	X
P-37-014908	P-37-014908	Isolate	One unifacial core, possibly used as a scraper – collected	Affinis	1989	–	X
P-37-014909	P-37-014909	Isolate	One utilized flake – collected	Affinis	1989	–	X
P-37-030866	CA-SDI-19604	Site	Bedrock milling site containing two outcrops with a total of six grinding surfaces	ASM Affiliates	2009	X	
W-200		Site	Generalized boundary of an extensive habitation site consisting of three loci that appears to subsume P-37-030866, P-37-009243, P-37-000204, and P-37-000205.	a. Malcom Rodgers b. ERC Environmental c. Gallegos and Associates	a. ND (1940s–50s?) b. 1990 c. 1992	X	

4.2.2 Native American Coordination

On June 7, 2019, ICF requested that the NAHC search its Sacred Lands File to determine whether Native American cultural resources were located in the immediate vicinity of the main project area as it was then defined. ICF received an email from the NAHC on June 21, 2019, stating that the Sacred Lands File search found no Native American cultural resources in the immediate vicinity. The NAHC also provided a list of 19 Native American groups and individuals who may have knowledge of cultural resources in the study area. On June 24, 2019, ICF mailed due diligence letters to each of the contacts, identifying the project location and requesting input for research purposes. Follow up phone calls were made on September 26, 2019. As of August 6, 2019, two groups have responded: Ray Teran of the Viejas Band of Kumeyaay Indians and Clint Linton of the Iipay Nation of Santa Ysabel. Ray Teran responded by mail and requested a Kumeyaay monitor be on site for any ground disturbance. Clint Linton responded to the phone calls and requested that a Native American monitor be present for any excavation activities as the site was sensitive for cultural materials due to its proximity to the San Diego River.

All testing was conducted with a Native American Monitor from Red Tail, Environmental. When potential human remains were encountered during excavation, excavation was halted until the coroner determined the presence of human remains. The NAHC was immediately contacted and they determined the Most Likely Descendant to be the Kumeyaay Cultural Repatriation Committee (KCRC), whose main point of contact is Clint Linton.

Documentation of coordination with Native American groups and individuals is provided in Confidential Appendix C.

The City as lead agency is undertaking consultation regarding tribal cultural resources under PRC Sections 21074 and 21080.3.1. The City of San Diego is also coordinating with Santee in this consultation. As the project proceeds, this consultation and coordination will continue, and will be documented in the Environmental Impact Report (EIR) prepared for the project.

4.2.3 Historical Research

ICF architectural historians, Timothy Yates, PhD, and Stephanie Hodal, MHC, conducted historical research for this study. ICF staff visited the San Diego History Center on March 11, 2019, to research its holdings on San Diego-area golf history and golf course development. Collections consulted included golf and golf course subject files, San Diego area hotel and resort ephemera, and multiple historic photograph collections. ICF cultural resources staff gathered historic aerial photographs from the NETR's historicaerials.com website. Carlton Oaks Country Club Director Mike Aiken provided ICF with historic aerial photographs and bird's eye aerial photographs of Carlton Oaks Golf Course and Country Club not available at the NETR website. Research efforts yielded no original as-built plans for the Country Club buildings. On June 24, 2019, Ms. Hodal spoke to Perry Dye of Dye Designs regarding the firm's redesign of the Carlton Oaks Golf Course in 1989. ICF staff gathered historical newspaper articles on the development of Carlton Oaks Golf Course and Country, the individual Country Club buildings, and the relationship between the golf facility and the development of lands surrounding it using two subscription databases: Newspapers.com and Genealogybank.com. During the record search, ICF staff retrieved a recent ASM Affiliates, Inc. cultural resources study that included formal evaluation of Torrey Pines Golf Course. That document

informed the current study's historical context sections on golf course design and golf course development in San Diego County.

4.3 Research Design

4.3.1 Research Topics, Test Implications, and Data Requirements

While numerous concepts and theoretical perspectives have been used to interpret archaeological findings along the San Diego River, several broad themes can be outlined that generally guide interpretations. These themes include site formation processes, chronology, settlement and site function, and subsistence. Though general, the research themes are designed to provide information that can be used at the survey level to generate assessments of NRHP/CRHR eligibility. However, should avoidance of an archaeological site be impossible, these themes are detailed enough to direct Phase II evaluation with the goal of determining NRHP/CRHR eligibility.

4.3.1.1 Chronology

Chronological issues are basic to any archaeological research design, as they provide the primary framework of prehistory. Previous research along the San Diego River has documented a range of prehistoric sites dating to both the Archaic (6000 B.C. to A.D. 500) and Late Prehistoric periods (post-A.D. 500).

When was the San Diego River occupied? How did the transition from the Archaic period to the Late Prehistoric period occur? This transition is characterized by shifts in food storage and cooking technology with the inception of ceramics, and possibly a shift in hunting technology with the addition of the bow and arrow. Did these shifts occur simultaneously?

- **Hypothesis**: The sites in the project area were occupied during the Late Prehistoric Period and date as far back to the Late Archaic.
- **Test Implication**: Sites would not be expected to be intact with the surface components potentially scattered. Buried components may be intact.
- **Data Needs**: Diagnostic artifacts such as projectile points, ceramics, and tool types. Associations of scattered fire-affected rock with highly weathered artifacts, datable materials, faunal remains, and charcoal from datable contexts.

4.3.1.2 Technology

The Late Prehistoric is a time when significant shifts in settlement and subsistence may have occurred. While several important prehistoric sites and ethnohistoric villages are known for the broader region, the character of settlement and subsistence shifts has not been fully explored. A key variable in understanding social organization during this time is to determine the kinds of socioeconomic shifts that occurred after adoption of the bow and arrow and the subsequent widespread use of ceramics. Sites around the San Diego River may have the potential to generate important data for addressing this issue, particularly the presence of pottery, projectile points, and

other lithic tools. Specific data requirements include information on arrow point manufacture and general patterns of lithic reduction, and raw material use—including exotic stone.

Was projectile point production occurring at sites in the project area or were they discarded in exhausted condition? What does the debitage assemblage imply about the production and/or maintenance of stone tools at project sites? What does the lithic assemblage reveal about site activities?

- **Hypothesis**: The lithic assemblage will reflect local procurement of readily available materials for reduction and expedient tool manufacture.
- **Test Implication**: The lithics technology is focused on tasks performed in the immediate vicinity, such as hunting and resource procurement. Major habitation sites would not be expected unless semi-permanent or permanent water sources are identified.
- **Data Needs**: Lithic artifacts showing that procurement of the materials and manufacture of tools were performed on site, including cores, flakes, and debitage with few finished or well-refined tools.

4.3.1.3 Subsistence

Subsistence orientation and settlement patterns are interwoven and dependent on the availability of resources, together creating a system of decisions regarding settlement locations, desired faunal and vegetal resources, seasonal movements, food processing techniques, and storage habits.

What was the primary focus of economic activity during the Late Prehistoric in the region?

- **Hypothesis**: Subsistence comprised processing locally available plants and hunting small game.
- **Test Implication**: The sites will show that subsistence was focused on small mammals such as rabbit and ground squirrel. Large and small mammal remains associated with a terrestrial-based economy would be well represented in the count.
- **Data Needs**: The presence of faunal materials. An absence of pollen evidence or technology such as pestles and mortars that would have been used to process faunal and floral materials.

4.3.1.4 Settlement and Mobility

Were sites occupied year-round or on a seasonal basis?

- **Hypothesis**: The sites were occupied seasonally and were temporary.
- **Test Implication**: Faunal materials that can reflect seasonality. Low quantities of artifacts and a narrow range of artifacts. Sites would be small and simple without specialized loci.
- **Data Needs**: Evidence of seasonally available food resources (plants and animals) within the archaeological deposits. Sites would have little to no midden.

What was the settlement-subsistence strategy of the region's inhabitants?

- **Hypothesis**: The sites will indicate a dominant forager-based pattern, with collecting being less prevalent.
- **Test Implication**: The occupants of the site participated in a seasonal-round that included the sites. Long-term occupation did not take place.

- **Data Needs**: Evidence of local resource use on a greater scale than exchange. Evidence of resources from non-local areas being brought to the site. High ratios of lithic resources from beyond the 10-kilometer foraging radius, such as obsidian, chert, and faunal remains from deer and antelope. Food storage features such as rock-lined caches and pits, considered to be part of a collector strategy, would not be expected.

4.4 Pedestrian Archaeological Survey

The 2019 survey effort included an intensive pedestrian survey of the project area, which was conducted by qualified ICF archaeologists between June 18 and 19, 2019, as well as a subsequent subsurface survey at the previously recorded site (P-37-030866/CA-SDI-019604). The project area measures approximately 165 acres.

In surveyed areas, archaeologists checked all visible ground surfaces, bedrock outcrops, and rodent burrows as well as natural or human-made exposures within the project area. Transects were completed in 15-meter intervals. Isolates were recorded as one to three artifacts within 30 meters of each other, while sites were recorded as more than three artifacts within 30 meters of each other. The vegetation was characterized by nonnative species used for golf course landscaping, with some native plants along the project boundary. Areas in the golf course had between 0- to 30-percent visibility due to landscaping, and outside the golf course had between 20- to 90-percent visibility due to high seasonal grasses (see Plate 1 and Plate 2, below).

Plate 1. Overview of Project Area with Typical Golf Course Landscaping, View South

Plate 2. Overview of Project Area Outside of Golf Course Landscaping Showing Dense Seasonal Grasses, View North

The single, previously recorded, untested site required subsurface testing to identify whether the site contained a subsurface component. This testing included excavating three shovel test pits (STPs), which were approximately 30 centimeters (cm) in diameter, throughout the site. The STPs were excavated in 10-cm increments to a minimum level of 60 cm; if artifacts were encountered, excavation continued until 20 cm of sterile soil was reached. An auger was used after 60 cm if excavation became difficult due to depth. Once the site was found to extend well beyond the previously recorded site boundary, an additional testing plan was created to identify presence or absence of intact buried deposits.

In August 2019, Carlton Oaks project engineers provided locations where potential impacts could occur in the expanded cultural site boundary of P-37-000204/CA-SDI-204, which included an expanded access road and possible connection of a new sewer line to an existing line along the northern boundary of the golf course (see Figure 3 in confidential Appendix A). A testing plan was established to determine whether intact subsurface components existed in these areas and to what extent the construction and regular maintenance of the existing golf course had on the site. This testing plan included excavation of 16 STPs along the northeast boundary of the site. The same excavation methods were used for all STPs. Once significant intact deposits were observed in portions of the site, testing was halted. The testing plan changed from a focus on whether intact subsurface deposits were present to determining the extent/boundaries of the subsurface deposits.

The new testing plan included excavation of an additional 31 STPs and two 1- by 1-meter test units (TEUs) to establish the intact boundary of the site. Much of the site has been highly affected by grading and landscaping associated with construction and maintenance of the existing golf course. As such, artifacts on the surface appear to have been pushed out of context and outside of the original boundary. This testing looked at soils layers and disturbances such as bioturbation and pushed over areas that contain modern trash to determine which areas are intact. STPs were first placed around the extended boundary from the initial survey 15 meters apart in the two loci with high concentrations of bedrock milling and artifacts and 20 meters apart in non-loci areas. If STPs were positive, a new STP was excavated 15 meters south of the previous STP, until a negative STP was excavated to chase the boundary. Two of the STPs were placed across the San Diego River to determine if the site crossed it. One TEU was placed in the artifact-dense loci and the other was placed in the dirt access road where impacts were proposed. TEUs were excavated in 10-cm increments to a minimum level of 60 cm or until 20 cm of sterile soil is reached. Soil samples of each level and a hand-drawn profile of the stratigraphy was created for each TEU to document disturbances and stratigraphic levels.

An Apple iPad equipped with an integrated global positioning system (GPS), a submeter antenna, and ArcGIS Collector application were used to track the survey transects and coverage and record any cultural resources that were identified within the project area. This system was also used to track testing locations, record notes, and take photos of the tested areas. Notes regarding resource details were collected to meet or exceed site recordation guidelines, based on the California Office of Historic Preservation's *California Archaeological Inventory Handbook for Completing an Archaeological Site Record* (Office of Historic Preservation 1989). Photographs were taken using the iPad and/or digital cameras. All project photographs are housed on ICF servers.

4.5 Built Environment Survey

On June 18, 2019, and October 20, 2022, ICF historian/architectural historian Timothy Yates, PhD, surveyed the cultural resources study area for intact built-environment resources 45 years of age or older. The built environment survey did not include private properties containing existing easements (City) in which offsite improvements to drainage features would occur. Encroachments into those private properties outside of the easements would be temporary. Construction activities associated with the drainage improvements would not permanently alter the above-ground built environments of those private properties beyond the existing easements. Work involving utility poles would occur at one private property. An existing wood utility pole along Carlton Oaks Drive would be relocated from a narrow parkway strip to the far southeastern corner of 8726 Carlton Oaks Drive, and communication lines would be refed to the same location at the residence. The utility pole work would not alter the setting of this property because this residence faces numerous existing utility poles that are visible along Carlton Oaks Drive. Additionally, project-related changes to electricity transformers and poles would require replacement of the feed line at 8713 Carlton Oaks Drive. The replacement line would be refed in the same location as the existing line at 8713 Carlton Oaks Drive and would not alter the appearance of the residences in any way. For this reason, the built environment survey did not include 8713 and 8726 Carlton Oaks Drive.

During the survey, Yates identified eight built environment resources 45 years of age or older in the study area: a Carlton Oaks Golf Course and Country Club potential historic district and individual resources that include the Clubhouse, Lodge, Casitas buildings, and Residence at the country club

complex, the golf course's Maintenance building, the golf course itself, and 9225 Inwood Drive. Yates recorded these eight potential historical resources with digital photographs. California Department of Parks and Recreation (DPR) forms for these resources are included in Appendix D of this report. Physical descriptions and formal CRHR evaluations of the resources are included in Chapter 5, *Results*.

Chapter 5
Results

5.1 Introduction

ICF revisited and confirmed the location and condition of the previously recorded prehistoric resource in the project study area. This resource was previously recorded as a prehistoric bedrock milling site. A new prehistoric shell scatter site was also recorded during the current survey effort. All resources were evaluated for eligibility for listing in the CRHR. Confidential Appendix A, Figure 1 depicts the location of this resource in relation to the study area. A DPR 523 form with site records can be found in confidential Appendix B.

In addition to the survey results, this chapter addresses the built environment resources identified within the study area. These include the Clubhouse, the Lodge, the Casitas, the Residence, the Maintenance Building, the golf course, the potential historic district formed by the buildings and golf course, and a private residence. These eight potential historical resources are described in detail and evaluated for CRHR eligibility below. DPR 523 forms documenting the evaluations are included in confidential Appendix D of this report.

Upon review and concurrence with this report and certification of the EIR for the proposed project, ICF personnel will submit the DPR forms from this study, including the updated site record for the prehistoric resource, to the SCIC for permanent archiving.

5.2 Previously Recorded Cultural Resources

5.2.1.1 P-37-000204/CA-SDI-204 and P-37-030866/CA-SDI-19604 and SDM-W-200

P-37-030866/CA-SDI-19604 Description

Site P-37-030866/CA-SDI-19604 was first recorded by ASM Affiliates in 2009 as a bedrock milling site consisting of two bedrock milling outcrops with a total of six grinding surfaces. The site measured 10 by 10 meters and no subsurface excavation was performed. The grinding surfaces consisted of a basin and a slick on the first bedrock outcrop and four slicks on the second outcrop. A third possible milling feature was observed nearby but was not recorded. ASM Affiliates recorded this site as an independent resource, but through research, it was found to be part of site P-37-000204/CA-SDI-204 and potentially part of the larger SDM-W-200 site that encompasses the area from Carlton Oaks Golf Course north into residential development and west to the South Padre Mission Dam in Mission Trails and is believed to be the Kumeyaay village of *Senyaweche* and may be as old as 1,000 years.

P-37-000204/CA-SDI-204 Description

Site P-37-000204/CA-SDI-204 was first recorded by Adan Treganza with no site information on the site form other than a site boundary. The site boundary is recorded at the SCIC as existing 40 meters

north of the project area. A report by Recon in 1988 shows site P-37-000204/CA-SDI-204 as a much larger site that encompasses P-37-030866/CA-SDI-19604 (Hector and Wade 1988). Although this site was not relocated by RECON, they provided a better summary of the site than the current site record at the SCIC. RECON believed that a portion of CA-SDI-204 may still exist under the Carlton Oaks Golf Course, but that it was likely that extensive vandalism at the site and construction activities have largely destroyed it. RECON combined P-37-000204/CA-SDI-204 with SDM-W-200, which is a larger series of village sites described below. For an unknown reason, the site boundary was shrunk to the current boundary at the SCIC. This smaller site boundary was updated in 2009 by ASM Affiliates, where they did not relocate the site and believed it to be either at the location of P-37-000205/CA-SDI-205, or as possibly site CA-SDI-9243, which is located 50 meters to the west of P-37-000205/CA-SDI-205. They did not record any new resources and this 2009 recordation south of the San Diego River appears to be incorrect. As P-37-030866/CA-SDI-19604 appears to be connected to an older site boundary associated with P-37-000204/CA-SDI-204, from here on, the site within the Carlton Oaks Golf Course that includes P-37-030866/CA-SDI-19604 will be referred to as P-37-000204/CA-SDI-204.

Plate 3. Bedrock Milling Features in P-37-000204/CA-SDI-204, Facing East

SDM-W-200 Description

Site SDM-W-200 was first recorded by Malcom Rogers as a large permanent village with at least three separate loci between Mission Dam and Carlton Oaks Golf Course. The site is believed to be the location of the Late Prehistoric Kumeyaay village of *Senyaweche*. Locus A is believed to be south of

the San Diego River and is now recorded as part of P-37-000205/CA-SDI-205. Loci B and C are believed to be near the Mission Dam. P-37-000204/CA-SDI-204 and P-37-030866/CA-SDI-19604 appear to be part of the larger SDM-W-200 site and possibly part of Locus A. Features recorded in the larger SDM-W-200 site include cobble hearths, oxidized felsite tools, bedrock mortars and metates, and minimal shell. Recon, in their 1988 report, noted that San Diego County archaeologist Anna Noah spoke with looters of the larger SDM-W-200 site who stated that the site was known and heavily affected by many dedicated "treasure-hunters" during the early 1960s. These looters stated that this site yielded numerous cremations, some inhumations, Phoenix buttons, glass beads, bow pipes, a complete olla, arrow-shaft straighteners, and projectile points. The looter stated they would find and remove upwards of 100 to 200 projectile points a day. This site designation has also been associated with sites CA-SDI-203 and CA-SDI-205, which along with CA-SDI-204 may be loci of the larger SDM-W-200 site. One of the looters interviewed by Anna Noah also stated that the area where CA-SDI-205 is located was not subjected to the same level of destruction as W-200.

5.2.1.2 2019 Survey

The 2019 pedestrian survey relocated site P-37-030866/CA-SDI-19604 and extended the site boundary significantly. The original site boundary appears to be a locus in a larger 350- by 73-meter site with additional bedrock milling and surface artifacts. The originally recorded bedrock milling features were also relocated. Artifacts observed on the surface during the current survey included lithics (e.g., quartz, metavolcanic, quartzite), a metavolcanic biface fragment, lithic tools, a core, manos, fire affected rocks, pottery sherds, and a projectile point base. Surface artifacts were not collected.

The site is bounded to the north by the residential fence line and extends approximately to the San Diego River to the south, although much of the area near the river appears pushed and disturbed. The site contains two loci. The first, Locus A, consists of the original P-37-030866/CA-SDI-19604 site boundary plus additional bedrock milling nearby. Locus B consists of an area around an olive tree where there is a high concentration of artifacts and some midden soils (see Figure 1 in confidential Appendix A for site layout).

Four additional bedrock milling features were observed during the current survey study, for a total of six bedrock milling features in the site boundary. Information on the bedrock milling features is provided in Table 3.

Table 3. Bedrock Milling Features in P-37-000204/CA-SDI-204

Feature	Milling Type	Bedrock Measurements	Notes
A	1 basin 2 slicks	2 m (N/S) by 50 cm (E/W) by 10 cm (h)	The basin and one slick was previously recorded as part of site P-37-030866. A new slick was identified during the current effort. The boulder is partially covered with soil.
B	4 slicks	2.5 m (N/S) by 1m (E/W) by 2m (h)	All four slicks were previously recorded as part of site P-37-030866.
C	1 slick	95 cm (N/S) by 105 cm (E/W) by 90 cm (h)	Out of situ. Granitic boulder has been pushed to the edge of the river. Golf course manager stated that the boulder was most likely moved during construction in the 1980s or from initial golf course construction in the 1960s.

Feature	Milling Type	Bedrock Measurements	Notes
D	2 basins 4 slicks	Unknown extent	This bedrock is partially buried and may contain more unseen milling features.
E	2 slicks	Unknown extent	This bedrock is partially buried and may contain more unseen milling features.
F	1 basin	Unknown extent	This bedrock is partially buried and may contain more unseen milling features.
G	1 basin 1 slick	Unknown extent	This bedrock is partially buried and may contain more unseen milling features.

cm = centimeters; E/W = east/west; h= height; meters = meters; N/S = north/south.

Initial Testing of Site P-37-000204/CA-SDI-204

The project scope required subsurface testing of any previously recorded sites to evaluate for inclusion in the CRHR. During the survey effort and before the extent of P-37-000204/CA-SDI-204 was realized, three STPs were excavated to determine whether an intact subsurface deposit was present in the previously recorded site boundary. Once the site was found to be significantly larger than anticipated, testing was halted to reevaluate. All three STPs were dug to a depth of 60 cm and all contained subsurface artifacts. Results from the initial three STPs can be found in Table 4.

Table 4. Initial Testing of Previously Recorded Site Boundary During Survey

STP	Results	Artifacts	Soils
1a	Positive, but artifacts are in disturbed contexts.	• 10–20 cm: one quartz thinning flake. • 20–30 cm: one large quartz cortical flake, one small quartz flake, and a bird long bone. • 30–40 cm: one quartz interior flake.	• 0–7 cm: leaf litter and medium brown topsoil. • 7–50 cm: Native silty sands with reddish clay pockets mixed with chucks of asphalt and pebbles. More compact. • 50–60 cm: Transition to light brown riverwash alluvium.
2a	Positive, but artifacts are in disturbed contexts.	• 0–10 cm: one Santiago peak green fine grain metavolcanic flake. • 20–30 cm: small metavolcanic flake and a piece of modern metal.	• 0–10 cm: Light brown silty sandy alluvium with low compaction. Contains roots and grasses. • 10–28 cm: Transition to sandier soils with pockets of reddish clay and small water rounded cobbles and modern gravel. • 28–60 cm: Transition to light brown riverwash alluvium.
3a	Positive, but artifacts are in disturbed contexts.	• 0–10 cm: one metavolcanic microflake. • 10–20 cm: one metavolcanic microflake. • 20–30 cm: one metavolcanic flake, one tizon brownware sherd, a piece of modern concrete.	• 0–17 cm: Medium brown very dry and loose sandy loam. • 17–26 cm: Light brown silty sand with decomposing granite and gravel • 26–50 cm: Light brown silty sand with moderate compaction and cobbles.

cm = centimeters.

Testing of Potential Impact Locations in Site P-37-000204/CA-SDI-204

Carlton Oaks Project engineers provided locations where potential impacts could occur in the cultural site boundary of P-37-000204/CA-SDI-204, which included an expanded access road and connection of a new sewer line to an existing line along the northern boundary of the golf course (see Figure 2 in confidential Appendix A). A testing plan was established to determine whether intact subsurface components existed in these areas and to what extent the construction and regular maintenance of the existing golf course had on the site. This testing plan included excavation of 16 STPs along the northeast boundary of the site. Artifacts observed in the top 0–15 cm of these STPs were all from a disturbed context due to the regularly maintained access road running through them and as evidenced by the numerous modern items in this layer. Results from this testing are presented in Table 5.

Table 5. Potential Impact Location Testing Results

STP	Results	Artifacts	Soils
1	Negative	Two grey metavolcanic flakes on surface of disturbed access road.	Located adjacent to dirt access road. Excavated to 40 cm and stopped due to partial blockage by rock. Augered in corner of STP to 55 cm. Terminated due to impassable rock. • 0–30 cm: Light brown silty sand. • 30–55 cm: Transition to silty sand with increasing reddish clay components.
2	Negative	One metavolcanic flake and one quartzite flake in 0–15 cm, disturbed soils in a maintained access road.	Located adjacent to dirt access road. Excavated to 60 cm and terminated due to sterile soils for 20 cm. • 0–20 cm: Light brown silty sand with modern pieces of metal and concrete. Very disturbed fill for access road. • 20–40 cm: Transition to more compact, medium brown compact clayey silt. • 30–60 cm: Transition to compact medium brownish–red silty clay.
3	Negative	One chert and one quartz flake in 0–10 cm layer of disturbed access road.	Located adjacent to dirt access road. Excavated to 60 cm and terminated due to sterile soils for 20 cm. • 0–15 cm: Compact light brown silty sand with modern pieces of metal and concrete. Very disturbed. • 15–40 cm: Transition to more compact, medium brown compact silty sand. • 40–60 cm: Transition to compact silty sand with increasing reddish clay components.
4	Negative due to disturbance	One Tizon brownware sherd on surface, two Tizon brownware sherds in 30–35 cm, four small flakes (metavolcanic, quartz, quartzite) in 0–40 cm layer of disturbed fill layer.	Located adjacent to dirt access road. Excavated to 60 cm and augered to 80 cm. Terminated due to sterile soils for 20 cm. • 0–40 cm: Very disturbed sandy silt with modern gravel inclusions. Appears to be a very compact layer of sediment pushed from another location to fill the access road. • 40–80 cm: Fine silty alluvial sand that appears to be natural sediment.
5	Positive	A total of 18 flakes (metavolcanic, quartz, quartzite) and a few pieces of faunal bone found throughout the STP until 80 cm.	Located adjacent to dirt access road. Excavated to 60 cm, augered to 100 cm. Terminated due to sterile soil for 20 cm. • 0–20 cm: light brown slightly compact silty sand. Disturbed access road soils. Many cobbles. • 20–100 cm: Transition to organic medium brown silty sand with low compaction. Few cobbles.

STP	Results	Artifacts	Soils
6	Positive	0–20 cm layer contained three flakes that are in a disturbed context (metavolcanic, quartzite); 20–60 cm layer contained four flakes (chert, metavolcanic, quartz), faunal bone, and a bifacial mano.	Located adjacent to dirt access road. Excavated to 80 cm, augered to 100 cm. Terminated due to sterile soil for 20 cm. • 0–20 cm: Compact light brown silty sand. Disturbed access road soils. • 20–60 cm: Transition to organic medium brown silty soils with cobbles. • 60–100 cm: Transition to a light brown sandy clay. No cobbles. Sterile soil.
7	Positive	A total of seven flakes (quartz and metavolcanic) from layer 30–90 cm.	Located adjacent to dirt access road. Excavated to 70 cm, augered to 120 cm. Terminated due to sterile soil for 20 cm. • 0–30 cm: Compact light brown silty sand. Disturbed access road soils. • 30–60 cm: Less sandy silty soils with low compaction. • 60–90 cm: Transition to dark brown silty sand with medium compaction and fire affected rocks. • 90–120 cm: Transition to a sandy clay with more clay the deeper excavation went. Sterile soil.
8	Positive	A total of seven flakes (quartz and quartzite) and a few fragments of faunal bone from layer 30–50 cm	Located south of concrete golf cart access road. Excavated to 70 cm. Terminated due to sterile soil for 20 cm. • 0–30: Compact medium brown silt and clay. • 30–60 cm: Transition to a medium brown silt and decomposing granite mixture. Very compact. • 60–70 cm: Transition to a very compact silty clay and decomposing granite mixture. Sterile soil.
9	Positive	A total of 16 flakes (metavolcanic, quartz, and quartzite) and seven Tizon brownware body sherds from 15–45 cm layer.	Located adjacent to dirt access road. Excavated to 80 cm. Terminated due to sterile soil for 20 cm. • 0–15 cm: Compact light brown sandy silt. Disturbed access road soils. • 15–45 cm: Transition to less compact light brown sandy silt. • 45–60 cm: Same light brown sandy silt, but with cobbles. • 60–80 cm: Transition to sandy clay. Sterile soil.
10	Positive	A total of 47 flakes (chert, metavolcanic, quartzite, quartz) and two Tizon brownware body sherds, and a fragment of faunal bone from 20–50 cm layer.	Located near dirt access road. Excavated to 70 cm. Terminated due to sterile soil for 20 cm. • 0–20 cm: Light brown silty sand with medium compaction. Disturbed access road soils. • 20–50 cm: Transition to medium brown silty sand with clay inclusions. • 50–70 cm: Transition to full clay with pockets of decomposing granite. Sterile soil.

STP	Results	Artifacts	Soils
11	Positive	A modern piece of metal was found in 0–10 cm. One whole bifacial mano, a fragment of a bifacial fire-affected mano, a fire-affected metate fragment, 53 pieces of faunal bone, 20 Tizon brownware sherds, 3 pieces of shell (chione and unidentified) and 107 flakes (chert, metavolcanic, quartz, and quartzite) were found from 0–30 cm. Tizon brownware shaped rim sherd at 30–40 cm. Quartz biface tip at 40–50 cm.	Located adjacent to dirt access road, Testing location appears to have been cut or graded for evening out of the golf course. Excavated to 80 cm. Terminated due to sterile sand. • 0–50 cm: Dark brown sandy silt with ashy midden soil with loose to medium compaction. • 50–80 cm: Transition to very compact alluvial sand with no artifacts.
12	Negative	N/A	Located adjacent to human-made pond. Excavated to 60 cm and terminated due to sterile soils. Thick vegetation around excavated hole. • 0–60 cm: Loose brown sandy silt. Appears to be part of a disturbed area, possibly dredge from the human-made pond nearby.
14	Negative	N/A	Located on human-made hill next to dredged pond. Excavated to 60 cm, augered to 80 cm to determine if there was a soil change. Terminated due to sterile soils. • 0–65 cm: Dry silty sands that have been pushed up into a berm. Includes small cobbles and roots. • 65–80 cm: Transition to moister sands with decomposing granite.
15	Positive, but completely disturbed	One fire-affected metavolcanic hammerstone, nine flakes (chert, metavolcanic, quartzite), four pieces of shell (Mytilus, Protothaca, and Chione), and four faunal bone fragments all from disturbed soils.	Located on a human-made hill above a dredged pond. Excavated to 90 cm. Terminated due to impassible rock. • 0–90 cm: Very loose medium brown sandy silt with a few cobbles. Soils are pushed up into a hill and are most likely soils from grading of the golf course. No soil changes.
16	Positive	A total of 41 flakes (chert metavolcanic, quartzite, quartz), and 3 shells (Chione, Mytilus, and an unidentified fragment) found in 10–120 cm soil layer.	Located beneath two trees and not near any known disturbances. Excavated to 70 cm, augered to 140 cm. Terminated due to sterile soils. • 0–10 cm: Medium brown sandy silt with organic materials, including roots. • 10–120 cm: Medium brown sandy silt with a few cobbles throughout. • 120–140 cm: Soil change to a light brown sand with clay inclusions.

STP	Results	Artifacts	Soils
17	Positive, but completely disturbed	A total of 16 flakes (chert, metavolcanic, quartz, and quartzite), seven shells (chione), and eight faunal bones all from disturbed soils.	Located on a human-made berm with irrigation lines and a concrete golf cart road nearby. Excavated to 50 cm and augered to 100 cm. Terminated due to impassible asphalt. • 0–100 cm: Medium compaction sandy silt with clay inclusions. No soils changes. Asphalt and PVC pipe at 100 cm.

cm = centimeters; N/A = not applicable; STP = shovel test pit..

Testing of Site Boundary

Once a significant, intact subsurface component was found to exist in the site boundary, a new testing plan was created to establish the full extent of the site within the Carlton Oaks Golf Course. A total of 31 additional STPs and two 1- by 1-meter TEUs were excavated to establish the boundary of the site (see Figure 2 in confidential Appendix A). Results from this testing are in Table 6.

Table 6. P-37-000204/CA-SDI-204 Site Boundary Testing Results

STP/ TEU	Results	Artifacts	Soils
STP 18	Negative	2 microflakes observed in disturbed layers	Located on disturbed hill that looks to be dredged soils to create the adjacent human-made pond. Excavated to 185 cm. Terminated due to depth and sterile soils. • 0–20 cm: Light brown loose top soil • 20–40 cm: A little more compaction and moisture • 40–90 cm: Transition to sandier soil with more moisture and higher compaction • 90–110 cm: Transition to darker silty sand, which may be native soils • 110–120 cm: Transition to lighter sandy soil; sterile native soils • 120–185: Sandy soils; sterile
STP 19	Positive	11 flakes (chert, metavolcanic, quartz, and quartzite) from 0–100 cm, 1 faunal bone, and 1 piece of charcoal (40–60 cm)	Located north of STP 40. Excavated to 100 cm, augered to 120cm. Terminated due to sterile soils and depth. • 0–40 cm: Compact light brown sandy silt • 40–60 cm: Light brown sandier silt • 60–100 cm: Transition to a sandy brown river wash with some silt • 100–120 cm: Transition to pure alluvial river wash sand; sterile

STP/ TEU	Results	Artifacts	Soils
STP 20	Positive	• 0–30 cm: 1 quartz biface fragment, 5 flakes (metavolcanic and quartz), 3 faunal bones • 30–40 cm: 1 quartzite flaked tool, 3 quartzite flakes, 1 faunal bone • 40–50 cm: 1 quartzite flake and 10 faunal bones • 50–65 cm: 1 quartzite flake and 9 faunal bones • 65–130 cm: 1 obsidian flake, 1 quartzite flake, and 8 faunal bones	Located south of paved golf cart access road and adjacent to exposed water lines. Excavated to 65 cm and augered to 130 cm. Terminated due to impassable rock. • 0–65 cm: Medium brown silty soil • 65–100 cm: Transition to a dark brown sandy silt • 100–130 cm: Transition to lighter brown sandy soils
STP 21	Negative	2 quartz flakes in 0–30 cm in disturbed topsoil mixed with plastics	Located in landscaped golf course area. Excavated to 60 cm, augered to 100 cm. Terminated due to sterile soils. • 0–35 cm: Medium brown disturbed sandy silt with modern inclusions • 35–100 cm: Transition to sandy light brown soils; completely sterile
STP 22	Negative	1 quartzite flake mixed with asphalt at 30 cm	Located north of the San Diego River. Excavated to 50 cm and terminated due to impassable asphalt lens. • 0–30 cm: disturbed clayey silt with chunks of asphalt • 30–50 cm: More decomposing granite in the clayey silt, with increasing asphalt
STP 23	Negative	N/A	Located north of the San Diego River. Excavated to 40 cm and terminated due to impassable granite rock. • 0–40 cm: Compact yellow–brown silty soil; Highly disturbed with asphalt and decomposing granite chunks

STP/ TEU	Results	Artifacts	Soils
STP 24	Positive, but highly disturbed	1 Tizon brownware sherd, two microflakes (metavolcanic and quartz), and two unidentifiable shells	Located north of paved golf cart access road on a built up berm. Excavated to 55 cm. Terminated due to impassable granite boulder. • 0–55 cm: Light brown sandy silt; Appears to be disturbed push soils from another area
STP 25	Negative	2 microflakes (metavolcanic and quartzite) observed in disturbed soils	Located south of paved golf cart access road and just north of the San Diego River. Excavated to 80 cm, augered to 100cm. Terminated due to sterile soils. • 0–7 cm: Light brown sandy fill topsoil • 7–25 cm: Transition to light brown loamy sand with pea gravels and modern gravel over French drain • 25–90 cm: Transition to sand and water rounded pebbles • 90–100 cm: Loose alluvial river wash sand
STP 26	Negative	N/A	Located south of paved golf cart access road and just north of the San Diego River. Excavated to 80 cm, augered to 120 cm until impassable rock. • 0–110 cm: Light brown sandy loam over existing French drain • 110–120 cm: Transition to silty clay right above impassible rock
STP 27	Negative	N/A	Located north of paved golf cart access road and 27 meters north of the San Diego River. Excavated to 45cm and terminated due to impassable granite boulder. • 0–45 cm: Disturbed light brown silty sand with chunks of decomposing granite; Soils appear to be pushed from elsewhere
STP 28	Negative	1 quartzite flake in disturbed 0–25 cm layer	Located north of paved golf cart access road and 23 meters north of the San Diego River. Excavated to 60 cm and augered to 80 cm. Terminated due to sterile soils. • 0–60 cm: Disturbed light brown silty sand with decomposing granite • 60–80 cm: Transition to very loose light brown river wash sand
STP 29	Positive	8 flakes (metavolcanic, quartz, and quartzite) and a Tizon brownware body sherd in 0–55 cm	Located north of paved golf cart access road and 23 meters north of the San Diego River. Excavated to 80 cm and augered to 120 cm. Terminated due to sterile soils. • 0–45 cm: Disturbed light brown silty sand • 45–80 cm: Transition to medium brown sandy silt native soils • 90–120 cm: Transition to light brown river wash sand

STP/ TEU	Results	Artifacts	Soils
STP 30	Positive, but in completely disturbed soils	20 flakes (quartz, quartzite, metavolcanic, and chert), mostly microflakes, 1 Tizon brownware body sherd, and 1 faunal bone	Located north of paved golf cart access road on a built-up hill. Excavated to 80 cm. Terminated due to two layers of sterile soil. • 0–50 cm: Disturbed silty clayey soils with small gravels; Very compact • 50–60 cm: Transition to reddish silty compact soils • 60–80 cm: Transition to pure reddish–brown clay
STP 31	Positive	40 flakes (quartz, quartzite, metavolcanic), mostly microflakes, 7 Tizon brownware body sherds, 2 unidentifiable shells, and 37 faunal bone fragments. Most artifacts in 0–40 cm; very few microflakes in 40–65 cm	Located north of STP 36. Excavated to 80 cm and augered to 120 cm and terminated due to sterile soils. • 0–18 cm: Dark sandy loam • 18–40 cm: Transition to coarse sand • 40–65 cm: Transition to clayey light brown sand with gravels • 65–120 cm: Continued sands with more distinct layers of reddish clay • 100–120 cm: Transition to very coarse yellowish river wash sands

STP/ TEU	Results	Artifacts	Soils
STP 32	Negative	N/A	Excavated to 45 cm and terminated due to impassable compact cobble layer. • 0–30 cm: Very compact dry silty sand with clay inclusions • 30–45 cm: Transition to a thick clay with cobbles
STP 33	Negative	1 quartzite flake in disturbed 0–7 cm layer above plastics	Located north of STP 39. Excavated to 50 cm and augered to 80 cm and terminated due to sterile soils. • 0–7 cm: Loose light brown sandy silt; Plastics in this layer • 7–45 cm: More compact sandy silt with a few cobbles • 45–80 cm: Transition to loose dark brown sand
STP 34	Positive	1 metavolcanic flake in 8–20 cm layer	Located north of STP 38. Excavated to 55 cm and terminated due to dense cobble layer. All soils appear to be native. • 0–8 cm: Loose dark top soil • 8–20 cm: Transition to dark grayish brown sandy loam • 20–45 cm: Transition to light grayish brown sandy loam with cobbles • 45–55 cm: Transition to coarse sand with cobbles
STP 35	Positive, but in disturbed conditions	4 microflakes (metavolcanic, quartzite, and quartz) and 1 faunal bone in top 0–30 cm layer	Located 13 meters south of the northern unpaved access road. Excavated to 60 cm and hit a rock. Augered on one side of the rock to 92 cm. Terminated due to another impassable rock. • 0–30 cm: Very compact silty light brown sand; Disturbed pushed layer • 30–80 cm: Transition to less compact medium brown sandy silt • 80–92 cm: Transition to dark silt with sand
STP 36	Positive	4 metavolcanic microflakes in 60–90 cm	Located north of paved golf cart access road and south of STP 31. Excavated to 90 cm, augered to 110 cm. Terminated due to sterile soils. • 0–45 cm: Gray medium to fine grained sand • 45–60 cm: Sand mixed with dark brown loam • 60–90 cm: Dark brown sandy loam • 90–110 cm: Transition to sandy clay

STP/ TEU	Results	Artifacts	Soils
STP 37	Positive, but in disturbed conditions	10 flakes (metavolcanic, chert, quartzite, and quartz) from 40–80 cm	Located in landscaped golf course area north of paved golf cart access road and south of TEU 1. Excavated to 60 cm and augered to 80 cm. Terminated due to sterile soils. • 0–5 cm: Top soil • 5–20 cm: gray sand with modern gravel fill • 20–40 cm: Light brown sand fill with some modern gravels • 60–100 cm: Transition to light brown sandy clay; Some gravels; Appears to have been affected by bioturbation throughout
STP 38	Positive	7 flakes (quartz, metavolcanic, quartzite), 1 calcined long bone fragment (likely human); located in 40–80 cm level	Located south of STP 34: Excavated to 60 cm and augered to 100cm. Disturbances from 0–20 cm. • 0–5 cm: Sandy sod top soil • 5–20 cm: Grayish brown sand with modern fill gravels • 40–60 cm: Transition to a lighter brown sandy clay • 60–100 cm: Transition to more clay
STP 39	Negative	N/A	Located north of paved golf cart access road. Excavated to 40 cm and terminated due to impassable granite rock. • 0–40 cm: dark brown sandy loam
STP 40	Negative	N/A	Located south of STP19. Excavated to 85 cm and was disturbed throughout. Terminated due to sterile, disturbed soils. • 0–85 cm: Disturbed silty sand with some cobbles from 50–80 cm
STP 41	Negative	N/A	Located south of the San Diego River to determine if the site crosses. Excavated to 60 cm, augered to 100 cm, and terminated due to water. • 0–20 cm: Dry silty sand • 20–60: Transition to moderately compact silty sand with pea gravel and small cobbles • 60–100: Transition to riverwash sand and water
STP 42	Positive, but completely disturbed	Two flakes (metavolcanic and quartz) and eight faunal bones found in 50–60 cm level, but also found with modern metal	Located north of San Diego River and south of a cut berm. Excavated to 60 cm and augered to 95. • 0–20 cm: Medium brown silt with grass and roots with medium compaction • 20–95 cm: Dark brown very silty soils with clay inclusions; More clay with depth

STP/ TEU	Results	Artifacts	Soils
STP 43	Negative	N/A	Located south of the San Diego River to determine if the site crosses. Excavated to 85 cm and terminated due to water. • 0–40 cm: Light brown silty sand with pea gravel • 40–60 cm: Light brown silty sand with more sand and less pea gravel • 60–85 cm: Transition to almost pure white riverwash sand; water at 85 cm
STP 44	Positive, but completely disturbed	3 flakes (metavolcanic) in 8–40 cm with modern plastic	Located south of paved golf cart access road and north of rock berm. Excavated to 60 cm, augered to 80 cm. Terminated due to sterile soils. • 0–8 cm: Dark grayish brown topsoil. • 8–50 cm: Medium brown compact sandy loam with modern plastics. • 50–80 cm: Dark brown sandy silt with clay inclusions
STP 45	Positive, but completely disturbed	3 flakes in highly disturbed area	Located north of San Diego River and south of a cut berm. Excavated to 45 cm and terminated due to impassable rock. • 0–25 cm: Light brown sandy silt with modern gravel; Moderately compact • 25–45 cm: Transition to moister soil with lower compaction; large rock in a portion of the STP from 25 cm to bottom
STP 46	Negative	N/A	Located near sand pit in golf course. Excavated to 55 cm. Terminated due to impassable rock. All soils appear to be mixed during hill construction. • 0–10 cm: Mixed dark silt with clay and decomposing granite • 10–20 cm: Pocket of loose, sandy soils • 20–55 cm: Mixed dark silt with clay and decomposing granite
STP 47	Positive, but in disturbed conditions	2 flakes in 40–60 cm	Located in landscaped golf course area north of paved golf cart access road and south of residences. Excavated to 60 cm and augered to 80 cm. Terminated due to sterile soils. • 0–40 cm: Light brown sandy silt • 40–60 cm: Transition to sandier silt; Contains modern window pane glass and decomposed metal pieces • 60–80 cm: Transitioned to dark brown silty sand with small clay component; appears to be native soils

STP/ TEU	Results	Artifacts	Soils
STP 48	Negative	N/A	Located in landscaped golf course area north of paved golf cart access road and south of residences. Excavated to 80 cm. Terminated due to sterile soils. • 0–7 cm: Sandy sod • 7–30 cm: Light brown sandy silt; completely disturbed • 30–80 cm: Disturbed thick wet sandy clay with pure clay inclusions; a PVC pipe is located at 45 cm
TEU 1	Positive	• 0–10 cm: 1 quartzite edge modified flake, 3 flakes (chert and quartz) • 10–20 cm: 1 metavolcanic bifacially modified flake, 7 flakes (metavolcanic, quartzite, quartz), 2 faunal fragments • 20–30 cm: 2 Tizon brownware body sherds, 1 mano fragment, 1 metavolcanic edge modified flake,18 flakes (metavolcanic, quartz, quartzite), 3 faunal bones • 30–40 cm: 1 Tizon brownware body sherd, 2 flakes (metavolcanic, quartz) • 40–50 cm: 1 Tizon brownware body sherd, 1 mano fragment, 6 flakes (metavolcanic, quartz, quartzite) • 50–60 cm: 5 Tizon brownware body sherds, 1 unidentified groundstone, 1 metavolcanic biface fragment, 8 flakes (metavolcanic, quartz, quartzite), and 1 faunal bone • 60–70 cm: 3 Tizon brownware sherds, 1 metavolcanic bifacially edge modified flake,	Located in Locus B and north of STP 37. Excavated to 80 cm and terminated due to impassable granite bedrock. • 0–10 cm: Medium brown coarse silty sand; low compaction with many roots • 10–20 cm: Same soil as above; a golf ball was located in this layer • 20–30 cm: More compaction in northwest section; soil is a little lighter in color with more decomposing granite inclusions • 30–40 cm: Similar to previous level with more cobbles and decomposing granite; pocket of dark brown compact clay; clay is possibly from rodent burrow • 40–50 cm: Similar to previous level; most of the southwest corner is decomposing granite; pockets of very compact dark brown clay; clay is possibly from rodent burrow • 50–60 cm: Transition to lighter compaction sandy silt with decomposing granite • 60–70 cm: Transition to grayish brown sandy silt; Beginning of granite bedrock in the southwestern corner • 70–80 cm: Continued grayish brown sandy silt with granite bedrock covering 90% of the unit; tried to auger in the northwest corner with no bedrock and hit another rock

STP/ TEU	Results	Artifacts	Soils
		25 flakes (metavolcanic, quartz, quartzite), and 1 unidentified shell • 70–80 cm: One quartzite flake	
TEU 2	Positive	• 0–10 cm: 1 Tizon brownware body sherd, 31 flakes (chert, metavolcanic, quartz, quartzite), 1 unidentifiable shell, and 4 fragments of faunal bone • 10–20 cm: 1 quartzite core fragment, 109 flakes (petrified wood, metavolcanic, chert, quartzite, and quartz), 1 unidentifiable shell, and 8 ounces of faunal bone • 20–30 cm: 3 Tizon brownware body sherds, 1 mano fragment, 1 quartzite cottonwood projectile point, 1 quartzite core fragment, 160 flakes (metavolcanic, quartz, quartzite, chert, obsidian), 5 pieces of shell (Chiton and unidentified), 100+ faunal bone fragments, 1 historic or modern glass marble • 30–40 cm: 21 flakes (metavolcanic, chert, obsidian, quartz, and quartzite), 3 shells (Chiton and Ostrea), 14 faunal bone fragments, and 1 unknown artifact (maybe slag?) • 40–50 cm: 3 Tizon brownware body sherds, 181 flakes	Located within dirt access road and 15 meters north of the paved golf cart access road. Excavated to 120 cm and terminated due to 20 cm of sterile soil and sterile cobble lens. • 0–10 cm: Dark grayish–brown sandy silt; moderately compact; rodent burrow in the middle of the unit • 10–20 cm: Same as previous level; rodent burrow continues into this level • 20–30 cm: Transition to darker grayish–brown sandy silt with medium to low compaction; multiple rodent burrows noted in this level; a historic or modern marble was noted in this level, most likely due to bioturbation • 30–40 cm: Same as previous level with multiple rodent burrows continuing into this level; some pea gravels • 40–50 cm: Same as previous level with multiple rodent burrows continuing into this level; more moisture and less compaction • 50–60 cm: Same as previous level with multiple rodent burrows continuing into this level • 60–70 cm: Same as previous level with multiple rodent burrows continuing into this level; more cobbles • 70–80 cm: Same as previous level with multiple rodent burrows continuing into this level; more cobbles and lighter soil noted in northern half • 80–90 cm: Same as previous level with less rodent burrows continuing into this level; lighter soils again noted in northern half • 90–100 cm: Transition to sandier and lighter sandy silt throughout unit with rodent burrows at the eastern wall • 100–110 cm: Transition to lighter brown silty sand with some pea gravels; Low compaction and moister; rodent burrow extends into level and all artifacts were found in the corner with the rodent burrow • 110–120 cm: Soil change to sandy clay overlain by silt; this lighter sand with clay appears to be sterile river wash; Rodent burrow extends into level • 120–130 cm: Same as above before hitting thick cobble lens that spans the entire test unit

STP/ TEU	Results	Artifacts	Soils
		(metavolcanic, quartz, quartzite, chert, obsidian), 2 shells (chiton and unidentified), and 50+ faunal bone fragments • 50–60 cm: 1 Tizon brownware body sherd, 1 undetermined groundstone fragment, 190 flakes (metavolcanic, quartz, quartzite, chert, obsidian), 200+ faunal bone fragments, 1 unidentified shell fragment, and 2 pieces of charcoal • 60–70 cm: 1 Tizon brownware body sherd, 1 metate fragment, 1 quartzite hammerstone, 1 quartz biface, 137 flakes (metavolcanic, quartz, quartzite, chert), and 200+ faunal bone fragments • 70–80 cm: 1 Tizon brownware body sherd, 1 mano fragment, 1 small metavolcanic projectile point fragment, 123 flakes (metavolcanic, chert, quartz, quartzite, 100+ faunal bone fragments, and 1 piece of charcoal • 80–90 cm: 76 flakes (chert, obsidian, metavolcanic, quartz, quartzite), 100+ faunal bone fragments • 90–100 cm: 1 core tool, 1 core fragment, 1 core fragment/ hammerstone tool, 53 flakes (chert, metavolcanic,	

STP/ TEU	Results	Artifacts	Soils
		chalcedony, quartz, quartzite), 30+ faunal bone fragments, and 3 pieces of charcoal • 100–110 cm: 43 flakes (chert, quartz, quartzite, metavolcanic) and 3 pieces of faunal bone • 110–120 cm: 9 flakes (quartz, quartzite, metavolcanic) around rodent burrow area and 3 pieces of faunal bone. Most are microflakes • 120–130 cm: 3 faunal bones in rodent burrow area	

cm = centimeters; N/A = not applicable; STP = shovel test pit; TEU = test excavation unit.

Artifacts

All recovered artifacts were prehistoric in age and consisted of lithics, ceramics, groundstone, and faunal remains. Additionally, fragmented human remains were uncovered from some of the testing locations and on the ground surface during survey. Much of the survey area has been extensively disturbed by landscaping and previous grading and irrigation installation associated with the golf course. Additionally, bioturbation due to a large population of ground squirrels was prevalent throughout the study area. Fire affected rock was noted on the surface of the golf course, in addition to some of the rocks in the testing locations, although no hearth features were observed.

Lithics

Lithics were the most common artifact observed during survey and excavation. Materials were mostly from local sources, but a few exports were recovered. Lithic materials included metavolcanics, quartz, quartzite, chert, chalcedony, petrified wood, and obsidian; although most lithics were made of metavolcanic, quartz, and quartzite materials. Most lithics were debitage, or waste material from reduction for tool making, and only a few were completed tools (see Table 7).

noted in a previous interview by City archaeologist Anna Noah, and reiterated by former groundskeepers, and current golf course personnel, this site has been known for a long time and has been constantly looted for artifacts (Hector and Wade 1988). As such, much of the artifacts recovered were non-diagnostic lithic debitage, consisting mainly of microflakes that measure less than a centimeter in length (see Table 8). A paucity of complete tools or even worked lithics was noticeable, especially compared to nearby sites like CA-SDI-9243.

Observed tools included a small number of projectile points, bifaces, core fragments, cores, core/ hammerstone, edge-modified flakes, and flakes.

Table 7. Lithic Types

Type	Quantity	Material	Notes
Projectile Point	2	1 quartzite 1 metavolcanic	Cottonwood point, missing tip Very small stemmed point, missing tip
Biface	4	3 quartz 1 metavolcanic	Two tips, and one mid-stage biface One mid-section
Hammerstone	2	1 quartzite 1 metavolcanic	Fragment Whole
Core/Hammerstone	1	Quartzite	Flake-based core and repurposed as a hammerstone
Core	3	3 quartzite	All fragments
Core Tool	1	Quartzite	–
Edge-Modified Flake	5	2 quartzite 3 metavolcanic	1 unifacial fragment, one whole unifacial flake 2 bifacially modified, one unifacially modified
Debitage	1,626	Metavolcanic, quartz, quartzite, chert, chalcedony, obsidian, petrified wood	–
Projectile Point	1	Quartz	Cottonwood base

Type	Quantity	Material	Notes
Biface	1	Metavolcanic	Fragment
Core/Hammerstone	1	Quartzite	Bifacial
Core	1	Metavolcanic	–
Edge Modified Flake	2	1 quartz 1 quartzite	Unifacial Working on one edge
Debitage	50+	metavolcanic, quartz, quartzite	Mostly metavolcanic

cm = centimeters.

Table 8. Debitage by Size

Size	Number	Percent
0–1 cm	973	59.8
1–2 cm	481	29.6
2–3 cm	111	6.8
3–4 cm	32	2.0
4–5 cm	19	1.2
5–6 cm	5	0.3
6–7 cm	5	0.3
Total	**1,626**	-

cm = centimeters.

Ceramics

During the survey, a total of seven prehistoric ceramics were observed. All fragments were Tizon brownware fragments and all but one were body sherds. One was a smoothed rim sherd.

Eight STPs and both TEUs contained a total of 67 prehistoric ceramic sherds. All fragments were Tizon brownware and all but one were body sherds. One ceramic fragment was a shaped rim sherd, where the top and bottom of the sherd were shaped. Totals for ceramics are in Table 9.

Table 9. Ceramics

Location	Rim/Body	Level; Quantity Observed
Surface	Rim	Surface; 1
Surface	Body	Surface; 6
STP 4	Body	Surface; 1 30–35 cm; 3
STP 9	Body	15–45 cm; 7
STP 10	Body	20–50 cm; 2
STP 11	Shaped rim	30–40 cm; 1
STP 11	Body	0–30 cm; 20
STP 24	Body	0–55 cm; 1
STP 29	Body	0–55 cm; 2
STP 30	Body	0–50 cm; 1
STP 31	Body	0–40 cm; 7

Location	Rim/Body	Level; Quantity Observed
TEU 1	Body	20–30 cm; 2 30–40 cm; 1 40–50 cm; 1 50–60 cm; 5 60–70 cm; 3
TEU 2	Body	0–10 cm; 1 20–30 cm; 3 40–50 cm; 3 50–60 cm; 1 60–70 cm; 1 70–80 cm; 1

cm = centimeters, STP = shovel test pit.

Groundstone

Compared to nearby site CA-SDI-9243, there was a limited amount of groundstone recovered during testing. A total of three unifacial complete manos and three mano fragments were observed during the survey. Four testing locations contained groundstone, including two metate fragments, two complete manos, five mano fragments, and two undetermined groundstone fragments (see Table 10). Some of the groundstone was also fire-affected.

Table 10. Groundstone

Location	Mano/ Metate	Complete/ Fragment	Level; Quantity Observed	Notes
Surface	Mano	Complete	Surface; 1	–
Surface	Mano	Fragment	Surface; 6	–
STP 6	Mano	Complete	20–60 cm; 1	FAR, bifacial
STP 11	Metate	Fragment	0–30 cm; 1	FAR
STP 11	Mano	Complete	0–30 cm; 1	Bifacial
STP 11	Mano	Fragment	0–30 cm; 1	FAR, bifacial
TEU 1	Mano	Fragments	20–30 cm; 1 40–50 cm; 1	Both are FAR; 1 is bifacial.
TEU 1	Unidentified	Fragment	50–60 cm; 1	–
TEU 2	Metate	Fragment	60–70 cm; 1	FAR
TEU 2	Mano	Fragments	20–30 cm; 1 70–80 cm; 1	FAR
TEU 2	Unidentified	Fragment	50–60 cm; 1	FAR

cm = centimeters, FAR = fire-affected rock; STP = shovel test pit, TEU = test excavation unit.

The paucity of groundstone may be more indicative of the testing methods rather than the actual number, due to the small size of the STPs. Additional excavation or data recovery in the area may increase the percentage of groundstone compared to the other observed artifacts in this site.

Faunal Remains

Most of the faunal remains recovered in excavations were small mammal, which is unsurprising due to the number of ground squirrels, gophers and rabbits and their burrows seen on the golf course

during survey and excavation. Small mammal bone includes rabbit, ground squirrel, squirrel, and various small rodent bone. Very few medium mammal bones, and no large mammal bone were recovered. Fish bone including sheepshead and reptile bone including snake vertebrae and turtle shell were also recovered. A total of 556.2 grams of faunal bone was recovered, mostly from TEU 2. Further analysis of the faunal material is pending.

Shell

Shell was very sparse across all testing locations and no more than 13 fragments were identified in a single location. Identified shells include Mytilus, Protothaca, Chione, Chiton, and Ostrea (see Table 11).

Table 11. Shell

Location	Level; Quantity Observed	Type
STP 11	3	Chione, unidentified
STP 15	4	Mytilus, Protothaca, Chione
STP 16	3	Chione, Mytilus, unidentified
STP 17	7	Unidentified
STP 20	1	Unidentified
STP 24	2	Unidentified
STP 31	2	Unidentified
TEU 1	60–70 cm; 1	Unidentified
TEU 2	0–10 cm; 1	Unidentified
	10–20 cm; 1	Unidentified
	20–30 cm; 5	Chiton and unidentified
	30–40 cm; 3	Chiton and Ostrea
	40–50 cm; 2	Chiton and unidentified
	50–60 cm; 1	Unidentified

cm = centimeters, STP = shovel test pit.

Humans Remains

A total of six testing locations recovered fragmented humans remains. Once potential remains were observed, County forensic anthropologist Dr. Madeleine Hinkes was contacted to determine if they were human. Once she confirmed that they were human, she contacted the NAHC and gave them a report of the identified bone. The NAHC responded with the Most Likely Descendent, who was determined to be the KCRC, who the lead contact is Clint Linton. ICF and Clint Linton have been in contact over procedures concerning handling the remains and a Native Monitor has been in attendance for any other potential human remains identification by Dr. Madeleine Hinkes. Locations and reports of the human remains are on file with the coroner and the NAHC. Correspondence and reports can be found in Confidential Appendix C.

Evaluation

Based on the results of current and past surveys, testing, and evaluations, resource P-37-000204/ CA-SDI-204 is recommended eligible for listing in the CRHR under Criterion 4.

Criterion 4 states that a resource has the potential to yield information important to an understanding of the prehistory of the local area, the state, or the nation. Site P-37-000204/CA-SDI-204 contains a significant subsurface component coupled with numerous diagnostic artifacts both on the surface and subsurface. The excavation associated with testing of this site for this project did not cover an adequate area to be considered a representative sample of the site. As such, further data recovery at the site would most likely yield more information on many topics associated with prehistoric sites in San Diego. For example, this site could potentially enhance our knowledge of lithic technology and subsistence along the San Diego River in the Late Prehistoric periods in this region.

This site appears to be a prehistoric satellite village site that is part of a larger dispersed village pattern associated with all sites in the larger SDM-W-200 site boundary. Previous excavations at sites such as CA-SDI-9243 by Mooney and Associates in 1994 and Ogden in 1994 found the area's occupation to date from the final phases of the Early Archaic Period to the Late Prehistoric Period (5400 +- 120 BP to 375 +- 50 BP), but dates younger than approximately 1000 BP were not interpretable due to the apparently sporadic use of site CA-SDI-9243 after introduction of ceramics to the area (Brian F. Mooney Associates 1994; Carrico et al. 1994). As CA-SDI-9243 is located only 200 meters south of the updated site boundary for P-37-000204/CA-SDI-204, this date range is expected to be similar for both sites.

The variety of artifacts recovered in this excavation illustrates that a range of behaviors that occurred at the site. Some of these items, such as bedrock milling and groundstone, may reflect daily subsistence activities at the site, but human remains were also recovered. Conversely, the large number of flakes compared to any other artifact at the site appears to point toward a final processing site for tools, especially considering that 59 percent of the flakes are microflakes associated with final lithic reduction. Most of the lithics appear to be locally sourced, but there is evidence of travel or trade due to the presence of obsidian and chert.

Although site integrity has been affected by grading, landscaping, and regular maintenance of the Carlton Oaks Golf Course, along with documented looting and bioturbation, there appear to be areas of intact cultural stratigraphy below some of these disturbed layers. Soil profiles at the two TEUs suggest extensive bioturbation, which would disturb the natural stratigraphy of the site and may displace artifacts. See Confidential Appendix A, Figures 5–7 for historic aerials showing some of the disturbances in and around the site boundary.

Nearby sites such as CA-SDI-9243 uncovered intact hearth features and larger amounts of groundstone during their data recovery efforts, which would be difficult to observe or recover in STPs. As such, further data recovery with additional 1- by 1-meter units where intact archaeological deposits remain, may identify subsurface features, such as hearths and additional groundstone components, that may be difficult to identify in smaller testing holes.

Further studies including, but not limited to, full lithic analysis, faunal analysis, obsidian hydration testing, and radiocarbon dating of charcoal would provide a better understanding of this site's date range and use patterns.

This resource is not considered eligible for the CRHR under Criteria 1 through 3. The resource is not known to be directly associated with people or events that had a broad-reaching impact on the community at the local, state, or national level (Criteria 1 and 2), nor does it embody the characteristics of a distinctive type, period, or method of construction or represent the work of a master (Criterion 3).

5.3 Newly Identified Cultural Resources

The 2019 pedestrian survey identified one new resource (ICF-COak-S-01) in the project area.

5.3.1 ICF-COak-S-01e

5.3.1.1 Description

ICF-COak-S-01 consists of a prehistoric shell scatter in an approximately 10- by 10-meter area. Approximately 20 shell fragments were observed within the site boundary, including argopecten, oyster, chione, donax, Mytilus, and tagilus fragments (Plate 4). The site is approximately 60 meters south of Carlton Oaks Drive and 170 meters east of West Hills Parkway. Visibility was approximately 30 percent throughout the site due to seasonal and nonnative ornamental grasses.

The site is located adjacent to a concrete drainage to the west and residential houses to the north, and their construction in the 1960s–1970s appears to have affected the site. Additionally, landscaping and general maintenance of the golf course has also affected the site's integrity and artifact deposition. The site has, historically, been within an active floodplain of the San Diego River, which may have previously eroded the site.

As part of the Phase II testing to evaluate the site, an STP was excavated to a depth of 50 cm and was augered to 70 cm. The STP was negative for subsurface cultural material and contained modern trash, including PVC pipe, modern glass, and plastics throughout. Soils consisted of a sandy silt with water worn cobbles and pebbles, and no soil changes were noted.

Plate 4. Shell Fragments from ICF-COak-S-01, Plan View

5.3.1.2 Evaluation

Based on the results of the survey and Phase II testing, resource ICF-COak-S-01 is not considered eligible for listing in the CRHR, nor is it considered a historical or unique archaeological resource under CEQA. The prehistoric shell scatter does not contain diagnostic artifacts. It appears to either be the result of older, mixed imported fill with potentially cultural shells or an opportunistic shell scatter, as no other artifacts were observed in the site boundary and surrounding area. As a

prehistoric sparse shell scatter, the site cannot be directly associated with people or events that had a broad-reaching impact on the community at the local, state, or national level (CRHR Criteria 1 and 2), nor does it embody the characteristics of a distinctive type, period, or method of construction or represent the work of a master (CRHR Criterion 3). Finally, as a sparse shell scatter with no observed subsurface components or other accompanying prehistoric artifacts, the resource does not have the potential to yield information important to an understanding of the prehistory or history of the local area, the state, or the nation (CRHR Criterion 4). Current testing and recording of the site have exhausted any further research potential.

5.4 Built Environment Resources

5.4.1 Carlton Oaks Golf Course and Country Club Potential Historic District

5.4.1.1 Description

The existing approximately 165-acre Carlton Oaks Golf Course and Country Club consists of the approximately 145-acre golf course and a country club complex at the northcentral-east portion of the facility. The existing country club complex occupies approximately 6.5 acres. A paved parking lot separates the country club's Clubhouse and Lodge buildings on the south from four Casitas lodging buildings and a residence to the north. Each of these buildings is more than 45 years old and is evaluated individually as part of this potential district form set. West of the Clubhouse and parking lot are a golf cart barn and ancillary garage under 45 years old (Plate 5).

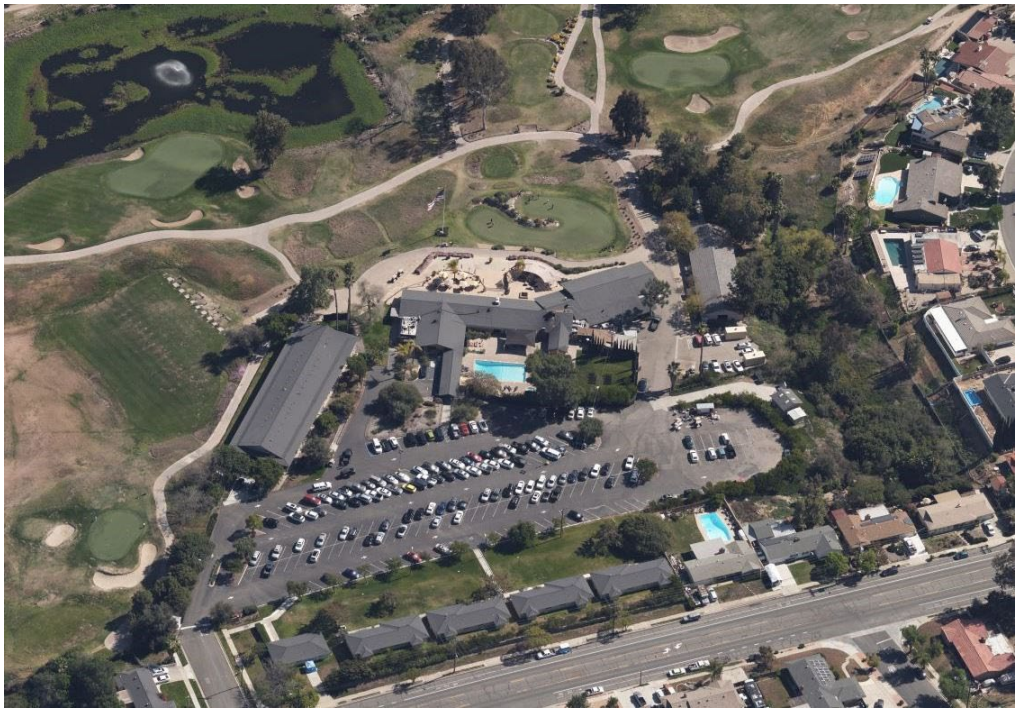

Plate 5. Bird's Eye Aerial View of Carlton Oaks Country Club and a Portion of the Carlton Oaks Golf Course, Looking South

Constructed starting in 1960, with play on the first nine holes begun in 1961, the golf course forms the majority of the potential district. The facility's owners had the course substantially redesigned in the late 1980s. It consists of 18 holes and manicured greens, grass-covered fairways, golf cart pathways, sand bunkers with earth-retaining railroad ties, numerous mature trees, several water-retaining basins, and an unpaved channel that conveys water eastward from those basins and connects to the San Diego River. A maintenance facility consisting of a larger utilitarian building more than 45 years old and an ancillary building less than 45 years old is located approximately 500 yards southwest of the country club complex.

Architecturally, the potentially contributing buildings within the Country Club complex are all variations on the Ranch style. The earliest of these is the Clubhouse, built in 1963 and subject to additions prior to 1970 and after 1980. It has a sprawling irregular plan with a covered gable-roofed walkway leading to the main entrance, intersecting gabled roofs with broadly projecting open eaves featuring exposed rafter tails, nonoriginal plaster/stucco cladding, numerous plate-glass windows, and some wall sections that appear to be in-filled windows. The building has moderate-to-poor historical integrity.

Constructed in 1965, the Lodge is a two-story hotel/motel building with a rectangular plan, a gabled bonnet roof, a second-floor cantilevered continuous porch, first-floor board and batten cladding, second-floor stucco cladding, metal-frame windows, and wood lattice at gable ends. The building has good historical integrity.

Completed in 1971 to the northwest and across the parking lot from the Lodge are four single-story lodging buildings known as the Casitas. They have rectangular plans, cross-hip roofs with deep eaves and recesses along their front elevations, combination board and batten and stucco cladding, metal framed windows and sliding glass doors, solid-panel doors that do not appear to be original, and some nonoriginal wood French doors. The Casitas have moderate to good historical integrity.

East of the four Casitas is a Residence that appears to be a former Casitas building altered across the front elevation. It has a rectangular plan, a hip roof, combination board and batten cladding, a nonoriginal entry door, and nonoriginal vinyl windows.

The golf course's Maintenance building is located approximately 500 yards south of the Country Club. It has a principle, original rectangular volume with a north-elevation shed addition and a substantial addition forming the east portion of the plan. The utilitarian building is clad mainly in nonoriginal standing-seam metal.

5.4.1.2 Evaluation

The Carlton Oaks Golf Course and Country Club does appear to form a district with historical significance and integrity qualifying it for listing in the CRHR. The facility does not form a historic district qualifying as a historical resource under CEQA.

With the full 18-hole golf course opening in 1962, and the Clubhouse and Lodge opening in 1963 and 1965, respectively, it appears that Bill Mast and Carlton–Santee Corporation hoped that the golf facility would function as "anchor development" that would help stimulate demand for housing in its immediate vicinity. That, however, did not occur. Instead, the initial housing development closest to the golf facility did not prove immediately successful, and plans for additional residential development in the portion of Santee in the vicinity of the golf facility stalled. Numerous post-World War II golf facilities developed across San Diego County and southern California were constructed in

anticipation of, or to accommodate, growth in population and residential construction. The Carlton Oaks Golf Course and Country Club facility was not created as part of a larger, unified, master-planned residential community developed in planned stages or as part of a singular undertaking. As "anchor development" it failed initially. It would therefore be inappropriate to characterize the golf facility as a primary causal factor in the development of Santee. Local golfers who became well known professionals played the course and spent time at the country club. The facility hosted the 1974 NCAA Championship Tournament. However, it did not become a course that annually hosted a major professional golf event the way San Diego County golf courses such as the Mission Valley Country Club, Torrey Pines, and La Costa Resort did. For these reasons, Carlton Oaks Golf Course and Country Club is not eligible for listing in the CRHR under Criterion 1 as a historic district.

The subject golf course and country club facility does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. Research yielded no evidence that nationally renowned golfers from the 1960s or early 1970s are primarily known for their performances at tournaments held at Carlton Oaks. The prominent Santee developer and owner of the golfing facility, Bill Mast, spent time there during that period. However, for a non-residential property such as the subject recreational facility to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Although Bill Mast doubtlessly discussed business and possibly even struck deals at the golf course and country club, research yielded no evidence that the facility served as Mast's primary workplace, or that it had any strong associations with the work of other individuals who might be considered historically significant. Consequently, the facility does not qualify for CRHR listing under Criterion 2 as a historic district.

The golf facility is not a significant historic district of architectural, golf course landscape design, or construction value. As explained in more detail below, none of the buildings have individual significance under CRHR Criterion 3. Although the country club complex's buildings all express the mid-century Ranch style of architecture, collectively they do not form a grouping of buildings that reaches the threshold of architectural significance appropriate for CRHR listing as a noteworthy Ranch-style recreational facility. Also as addressed in more detail below, the golf course is not a historically important example of golf course landscape design. Research yielded no evidence that the course, as originally designed by Bill Tucker with contributions from Charles Rizzo, earned a reputation for innovative golf course landscape architecture during the 1960s or early 1970s. Moreover, although it is expected for golf courses to undergo change and evolve over time, as do most designed landscapes, Carlton Oaks Golf Course's owners arranged for a major redesign of the course by Dye Designs in the late 1980s, which changed numerous elements of the landscape and altered the course so as to increase its difficulty. For these reasons, Carlton Oaks Golf Course and Country Club is not significant as a potential historic district under CRHR Criterion 3.

The buildings and golf course forming the potential historic district are not significant under CRHR Criterion 4 as a source or likely source of important historical information. Nor as a grouping of resources do they appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Carlton Oaks Golf Course and Country Club facility is not eligible for CRHR listing as a historic district. The facility has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in PRC Section 5024.1 and found not to qualify as a historical resource for the purposes of CEQA.

5.4.2 Clubhouse

Plate 6. North Elevation at Center of Clubhouse Looking South Showing Covered Walkway and Driveway

Plate 7. North and Partial East Elevations at East End of Clubhouse Showing Lodge Office Addition, Looking Southwest

Plate 8. South Elevation of Clubhouse's East End, Looking West Showing Additive Buildings/Rooflines and Terrace

Plate 9. South Elevation of Clubhouse at West End, Looking Northeast

5.4.2.1 Description

The Clubhouse is a single-story multi-wing building oriented from east to west between the Carlton Oaks Country Club parking lot to the north and the golf course to the south. It is bounded by a maintenance building on the west and by the Lodge and driving range to the east. A stairway and

gable-roofed covered walkway connect the parking lot and driveway drop-off with the Clubhouse's main entry at the center of its north elevation. The Clubhouse's south elevation features multiple windows, glass doors, and sliding glass doors overlooking an expansive terrace, putting green, and the course beyond.

The original gable-roofed Clubhouse buildings have an orthogonal U-shaped plan featuring a long narrow rectangular main building running east to west intersected by two shorter cross-gable wings to the north—a wide and shallow wing on the east linked to the entry walkway and a narrow and long wing on the west. This configuration integrates indoor and outdoor spaces, framing an outdoor pool and pool deck on the north and opening the building to the terrace and view on the south. Over time, additional structures have been appended to the original footprint, specifically at the northeast corner of the complex (now the Lodge Office) and at the west end of the original building creating a canted wing. Each incremental addition to the wing has its own massing and roof, creating a collage of additive volumes beneath an assemblage of gabled and shed forms. Most of the building was constructed by 1971. The Lodge Office addition and a series of small, connected shed-additions that appear to be utility spaces, as well as the golf cart barn west of the Clubhouse, have been constructed since 1971. The Clubhouse has nonoriginal painted stucco cladding with exposed, regularly spaced, vertical wood posts, which has replaced original cladding that consisted mainly of board and batten. Composition material has replaced original wood shingles across the building's roofs.

The north elevation comprises five distinct unintegrated elements that project from the main body/spine of the Clubhouse. The east end Lodge Office is a set-back nonoriginal infill structure. Its square façade is centered on a wood-frame, multilight, double French door with side lights shaded by an angled cloth canopy. The addition is surmounted with a stacked horizontal-board parapet. To its west is the Catering Office, characterized by a gable end profile with an exposed ridge beam and rafters and four symmetrically located openings shaded by angled cloth awnings. The eastern side of this façade has two square fixed metal-framed windows framing a white metal security door, while the western side has a metal-frame commercial glass door. The Catering Office has a full roof. However, the west quarter of the building is cut away beneath it to accommodate a pathway into the main volume of the club, which is accessed at a metal-frame nonoriginal commercial glass double door with a transom. The west-facing wall adjacent to the pathway contains four fixed clerestory windows. The passage is an extension of the north/south post-and-beam gable-roofed covered walkway from the parking lot to the Clubhouse's main front entry. The walkway's roof terminates at the façade of the Catering Office and Clubhouse entry passage. To the west of the front of the walkway near the parking lot is a landscaped area that obscures the pool deck and the gable end of a freestanding Cabana (the elevations inside the pool deck are described in a separate paragraph below.) The far west end of the north elevation is set back behind a manicured lawn and the series of nonoriginal shed additions. It is a long rectangle with a tiered gable roof. A low masonry block wall sits in front of its eastern side, and a planted bed with a large tree sits on its western side, the two framing a concrete stair that drops several steps to the entry of the building. This elevation is divided into six bays by exposed vertical wood posts between plastered wall sections and windows. It has a centered entry and two triads of grouped metal-framed windows on its eastern side that do not appear to be original. A surface mounted air conditioning unit is fixed to the exterior of the building between these windows and the entry door, installed under deep eaves.

From east to west, the south elevation contains the straight façade of the original gable-roofed Clubhouse building and an angled wing with three distinct facades and rooflines indicating three incremental additions. All face onto tiered concrete terraces interspersed with masonry block

retaining walls containing elevated seating areas, square and round stone planters and fire pits, and several wood pergolas set on concrete footings. The south elevation of the original Clubhouse volume has a long plaster façade with regularly spaced vertical wood posts beneath deep eaves and exposed rafters. The center of the elevation features an original squat stone chimney; a panel of wall beneath the chimney is faced with the same stone, and a knee-high integrated stone planter runs for several feet to the east. The eastern side of the original Clubhouse building features large square wood-frame two-light fixed windows, and is interspersed with metal frame single and double commercial doors. The western side of the original Clubhouse features nonoriginal sliding vinyl windows with frames painted in white.

The first angled addition projects beyond the west end of the original building. It features a double metal-frame commercial door at its center with two metal-framed sliding windows on its east. The second angled addition projects beyond the first and features two floor-to-ceiling paired wood-framed plate glass windows. The third angled addition features a center stair with metal handrails leading to double paneled doors. Three square fixed windows are set into deep openings on each side of the door, two to the west and one to the east.

The east elevation comprises, from north to south, the side of the nonoriginal infilled Lodge office, a nonoriginal canopy, and the gable end of the original Clubhouse building. On the north end, the Lodge Office has four large single-light fixed metal-frame windows. Where it meets the Lodge Office, the Clubhouse has a double metal-framed commercial entry door and, to the door's south, a single double-hung vinyl sash unit framed by ground-to-gable exposed wood posts. The southern side of the gable-end features an oversized wood-frame two-light fixed window.

The west elevation features three gable roof ends. The southernmost end on the right side is blank with exposed rafter ends and an exposed masonry block base. The center end is recessed with an exposed ridge beam and a circular vent on the left face of the gable end. The northernmost end is divided into five bays by ground-to-gable wood posts; two metal-framed sliding window units are set into wood frames at the center of this face. Protected with a metal security screen, an entry is located at the center of the intersecting gables.

The pool and pool deck sit on the northern side of the original Clubhouse, bounded to the east by the entry walkway, to the west by two Cabana buildings and a wood-gated pool storage area, and to the north by stucco and wood walls. The nonoriginal paving-stone deck features planting beds and seating areas around the pool. Two rectangular gable-roofed Cabana buildings, which originally formed a single narrow building wing, are now two separate volumes linked by an open-rafter pergola that gives way to a grass lawn to the west. Both Cabanas have nonoriginal wood-framed and glazed doors, and like the majority of the Clubhouse, a nonoriginal exterior plaster finish. The rectangular pool is oriented from east to west and has a decorative tile waterline. A round hot tub is located at the northwest corner of the pool deck. Painted steel posts support a nonoriginal shade canopy at the southwest corner of the pool deck bordered by the Clubhouse and Cabana.

5.4.2.2 Evaluation

The Clubhouse building at the Carlton Oaks Country Club does not meet any of the criteria for listing in the CRHR. The building's historical integrity is also compromised by nonoriginal cladding, a substantial addition, window replacement in some places, and other alterations. Consequently, the Clubhouse building does not qualify as a historical resource under CEQA.

The Clubhouse was the first building constructed at the Carlton Oaks Country Club complex by Bill Mast and his Carlton–Santee Corporation. Construction began in 1962, and the facility opened in May 1963. The original portion of the building contained a dining hall, kitchen, bar and lounge, pro shop, and locker rooms. The outdoor terraces on the southern side of the building facing the golf course, and the pool on the northern side of the building, were under construction when the Clubhouse began operations (*San Diego Union* 1962:I-4, 1963:F-11). The building received multiple additions at its western side during the remainder of the 1960s (NETR 2019).

The construction of the Clubhouse building itself is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. The building appears to have served the visitors to the country club and golf course in a manner typical of similar facilities at golf courses throughout San Diego County and southern California. Research efforts yielded no evidence that the Clubhouse was the site of a historically significant event or part of a pattern of events that distinguishes the building from others like it. The Clubhouse building does not, therefore, qualify for individual listing in the CRHR under Criterion 1.

The Clubhouse does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. Well-known professional golfers doubtlessly spent time in the clubhouse, as did the prominent Santee developer and owner of the golfing facility, Bill Mast. However, for a non-residential property such as the subject recreational facility to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Bill Mast doubtlessly discussed business and possibly even struck deals at the Clubhouse. However, research yielded no evidence that the building served as Mast's primary workplace, or that it had any strong associations with the work of other individuals who might be considered historically significant. Consequently, the facility does not appear to qualify for individual listing in the CRHR under Criterion 2.

The Ranch-style Clubhouse building is not significant for architectural or construction value. The building is an unremarkable example of the Ranch style applied in the design of a recreational facility. Its sprawling irregular plan formed of multiple projecting wings, its sizeable windows (particularly at the south elevation), its large stone chimney, and its gabled roofs with broadly overhanging eaves incorporating exposed rafter tails and ridge beams all continue to make it recognizable as an example of Ranch style architecture. However, the building is a commonplace example of a Ranch-style recreational building. It lacks high artistic value, and is not an important example of type, period, or method of construction. Research did not yield the name of the architect who designed the building, and the resource itself does not have design qualities suggesting that it is an important example of a master architect's or builder's body of work. Moreover, the building's historical integrity of design, materials, and workmanship has been compromised. Although the principle westerly additions were constructed in the 1960s and conformed to the overall Ranch-style design, the original board and batten exterior cladding—a character-defining original Ranch-style feature—has been replaced with plaster/stucco. It appears likely that original windows have been in-filled in some places, and the building received a substantial addition at the front portion of its east end that appears to date to the 1990s. For these reasons, the Clubhouse does not qualify for individual listing in the CRHR under Criterion 3.

5.4.3 Lodge

Plate 10. South and East Elevations of the Lodge, Looking Northwest

Plate 11. South Elevation of the Lodge, Looking Northeast

The Clubhouse is not significant under CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Clubhouse building at Carlton Oaks Golf Course and Country Club is not eligible for listing in the CRHR. The Clubhouse has been evaluated in accordance with Section 15064.5 (a)(1) of the State CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

5.4.3.1 Description

The 44-room Lodge is oriented from north to south along a secondary driveway off Inwood Drive. The long front (west) elevation overlooks the parking lot and Clubhouse, and the rear (east) elevation overlooks the driving range. The north elevation faces the parking lot and part of the golf course, while the south elevation faces the Clubhouse terrace. Set on a sloped and landscaped site, the Lodge is a two-story rectangular volume seated on a concrete slab that also forms the walkway around ground-level rooms. The Lodge features painted board and batten cladding at the first floor and painted stucco at the second floor. The second floor is accessed at the west elevation by a pedestrian ramp and bridge incorporating a concrete block retaining wall, and by open exterior stairways on both the north and south elevations. This level is wrapped with a cantilevered continuous porch and metal balustrade. Hanging support posts tie into exposed beams and rafters beneath a gabled bonnet-roof. Expansive gable ends at the north and south are vented with horizontal wood lattice.

Guest rooms are symmetrically arrayed along the first and second floors on both the west and east elevations. The doors and windows are arranged in pairs along the building's length, terminating with a single door at each end. All doors are painted, solid-panel units, and all east and west elevation windows are tall rectangular four-light metal-frame units. Knee-high square vents between each door and window appear to serve interior HVAC units.

The south elevation has four metal-frame sliding windows located at the east and west edges of the building on its first and second floors. These illuminate the end-unit Lodge rooms. In addition, a wood shed with vertical siding and a slope roof has been added on the southern side just outside the building footprint and under the exterior stair. This houses vending machines.

The north elevation is blank except for the exterior stair and walkways.

5.4.3.2 Evaluation

The Lodge building at Carlton Oaks Country Club does not meet any of the criteria for listing in the CRHR. Consequently, the Lodge building does not qualify as a historical resource under CEQA.

The Lodge was the second building constructed at the Carlton Oaks Country Club complex by Bill Mast and his Carlton–Santee Corporation. The Clubhouse to the southeast opened in 1963. Construction began in 1962, and the facility opened in May 1963. In late September 1965, Mast and the Carlton–Santee Corporation announced that construction had begun on the 44-room Lodge. Designed by San Diego architect Mark Faddis, the Ranch-style Lodge building was completed in time for a New Year's Eve opening. While overseeing a comprehensive $10,000 to $15,000 landscaping program for the golf course and the clubhouse, San Diego landscape architect Kenneth J. Hayashi also designed the Lodge's grounds. The landscaping program included mounding, grading, and sloping the earth to reinforce a park-like setting for the Lodge and Clubhouse. It would add around 50 olive, evergreen pear, sycamore, and Toyon trees to isolate the club from residential areas (*San Diego Union* 1963:F-11, 1965a:F-9, 1965b:F-16, 1966:F-7).

Research for this evaluation, including full-text searches of digital historical newspapers, yielded little information on Mark Faddis or Kenneth Hayashi. Prior to his work on the Carlton Oaks Country Club Lodge, Faddis designed the Catamaran Hotel and Resort on Mission Bay for Braemar Development Corporation, constructed beginning in 1959. In 1965 he received an award from the Unit Masonry Association of San Diego for the best motel unit design for his work on buildings at the Bahia, another Mission Bay resort (*Los Angeles Times* 1959:VI-12; *San Diego Union* 1965c:F-10). Historical newspaper research yielded no other information on Faddis's work as an architect. Kenneth Hayashi practiced landscape architecture in the San Diego area from the 1960s into the 1980s.

The construction of the Lodge building itself is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. The Lodge served the visitors to the country club and golf course in a manner typical of similar facilities at golf courses throughout San Diego County and southern California. Research efforts yielded no evidence that the Lodge was the site of a historically significant event or part of a pattern of events that distinguishes the building historically from others like it. The Lodge building does not, therefore, qualify for individual listing in the CRHR under Criterion 1.

The Lodge does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. For a commercial property such as the subject recreational facility hotel building to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. A post-World War II golf course and country club hotel is generally not the kind of resource apt to have significance for association with the productive life of a historically significant individual because of the short-term nature of lodging at such recreation facilities. Research yielded no evidence that the building has strong association with the work of an individual who might be considered historically significant. Consequently, the Lodge does not qualify for individual listing in the CRHR under Criterion 2.

The Ranch-style Lodge building is not significant for architectural or construction value. The building's long rectangular plan, gabled bonnet roof featuring wood soffits and exposed rafter tails, its wood lattice gable ends, and its first-floor board and batten cladding are typical features of Ranch style hotel or motel building. The building is not an exceptional example of a two-story Ranch style lodge. It does not exhibit high artistic value and is not an important example of type, period, or method of construction. It does not exhibit the rustic qualities of many architecturally significant traditional Ranch-style buildings. It is not a good example of more Modernistic variations on the style that veer toward Mid-Century Modern, important examples of which typically incorporate more varied and eye-catching cladding materials and/or larger windows The building's architect, Mark Faddis, is not currently recognized as a San Diego-area master architect. The Lodge building lacks design qualities suggesting that it has potential to contribute to a collection of yet-to-be identified San Diego-area buildings designed by Faddis that might make him a candidate for master architect status in the future. For these reasons, the Lodge does not appear eligible for individual listing in the CRHR under Criterion 3.

The Lodge is not significant under CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Lodge building at Carlton Oaks Golf Course and Country Club is not eligible for listing in the CRHR. The Lodge has been evaluated in accordance with Section 15064.5 (a)(1) of the State CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

5.4.4 Casitas

Plate 12. South Elevation of Casita at 8761 Carlton Oaks Drive Showing Units 307 (left) and 308 (right), Looking Northeast

5.4.4.1 Description

The Casitas comprise four 2-unit lodging buildings located at the northern edge of the Carlton Oaks Country Club. They are aligned from west to east between Carlton Oaks Drive to the north and the Clubhouse parking lot to the south. On the west, they are bounded by five private residential properties and Inverness Drive. To the east, they are bounded by the Country Club's Residence building and Inwood Drive, which gives access to the Carlton Oaks guardhouse and formal entry to the Country Club complex. From west to east, the Casita at 8725 Carlton Oaks Drive contains Units 301 and 302; 8737 Carlton Oaks Drive contains Units 303 and 304; 8749 Carlton Oaks Drive contains Units 305 and 306; and 8761 Carlton Oaks Drive contains Units 307 and 308.

The Casitas' primary façades are oriented to the south. They are separated from the Country Club's parking lots above a broad lawn with a concrete access path at its center. A long concrete walkway with integrated planters runs in front of the four buildings and provides access to each unit. The Casitas' rear elevations face north and are separated from the main road by a shallow backyard with a privacy wall along the public sidewalk at Carlton Oaks Drive.

The Casitas share an identical footprint that has been flipped; the four buildings sit together in two mirror-image pairs. Each Casita is rectangular with a low cross-hip composition roof. The cross-hip roofline projects beyond the hip roof line on the front (south) façades. Each side occupies half of the

building's length and one guest unit is located in each half of the building. There are shallow bump outs at the east and west ends of each rear (north) elevation. The buildings are arranged with the projecting cross-hip facing south at the center of each pair. Sheltered under deep eaves, the primary (south) façade of each building features board-and-batten siding with projecting vestibules at the center of each unit. The vestibules are wide and prominent at the cross-hip; along the hip roof they are narrow and shallow. Main entry doors and recessed patios are located to either side of this form. The entries and fenestration are slightly different or altered at each unit.

The vestibule at Unit 301 is framed by a patio and metal sliding-glass door to the west and by a tall vertical wood-framed frosted-glass window to the east that does not appear to be original. The unit is entered through a painted, solid-panel door located on the eastern side of the vestibule. Unit 302 is entered through a painted, solid-panel door set back in the south face of the vestibule. The vestibule is framed by metal sliding-glass doors and patios to the west and east. Unit 303 is entered through a painted, solid-panel door located to the east of the vestibule, while the east wall of the vestibule itself features a metal-frame sliding window. The vestibule is framed by a pair of nonoriginal wood-frame single-light French doors and patio to the west and by a metal-frame sliding-glass door and patio to the east. Unit 304 is entered through a south-facing solid-panel door in the center of the vestibule and is framed to the east by a metal frame sliding-glass door and to the west by a pair of nonoriginal wood-frame single-light French doors and patio. The vestibule at Unit 305 is framed by a patio and metal sliding glass door to the west and by a tall vertical wood-framed frosted glass window to the east that does not appear to be original. A painted, solid-panel door is located on the eastern side of the vestibule. Unit 306 is entered is entered through a set-back painted, solid-panel door located on the south-facing side of the vestibule, while the western side of the vestibule features a metal-frame sliding window. The vestibule is framed to the west and east by metal-frame sliding-glass doors and patios. Unit 307 is entered through a painted, solid-panel door located to the west of the vestibule, while the western side of the vestibule features a metal-frame sliding window. The vestibule is framed by metal sliding-glass doors and patios to the east and west. Unit 308 is entered through a solid-panel door on the west face of the vestibule. The vestibule is framed by a tall vertical wood-framed frosted glass window to the west and metal-framed sliding-glass doors to the east.

The side (east and west) elevations of each Casita are blank painted stucco with occasional meter boxes, HVAC units, and electrical conduit. The rear (north) elevations are painted stucco with two symmetrically placed metal-frame sliding windows above wall-mounted air-conditioning equipment on the flat part of the wall. The bump-outs at the end of each building contain single metal-frame sliding windows facing inward, one to the east and one to the west. The northern side of each bump-out has a single wall vent.

5.4.4.2 Evaluation

The Casitas building complex at Carlton Oaks Golf Club and Country Club does not meet any of the criteria for listing in the CRHR. Consequently, the buildings do not qualify as a historical resource under CEQA.

The Casitas buildings were developed to add more lodging units to the Carlton Oaks Golf Course and Country Club. They originally contained four dwelling units each. In December of 1971 the *San Diego Union* reported that the Carlton–Santee Corporation had "recently completed" construction of the buildings at a cost of $110,000 (*San Diego Union* 1971: F-3). Research did not reveal the name of any architect responsible for designing the buildings.

The construction of the Casitas building is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. The buildings served the visitors to the country club and golf course in a manner typical of similar facilities at golf courses throughout San Diego County and southern California. Research efforts yielded no evidence that the buildings were the site of a historically significant event or part of a pattern of events that distinguishes them historically from other buildings like them. The Casitas buildings do not, therefore, qualify for individual listing in the CRHR under Criterion 1.

The Casitas do not have significance for association with and strongly representing the productive life of a historically important individual. For a commercial property such as the subject recreational facility hotel buildings to qualify as significant for association with a historically important individual, they need to represent the work or other activity for which the person is primarily known, and they need to be the site where the person performed that work or other activity for which they are known. Post-World War II golf course and country club lodging buildings are generally not the kind of resource apt to have significance for association with the productive life of a historically significant individual because of the short-term nature of lodging at such recreation facilities. Research yielded no evidence that the buildings have strong association with the work of an individual who might be considered historically significant. Consequently, the Casitas building complex does not qualify for individual listing in the CRHR under Criterion 2.

The Casitas building complex is not significant for architectural or construction value. The buildings' low-pitched hipped roofs, recessed entries, and board and batten cladding make them readily recognizable as examples of the Ranch style. However, they are entirely commonplace examples of the style. They do no exhibit high artistic value and are not an important example of type, period, or method of construction. Research yielded no evidence that the buildings were designed by a master architect or builder. They lack design qualities suggesting that they would contribute to the body of work for which a master architect has been recognized or may be recognized in the future. For these reasons, the Casitas building complex does not appear eligible for individual listing in the CRHR under Criterion 3.

The Casitas are not significant under CRHR Criterion 4 as sources or likely sources of important historical information, and do not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Casitas building complex at Carlton Oaks Country Club is not eligible for listing in the CRHR. The Casitas have been evaluated in accordance with Section 15064.5 (a)(1) of the State CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

5.4.5 Residence

Plate 13. South and West Elevations of the Residence, Looking Northeast

5.4.5.1 Description

The Residence is located to the east of the Carlton Oaks Golf Course and Country Club Casitas and to the west of Inwood Drive. Its primary façade is oriented to the south overlooking a broad lawn, a driveway, Club parking, and a pedestrian walkway that runs east from the driveway to the public sidewalk. The rear elevation faces north and is separated from the main road by a shallow backyard. The yard shares the Casitas' long privacy wall, which also encloses the Residence on its eastern side. A driveway runs from the center rear of the Residence to a double-door gate in the wall along Carlton Oaks Drive.

5.4.5.2 Evaluation

The Residence at Carlton Oaks Country Club does not meet any of the criteria for individual listing in the CRHR. Consequently, the building does not qualify as a historical resource under CEQA.

The Residence was originally constructed along with the four existing Casitas buildings to the west to add more lodging units to the Carlton Oaks Country Club. They all originally contained four dwelling units each. In December of 1971 the *San Diego Union* reported that the Carlton–Santee Corporation had "recently completed" construction of five new lodging buildings at a cost of $110,000 (*San Diego Union* 1971: F-3). Research did not reveal the name of any architect responsible for designing the buildings. It appears that the subject resource was converted to a single-family residence in more recent decades. Presently, it vaguely resembles the four Casitas buildings to the west. It appears likely that the multiple entry recesses observable across the Casitas façades underwent door removal and construction of façade in-fill walls with nonoriginal windows in the case of the Residence.

The construction of the subject building and the four Casitas is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. Originally a lodging facility, the building likely served the visitors to the country club and golf course in a manner typical of similar lodging buildings at golf courses throughout San Diego County and southern California. Research efforts yielded no evidence that the building was the site of a historically significant event or part of a pattern of events that distinguishes the building historically from others like it. The current Residence building does not, therefore, qualify for individual listing in the CRHR under Criterion 1.

The Residence does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. The building originally functioned not as a residence, but rather as part of a golf course and country club hotel/motel complex, providing temporary lodging to visitors. For such a building to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. A post-World War II golf course and country club lodging building is generally not the kind of resource apt to have significance for association with the productive life of a historically significant individual because of the short-term nature of lodging at such recreation facilities. Research yielded no evidence that the building has strong association with the work of an individual who might be considered historically significant. Consequently, the current Residence building does not qualify for individual listing in the CRHR under Criterion 2.

The Ranch-style residence building is not significant as an important example of historic-era construction or architecture. The building's massing, low-pitched hip roof, and board and batten cladding make it recognizable as an example of the Ranch style. However, it is an entirely commonplace example of the style that lacks artistic value and does not embody distinctive characteristics of a type, period, or method of construction. Research yielded no evidence suggesting that it may be an important example of a master architect or builder's significant body of work. The building appears to have originally resembled the four Casitas buildings to its west, and appears to have undergone substantial façade alterations compromising its historical integrity of design, materials, and workmanship. For these reasons, the current Residence at the Carlton Oaks Country Club is not eligible for individual listing in the CRHR under Criterion 3.

The Residence is not significant under CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Residence building at Carlton Oaks Country Club is not eligible for listing in the CRHR. The Residence building has been evaluated in accordance with Section 15064.5 (a)(1) of the State CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

5.4.6 Maintenance Building

Plate 14. North and West Elevations of Maintenance Building, Looking Southwest

5.4.6.1 Description

The Maintenance building is sited in the southeast quadrant of the golf course, near the 15th and 16th Holes, at a packed-dirt maintenance yard surrounded by mature trees. The one-story rectangular building is oriented east-west. It has nonoriginal standing-seam metal exterior cladding and an extremely low-pitched gable roof. Its longer elevations face north and south. The east third of the north façade has a horizontal window opening covered with security bars and an entry door; the center third of the north elevation has two tall truck doors with an additional entry door to the west; the west third of the north façade abuts a square shed addition with wood cladding. The east elevation has a centered entry door with a rectangular window opening covered by security bars to its south. The long south elevation was partially obscured but appears to have an entry door in its eastern third with a utility metal utility shed butted against its east end. An open-sided shed addition is located on the western side of the building. The eastern third of the building is an addition constructed after 1980.

The east elevation of the primary shed has a center entry door with a rectangular window opening covered by security bars to its south. The east elevation of the auxiliary shed has an entry door at its north end. The long south elevation was partially obscured but appears to have an entry door in its eastern third with a utility metal utility shed butted against its east end. The west elevation of the Maintenance building was not visible during the site visit.

5.4.6.2 Evaluation

The Maintenance building at the Carlton Oaks Golf Course and Country Club does not meet any of the criteria for listing in the CRHR. Consequently, the building does not qualify as a historical resource under CEQA.

The Maintenance building was originally constructed as part of development of the first nine holes of the Carlton Oaks Golf Course. Construction of the golf course began in 1960. Reportedly, the Maintenance building originally served as the golf course's clubhouse when the first nine holes opened in 1961, prior to construction of the current clubhouse (Aiken pers. comm.; *San Diego Union* 1960:F-2, 1961:G7). The utilitarian building received a substantial addition forming the eastern third of its current footprint sometime after 1980.

The construction of the subject building is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. Originally the golf course's clubhouse, and subsequently its maintenance building, the subject resource served the golf course and country club in a manner typical of comparable buildings at golf courses throughout San Diego County and southern California. Research efforts yielded no evidence that the building was the site of a historically significant event or part of a pattern of events that distinguishes the building historically from others like it. The current Maintenance building does not, therefore, qualify for individual listing in the CRHR under Criterion 1.

The Maintenance building is not significant as a resource associated with and strongly representing the productive life of a historically important individual. For a non-residential building to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Research yielded no evidence that the building has strong association with the important work of an individual who might be considered historically significant. Consequently, the Maintenance building does not qualify for individual listing in the CRHR under Criterion 2.

The subject building is not significant as an important example of historic-era construction or architecture. It is an entirely utilitarian structure that does not embody any architectural style and lacks high artistic value. It is not an important example of type, period, or method of construction, and is not an important example of a master architect or builder's work. Additionally, the building has a post-1980 addition comprising the eastern third of its current footprint. For these reasons, the current Maintenance building at the Carlton Oaks Golf Course is not eligible for individual listing in the CRHR under Criterion 3.

The subject building is not significant under the CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Maintenance building at the Carlton Oaks Golf Course is not eligible for listing in the CRHR. The building has been evaluated in accordance with Section 15064.5 (a)(1) of the State CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

5.4.7 Carlton Oaks Golf Course

Plate 15. 18th Hole from Clubhouse Terrace, Looking East-Southeast

Plate 16. Golf Course from Clubhouse Terrace, Looking South Across Putting Green Toward 1st Hole

5.4.7.1 Description

The existing approximately 165-acre Carlton Oaks Golf Course is bounded on the north by the Carlton Oaks Country Club and private residences along Inverness Road and Carlton Oaks Drive, on the east by open space, on the south by the San Diego River (South Channel), and on the west by the river and West Hills Parkway. A designed landscape, the course is characterized by a gently undulating, irregular topography. It consists of manicured greens, grass-covered fairways, a network of golf cart pathways, more than 400 mature trees, and bunkers and other features with earth-retaining railroad ties. Two water-retaining basins are located south of the Carlton Oaks Country Club's Clubhouse. An un-landscaped drainage overflow area is located northeast of the northerly basin and east of the course's driving range. An unpaved channel conveys water eastward from the northerly basin and connects to the San Diego River.

The course has 18 holes. The 1st and 10th Holes are located east of the Country Club's Clubhouse. The 1st through 5th Holes stretch west along the southern side of the course adjacent to the river. The 6th through 9th Holes run to the east along the northern side of the course. The second nine holes are located at the wider, eastern portion of the course, with the 10th to 15th Holes taking golfers in multiple directions. The 16th and 17th Holes are located at the far eastern portion of the course. The 18th Hole is located on the eastern side of the northerly water basin, southeast of the Clubhouse and south of a driving range. Putting greens are situated immediately east of the Clubhouse.

5.4.7.2 Evaluation

The Carlton Oaks Golf Course is not eligible for listing in the CRHR due to insufficient historical significance and diminished historical integrity. The golf course does not qualify as a historical resource under CEQA.

As noted above, the Carlton Oaks Golf Course and Country Club are not significant as "anchor development" that stimulated demand for housing in its immediate vicinity. In fact, the initial housing development closest to the golf facility did not prove immediately successful, and plans for additional residential development in the portion of Santee in the vicinity of the golf facility stalled. Across post-World War II San Diego County and southern California, golf courses were constructed in anticipation of, or to accommodate, growth in population and residential construction. The Carlton Oaks Golf Course was not created as part of a larger, unified, master-planned community developed in planned stages or as part of a singular undertaking. It would be inappropriate to characterize the golf course as a primary causal factor in the development of Santee. Local golfers who became well known professionals played the course and spent time at the country club. The facility hosted the 1974 NCAA Championship Tournament. However, it did not become a course that annually hosted a major professional golf event the way San Diego County golf courses such as the Mission Valley Country Club, Torrey Pines, and La Costa Resort did. For these reasons, the Carlton Oaks Golf Course is not eligible for listing in the CRHR under Criterion 1.

Plate 17. 1968 Aerial View of Eastern Half of Course

Plate 18. 1995 Aerial View of Eastern Half of Course as Redesigned by Dye Designs

The subject golf course does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. Research yielded no evidence that nationally renowned golfers from the 1960s or early 1970s are primarily known for their performances at tournaments held at Carlton Oaks. Prominent Santee developer and original owner of the golfing facility, Bill Mast, spent time there during the 1960s and early 1970s. However, for a

non-residential property such as the subject golf course to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Although Bill Mast doubtlessly discussed business and possibly even struck deals on the golf course, the course was not Mast's primary workplace. Research yielded no evidence that the course had any strong associations with the work of other individuals who might be considered historically significant. Consequently, the facility does not qualify for individual listing in the CRHR under Criterion 2.

The golf course is not significant as a designed landscape. The golf course is not a historically important example of golf course landscape design. Bill Tucker was a well-known southern California golf course architect. However, research yielded no evidence that the course, as originally designed by Bill Tucker with contributions by Charles Rizzo, earned a reputation for innovative golf course landscape architecture during the 1960s or early 1970s. The course does not appear to have been an important example of the work of designer Bill Tucker. Moreover, although it is expected for golf courses to undergo change and evolve overtime, as do most designed landscapes, Carlton Oaks Golf Course's owners arranged for a major redesign of the course by Dye Designs in the late 1980s, which changed numerous elements of the landscape and altered the course so as to increase its difficulty. Alterations included changing the direction of play and renumbering holes, eliminating one permanent water basin and creating another at a different location, relocating holes, raising holes, increasing the number of bunkers and their size in many cases, and expanding the network of golf cart paths across the course. As noted above, professional golfer Cesar Sanudo characterized the redesigned course as "a whole lot different" than the course prior to the redesign. The course does not, therefore, retain historical integrity of design and workmanship with respect to a 1961–1975 period of potential significance. As redesigned in 1989, the course is not such an exceptional example of golf course design that it should be given special consideration as a resource that has achieved significance 20 years prior to reaching the 50-year benchmark for consideration as a potential historical resource. For these reasons, Carlton Oaks Golf Course is not eligible for individual listing in the CRHR under Criterion 3.

The golf course is not significant under CRHR Criterion 4 as a source or likely source of important historical information. Nor is it likely to yield important information about construction methods, materials, or technologies related to its history as a golf course.

In summary, the Carlton Oaks Golf Course does not meet any of the criteria for CRHR listing. The golf course has been evaluated in accordance with Section 15064.5 (a)(1) of the State CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

5.4.8 9225 Inwood Drive

Plate 19. 9225 Inwood Drive, Looking East-Southeast

5.4.8.1 Description

The subject property is located at the intersection of Inwood Drive and Carlton Oaks Drive. Situated north of the entrance to the Carlton Oaks Golf Course and Country Club, the subject property is a west-facing Ranch-style residence with an L-shaped plan. The residence has an intersecting Dutch gable roof with moderately overhanging open eaves and gutter-lined fascia boards. Covered in nonoriginal asphalt shingles, the roof features flared gable ends with lattice siding. Exterior cladding consists of upper stucco and lower, nonoriginal stacked stone veneer. Secured by a nonoriginal double door with glazing, the main entrance faces west adjacent to the ell at the primary façade. Nonoriginal vinyl windows punctuate the primary façade in three places and the north-facing secondary façade in one place. Two of the windows have nonoriginal security bars. A nonoriginal screen wall fronts the main entrance. At the south portion of the primary façade, a tarp fronts the attached garage, which is secured by a nonoriginal door. The property is landscaped with a lawn and shrubbery.

5.4.8.2 Evaluation

The Carlton–Santee Corporation constructed the subject Ranch-style residence at 9225 Inwood Drive in 1961 as part of a housing tract developed immediately north of Carlton Oaks Golf Course (ParcelQuest 2021; NETR 2019). The construction of suburban Ranch-style homes was a development trend that occurred across California. An association with this pattern of events is entirely commonplace in Santee and communities throughout California. The subject residence does not represent post-World War II suburban housing in a uniquely important or distinctive way. Research efforts yielded no evidence that the subject property was the site of a historically

significant event or part of a pattern of events that distinguishes it historically from others like it. The subject property does not, therefore, qualify for listing in the CRHR under Criterion 1.

9225 Inwood Drive does not appear significant as a built environment resource associated with and strongly representing the productive life of a historically important individual. Residences in post-World War II suburban housing tracts are not a type of built environment resource apt to have significance under NRHP Criterion B and CRHR Criterion 2.For such a property to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity. Research yielded the name of one former resident, Frank B. McCowen, who resided at 9225 Inwood Drive in 1977, but not any earlier owners or occupants (U.S. Public Records Index 2010). History sources, internet searches, and full-text searchable historic newspaper databases did not reveal any evidence that Frank B. McCowen or any other individual made important contributions to history in association with the subject property. For these reasons, 9225 Inwood Drive is not eligible for the CRHR under Criterion 2.

The subject property's Ranch style residence is not an important example of historic-era construction or architecture. The residence's massing, intersecting Dutch gable roof, and window sizes and locations make it recognizable as an example of the Ranch style, but numerous alterations limit its capacity to represent the historic qualities of the style. The residence is an entirely commonplace example of a ubiquitous building type that lacks high artistic value and does not embody distinctive characteristics of a type, period, or method of construction. Research yielded no evidence suggesting that the building may be an important example of a master architect's or builder's significant body of work. For these reasons, 9225 Inwood Drive is not eligible for listing in the CRHR under Criterion 3.

The property is not significant under CRHR Criterion 4 as a source or likely source of important historical information, and it does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, 9225 Inwood Drive is not eligible for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in PRC Section 5024.1, and found not to qualify as a historical resource for the purposes of CEQA.

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Chapter 6
Conclusions and Recommendations

6.1 Archaeological Resources

ICF conducted an intensive pedestrian survey as well as archaeological testing and evaluation of two cultural resources in the study area to determine if significant resources are present and analyze the project's potential impacts on such resources. To accomplish this, an intensive pedestrian survey and STP excavations were conducted in potentially intact sediments containing artifact concentrations or potential archaeological features. Once excavations revealed intact subsurface deposits, STP and TEU excavations were conducted to determine the extent of the site boundary. These efforts examined both previously untested and unevaluated archaeological resources in the study area.

The records search and research identified one archaeological resource within the study area that had not been previously evaluated for eligibility for the CRHR (P-37-000204/CA-SDI-204). The archaeological survey identified an additional prehistoric site in the study area (ICF-COak-S-01). A built environment survey identified a single district. The two previously untested and unevaluated archaeological sites located in the study area had Phase 2 testing conducted during the current effort. All resources were evaluated for eligibility for listing in the CRHR. Newly recorded site ICF-COak-S-01 is recommended not eligible for listing in the CRHR.

Site P-37-000204/CA-SDI-204 is recommended eligible for listing in the CRHR under Criteria 4. The soils data for the site boundary almost precisely fits on a hill landform constructed of weathered granodiorite weathered and quartz-diorite that would have overlooked the San Diego River (see Confidential Appendix A, Figure 4). Alluvial deposits surround the site to the north, east, and west with the southern boundary consisting of river wash from the San Diego River. See Confidential Appendix A, Figure 5 for an historic aerial showing these alluvial patterns from the San Diego River. Eighteen sites have been recorded within a mile of site P-37-000204/CA-SDI-204 and may all be associated with the SDM-W-200 site. The concentration of sites in the area is likely related to proximity to a steady water source at the San Diego River. Due to the concentration of sites in proximity to P-37-000204/CA-SDI-204 and the archaeological sensitive nature of the area, full-time monitoring is recommended for any ground-disturbing activities in the project area for the purpose of identifying any previously uncovered subsurface cultural resources. In addition, this area has been noted as an area of tribal concern by the Viejas Band of Kumeyaay Indians and the Iipay Nation of Santa Ysabel and the presence of human remains makes this site a significant cultural resource, not only for research potential but for local tribes. Although ground disturbance within the CRHR eligible site has been avoided wherever possible the project will require ground disturbance for four storm water diversion features that could have a significant impact on this cultural resource. Therefore, an archaeological data recovery plan and implementation of data recovery efforts to mitigate the impacts of construction will be necessary before construction related ground disturbance with the site boundaries can occur.

The project could affect previously unknown buried archaeological resources. Although the number of prehistoric archaeological resources recorded in this area and within one mile suggests prehistoric use, this area is covered with alluvial deposits from the San Diego River that have

accumulated over the course of known human occupation in the region. These alluvial deposits may have capped existing intact cultural lenses. Additionally, given the level of water and wind scouring in this area, as evidenced by historic aerials (see Chapter 3, *Environmental Setting*), there is a possibility that the deposition and movement of alluvium by water and wind has buried prehistoric archaeological sites that once existed on the surface. This is supported by the presence of artifacts from the Phase II testing at site P-37-000204/CA-SDI-204. Total avoidance of impacts on intact portions of site P-37-000204/CA-SDI-204 is recommended.

Although no artifacts were observed on the surface of much of the study area, there is a possibility for buried archaeological deposits to be encountered during project-related excavation. In the event that unknown archaeological resources that qualify as historical resources or unique archaeological resources are discovered during project construction, significant impacts could occur. Monitoring of the entire study area during ground-disturbing activities is recommended to avoid such impacts. As such, a monitoring and discovery plan is necessary before construction occurs. Should any part of the intact portion of site P-37-000204/CA-SDI-204 be affected by ground disturbance, a data recovery plan is necessary before any construction occurs.

6.2 Built-Environment Resources

The records search and research identified no built resources within the study area that have previously been determined or recommended eligible for the CRHR, or that have been previously designated locally. ICF's historical resource evaluation of the potential Carlton Oaks Golf Course and Country Club historic district finds that the facility is not eligible for the CRHR as a historic district. ICF's evaluations of the Country Club's Clubhouse, Lodge, Casitas, and Residence, the golf course Maintenance Building, the Carlton Oaks Golf Course itself, and 9225 Inwood Drive find that none of these resources is eligible for individual listing on the CRHR. Consequently, none of the historic-period built environment resources identified within the study area appear to qualify as a historical resource for the purposes of CEQA.

6.3 Recommended Mitigation Measures

The possibility of subsurface archaeological deposits within the project area exists because of the presence of prehistoric site P-37-000204/CA-SDI-204 in the project area and other nearby prehistoric village sites within one mile of the study area boundary. Archaeological monitoring is recommended within 250 feet of site P-37-000204/CA-SDI-204 because of subsurface components observed during testing and because of the area's high potential for archaeological sensitivity. This is due to the project's proximity to the San Diego River, a known water resource for Native American groups in San Diego. Also, the soils in the area are mostly alluvial and may either contain archaeological resources or cap undisturbed cultural deposits. Due to the landscaping and grading associated with the construction of the Carlton Oaks Golf Course, intact cultural deposits may exist beneath a layer of fill and landscaping, as evidenced by testing of site P-37-000204/CA-SDI-204. A qualified archaeological monitor is recommended to monitor, on a full-time basis, all ground-disturbing activities associated with project-related construction activities within 250 feet site P-37-000204/CA-SDI-204. Due to the known presence of Native American remains in the project area, a Native American monitor is also recommended within 250 feet of site P-37-000204/CA-SDI-204.

Site P-37-000204/CA-SDI-204 is recommended eligible under Criteria 4 of the CRHR and, as such, has the potential to yield further information important to an understanding of the prehistory of the local area, the state, or the nation. This site has not been formally evaluated. Testing of this site uncovered intact cultural deposits below cut, landscaped and/or graded portions of the Carlton Oaks Golf Course. Many diagnostic artifacts were observed both on the surface of the site and subsurface. Additionally, Native American human remains were identified.

The ideal treatment for cultural resources is avoidance of impacts. This project can cause damage to this significant cultural resource; therefore, reasonable efforts must be made to mitigate these impacts to a level below significant. Mitigation can include planning any construction to avoid this cultural resource, deeding this cultural resource into permanent conservation easement, capping or covering cultural resources with a layer of soil before building on the site, planning open space to incorporate this archaeological site, or full data recovery excavations restricted to the parts of this site that would be damaged or destroyed by the project. Capping the site would include placement of a geotextile fabric across the existing ground surface and covering that ground surface with a layer of clean fill and the placement of rubber mats in areas within the site boundaries for proposed ingress and egress.

Below is a list of recommended mitigation measures for the Carlton Oaks Country Club and Resort project. The recommended mitigation measures would be implemented for the Project to reduce impacts to less than significant. These are subject to change based on ongoing consultation efforts.

MM-CUL-1. Retention of Qualified Archaeologist

Prior to approval of grading permits, the Applicant will provide evidence to the City that a Qualified Archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology, has been contracted by the Applicant to implement the Archaeological Monitoring program and carry out all mitigation measures related to archaeological resources.

Within 60 days after construction is complete, the qualified archaeologist will prepare and submit a final monitoring report that will discuss the monitoring program, its results, and approval and provide interpretations about the recovered materials, noting, to the extent feasible, each item's class, material, function, and origin. Any new cultural sites or features encountered will be recorded with the SCIC at San Diego State University.

MM-CUL-2. Pre-Construction Cultural Resources Sensitivity Training

Prior to the approval of grading permits, a qualified archaeologist will prepare cultural resources sensitivity training materials for use during project-wide Worker Environmental Awareness Training (or equivalent). The cultural resources sensitivity training will be conducted by a qualified environmental trainer working under the supervision of a qualified archaeologist. The qualified archaeologist will determine and ensure the suitability of the qualified environmental trainer. The cultural resources sensitivity training will be conducted for all construction personnel. Construction personnel will be informed of the types of archaeological resources that may be encountered and of the proper procedures to be implemented in the event of an inadvertent discovery of archaeological resources or human remains. The City will ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.

MM-CUL-3. Installation of Exclusionary Signage

Prior to the approval of grading permits, exclusionary temporary environmentally sensitive area signage will be installed to ensure that site P-37-000204/CA-SDI-204 is not inadvertently affected during project construction. The exclusionary signage will encompass the mapped site boundary and be spaced no more than 20 feet apart; in order to discourage unauthorized disturbance, vandalism, or collection of artifacts, signage will not identify the protected areas as demarcating archaeological resources. Work within the delineated area will be limited to no new ground disturbance within the mapped boundaries of Site P-37-000204/CA-SDI-204 outside of approved areas where data recovery will be performed.

MM-CUL-4. Capping Site P-37-000204/CA-SDI-204

Avoidance of impacts to archaeological site P-37-000204/CA-SDI-204 will be conducted through a combination of site capping and avoidance, where feasible within the site boundaries. Prior to the approval of grading permits, a site-capping plan will be prepared by a qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for archaeology. The plan will be reviewed and approved by the Project Director for the City, with input from Native American tribal groups who have consulted on the project. The plan will include the following steps.

- To ensure that potential archaeological deposits remain intact, proposed work within the site boundary will require capping of the site, which will include placement of geotextile fabric across the existing ground surface and covering that ground surface with a layer of clean fill where project components are proposed and/or ground-protecting mats in areas of ingress and egress within the site.
- The exception to this will be those storm drains, which by the nature of their design, cannot be installed above ground; data recovery will be conducted within the ground disturbance footprint.
- Any proposed grading will only occur within new fill.
- This mitigation measure will not apply to non-project-related routine maintenance and operational activities that are routinely conducted for the golf course.

MM-CUL-5. Development and Implementation of Cultural Resources Monitoring Plan

Prior to approval of grading permits, a qualified archaeologist will prepare a Cultural Resources Monitoring Plan (CRMP) that will stipulate the location and timing of archaeological and Native American monitoring, including, but not limited to, the monitoring of all ground-disturbing activities within 250 feet of P-37-000204/CA-SDI-204.

The CRMP will include monitoring protocols that will be carried out during project construction and that stipulate that a Native American monitor associated with one or more of the Native American groups that have expressed interest in the project be retained to monitor all project-related ground disturbance stipulated in the CRMP. In preparing the CRMP, the Native American groups that have expressed interest in monitoring will be consulted regarding monitor scheduling, and a Native American-monitoring schedule will be incorporated into the CRMP. The CRMP will contain an allowance that a qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and, in coordination with the

Native American monitor(s) and the City, may reduce or discontinue monitoring as warranted if it is determined that the possibility of encountering archaeological deposits is low.

The plan will outline the appropriate measures to be followed in the event of an unanticipated discovery of cultural resources during project implementation, including that all ground disturbance within 100 feet of an unanticipated discovery will cease until a treatment plan is developed by a qualified archaeologist in coordination with the City and the Native American monitor(s), who will consider the resources archaeological and tribal value. The CRMP will identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan will establish the criteria utilized to evaluate the significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3), as well as identify the appropriate treatment to mitigate the effect of the project if avoidance of a significant resources is determined to be infeasible. The CRMP will also include provisions for the treatment of archaeological sites that qualify as unique archaeological resources pursuant to PRC Section 21083.2, which places limits on the costs of mitigation for unique archaeological resources. The plan will also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to locate and state repositories. The CRMP will be submitted to the City for review and approval prior to the approval of grading permits, as well as to the Native American groups that have expressed interest in the proposed project for review and comment.

MM-CUL-6. Development and Implementation of a Data Recovery Plan

Where avoidance and or site capping is infeasible, or if any part of the intact portion of Site P-37-000204/CA-SDI-204 will be affected by ground disturbance, or if the City, in coordination with the qualified archaeologist, determines that an unanticipated discovery is a historical resource, and data recovery is the only feasible mitigation, then an archaeological Data Recovery Plan (DRP) will be designed and implemented to record and remove scientifically important data that would otherwise be destroyed through construction-related ground disturbance, per CEQA Guidelines 15126.4(b)(3)(C). The DRP will include historic context, research design, expected feature types, data recovery thresholds, data recovery field and laboratory methods, artifact disposition policy, and reporting requirements.

The DRP and data recovery fieldwork will be completed prior to the start of or resumption of project construction. After the archaeological data recovery fieldwork is complete, the qualified archaeologist will prepare an archaeological DRP that conforms with the California Office of Historic Preservation's recommended contents and format for cultural resources reports. The report will be submitted to the City for review; and on the City's determination that the report is satisfactory, it will be reposited at the SCIC. Any artifacts collected during data recovery will be curated at the San Diego Archaeological Center, at the project proponent's expense. This report will be deemed acceptable by the City prior to any project-related ground-disturbing activities or issuance of grading permits. In cases of unanticipated cultural resource discoveries requiring data recovery, data recovery work and the report will be deemed acceptable by the City of Santee prior to the resumption of construction activities within the potentially impacted portion of the resource.

MM-CUL-7. Contact Authorities if Human Remains Are Encountered

Human remains are known to be located in the proposed project area. Should additional human remains be found within the project beyond those already identified in this report, then their location will be incorporated into site P-37-000204/CA-SDI-204. California Health and Safety Code Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains and that no further disturbance occur until the County Coroner has made a determination of origin and disposition, pursuant to PRC Section 5097.98. If the remains are determined to be Native American, then the County Coroner must contact the NAHC, which will assign a Most Likely Descendant. Per PRC 5097.98(b), the landowner will confer with the Most Likely Descendant about all reasonable options regarding the disposition of the remains. In addition, according to the California Health and Safety Code, six or more human burials at one location constitutes a cemetery (California Health and Safety Code § 8100), and disturbance of Native American cemeteries is a felony (California Health and Safety Code § 7052). Although there are known human remains in the project area, with the implementation of mitigation measures, the project will avoid potentially significant impacts on human remains.

PRC Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 will be followed in the event that human remains are discovered.

Chapter 7
References

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7.2 Personal Communication

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Dye, Perry
2019 Phone call between Stephanie Hodal, Architectural Historian, ICF, and Perry Dye, President Dye Designs, Englewood, CO. June 24.

Appendix A

Figures (Confidential)

Appendix B

Records Search and DPR Forms (Confidential)

Appendix C

Consultation (Confidential)

Appendix D
Built Environment DPR Forms

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

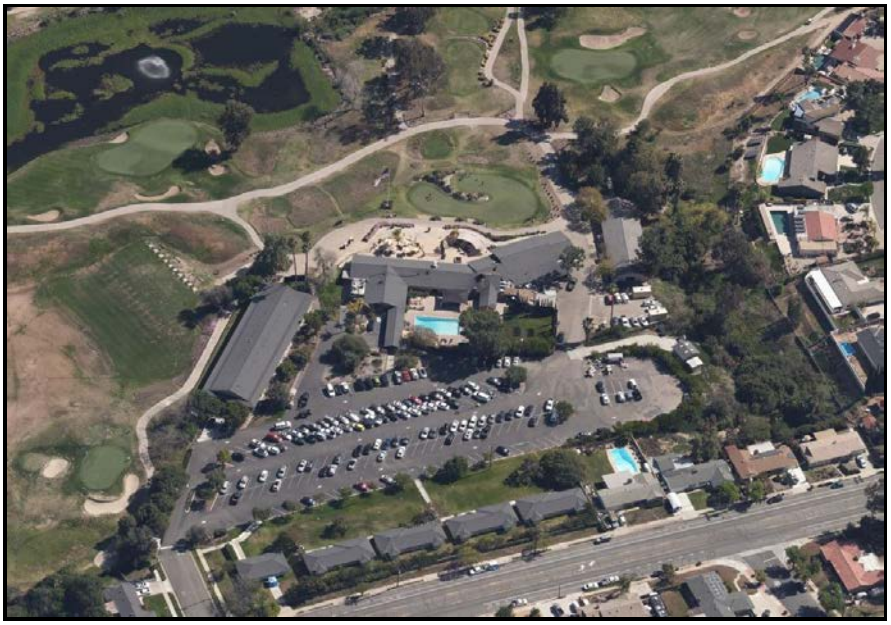
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** Carlton Oaks Golf Course and Country Club

P1. Other Identifier: Carlton Oaks
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** San Diego
***b. USGS 7.5' Quad:** La Mesa **Date:** 1967 (PR 1975) **T** 15S **R** 1W; **¼ of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: Zone mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APNs: 383-071-06 (City of Santee), 383-071-09 (City of Santee), 760-143-07 (City of Santee), and 383-080-03 (City of San Diego).

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject resource is a potential historic district, the Carlton Oaks Golf Course and Country Club. It occupies approximately 180 acres, most of which consists of the 160-acre golf course. The San Diego River runs through the southern portion of the property. The country club is an approximately 6.5-acre complex with buildings over 45 years of age that include a Clubhouse, a Lodge, four Casitas buildings associated with the Lodge, and a single-family Residence. A golf cart barn and an ancillary garage less than 45 years old are located at the west side of the complex. The golf course is an approximately 7,400-yard championship course with 18 holes, water hazards, bunkers, and over 400 mature trees. It includes a maintenance facility located approximately 500 yards southeast of the country club complex. Physical descriptions of the buildings over 45 years old and the golf course are included with the district record that follows this primary record (see page 5, *Continuation Sheet*).

***P3b. Resource Attributes:** (List attributes and codes) HP 39. Other (Golf Course and Country Club)
***P4. Resources Present:** ■ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Aerial view of Carlton Oaks Country Club, looking south

***P6. Date Constructed/Age and Sources:**
■ Historic ☐Prehistoric ☐Both
1960–1971

***P7. Owner and Address:**
City of San Diego &
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, and address):
Timothy Yates,
ICF
525 B Street, Ste. 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019
***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California*. Prepared for Lennar Homes.

***Attachments:** ☐NONE ■ Location Map ■ Sketch Map ■ Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ■ District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by Recorder): Carlton Oaks Golf Course and Country Club

D1. Historic Name: Carlton Oaks Golf Course and Country Club
D2. Common Name: Carlton Oaks Golf Course and Country Club

***D3. Detailed Description** (discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of the district): The approximately 180-acre Carlton Oaks Golf Course and Country Club consists of the approximately 160-acre golf course and a country club complex at the north central-east portion of the facility. The country club complex occupies approximately 6.5 acres. A paved parking lot separates the country club's Clubhouse and Lodge buildings on the south from four Casitas lodging buildings and a residence to the north. Each of these buildings is over 45 years old and evaluated individually as part of this potential district form set. West of the Clubhouse and parking lot are a golf cart barn and ancillary garage under 45 years old.

Constructed starting in 1960, with play on the first nine holes begun in 1961, the golf course forms the majority of the potential district. The facility's owners had the course substantially redesigned in the late 1980s. It consists of 18 holes and manicured greens, grass-covered fairways, golf cart pathways, sand bunkers with earth-retaining railroad ties, numerous mature trees, several water-retaining basins, and an unpaved channel that conveys water eastward from those basins and connects to the San Diego River. A maintenance facility consisting of a larger utilitarian building over 45 years old and an ancillary building less than 45 years old is located approximately 500 yards southwest of the country club complex (see page 5 Continuation Sheet).

***D4. Boundary Description** (describe limits of district and attach map showing boundary and district elements): The boundary encompasses the Carlton Oaks Golf Course and Country Club. At the north portion of the country club complex, the residence and four Casitas buildings are located next to the south side of Carlton Oaks Drive. The remaining northern side of the golf facility is bounded by private residences, some of which are sited along Carlton Oaks Drive. The eastern boundary of the potential district at the eastern edge of the golf course consists of open space. The San Diego River forms the southern boundary of the golf facility, and the river and West Hills Parkway form its western boundary.

***D5. Boundary Justification**: The boundary of this potential district includes all of the buildings and the landscaped golf course that form the Carlton Oaks Golf Course and Country Club. Developers who created the golf facility, including Bill Mast, also developed the suburban residential lots north of the country club and golf course. However, the golf course began operations in 1961, approximately a decade before construction of many of the private residences on its north side. As late 1968, most of the land immediately north of the course remained vacant. Therefore, the potential district is evaluated herein strictly as a golf facility, not as part of a larger development plan incorporating adjacent or nearby private residences, none of which would be subject to impacts as part of the proposed project requiring this historical resource evaluation for CEQA compliance.

***D6. Significance:** **Theme**: San Diego golfing and recreation; Santee history **Area**: San Diego County
Period of Significance: N/A **Applicable Criteria**: N/A
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole): The Carlton Oaks Golf Course and Country Club does appear to form a district with historical significance and integrity qualifying it for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The facility does not form a historic district qualifying as a historical resource under CEQA. Evaluations of individual resources that could be considered possible contributors to the potential district are included below in DPR 523A and 523B forms beginning on page 10 of this district form set (significance discussion continued on page 5, *Continuation Sheet*).

***D7. References** (Give full citations including the names and addresses of any informants, where possible):

See page 9, *Continuation Sheet*.

***D8. Evaluator**: Timothy Yates, Ph.D.

Date: August 23, 2019

Affiliation and Address: ICF, 575 B Street, Ste. 1700, San Diego, CA 92101

State of California - The Resource Agency
DEPARTMENT OF PARKS AND RECREATION

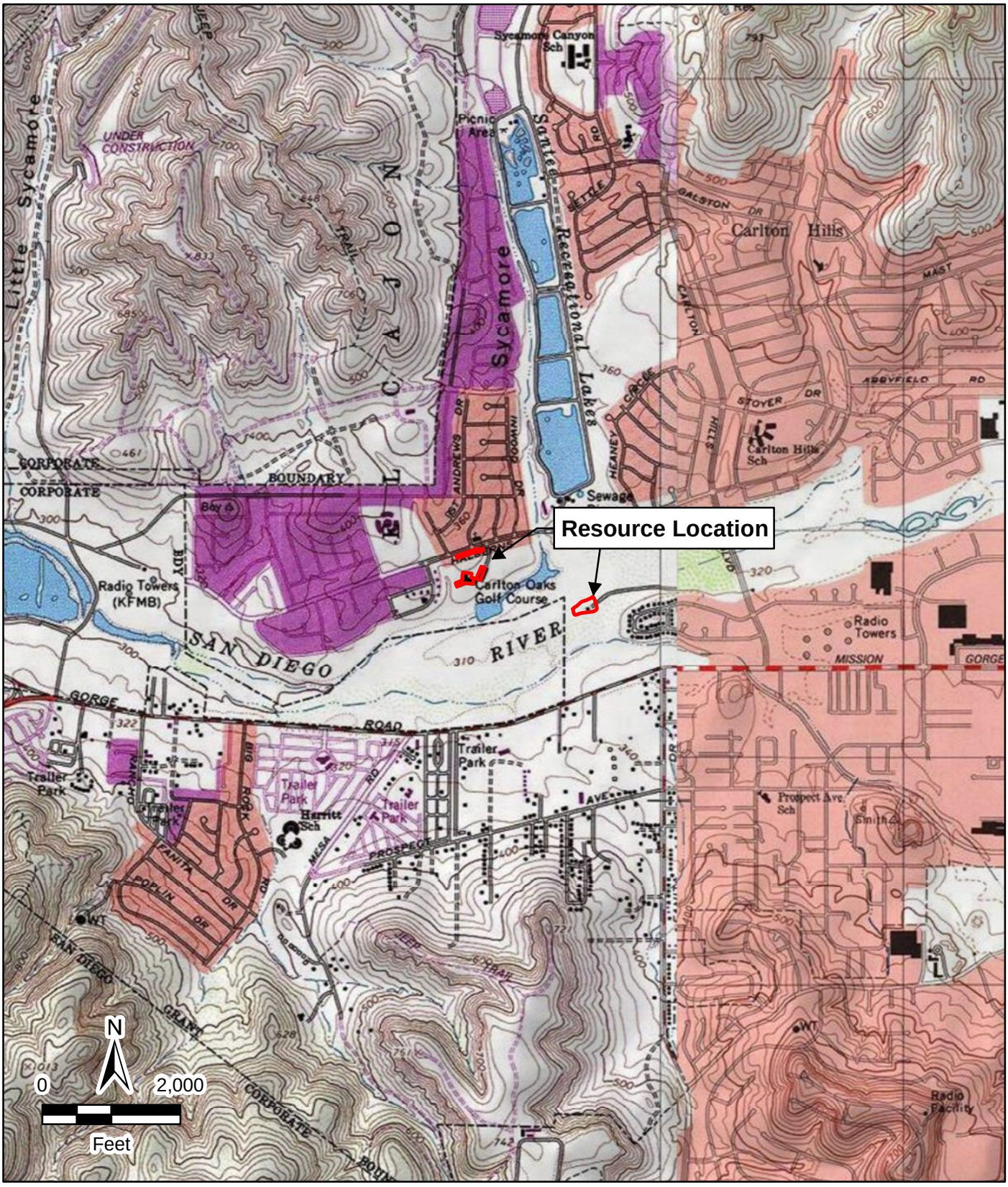
LOCATION MAP

Primary #: _____

Trinomial: _____

Resource Name or #: Carlton Oaks Golf Course and Country Club

Map Name: La Mesa, CA **Scale:** 1:24,000 **Date of Map:** 1985



Required information is bold


Maintenance Facility
Residence
Lodge
Casitas
Clubhouse
N
0
125
250
Feet
Legend
Built Environment Resources
Project Boundary

***D3. Detailed Description** (continued):

Architecturally, the potentially contributing buildings within the Country Club complex are all variations on the Ranch style. The earliest of these is the Clubhouse, built in 1963 and subject to additions prior to 1970 and after 1980. It has a sprawling irregular plan with a covered gable-roofed walkway leading to the main entrance, intersecting gabled roofs with broadly projecting open eaves featuring exposed rafter tails, non-original plaster/stucco cladding, numerous plate-glass windows, and some wall sections that appear to be in-filled windows. The building has moderate-to-poor historical integrity. Constructed in 1965, the Lodge is a two-story hotel/motel building with a rectangular plan, a gabled bonnet roof, a second-floor cantilevered continuous porch, first-floor board and batten cladding, second-floor stucco cladding, metal-frame windows, and wood lattice at gable ends. The building has good historical integrity. Completed in 1971 to the northwest and across the parking lot from the Lodge are four single-story lodging buildings known as the Casitas. They have rectangular plans, cross-hip roofs with deep eaves and recesses along the their front elevations, combination board and batten and stucco cladding, metal framed windows and sliding glass doors, solid-panel doors that do not appear to be original, and some non-original wood French doors. The Casitas have moderate to good historical integrity. East of the four Casitas is a Residence that appears to be a former Casitas building altered across the front elevation. It has a rectangular plan, a hip roof, combination board and batten cladding, a non-original entry door, and non-original vinyl windows. The golf course's Maintenance building is located approximately 500 yards south of the Country Club. It has a principle, original rectangular volume with a north-elevation shed addition and a substantial addition forming the east portion of the plan. The utilitarian building is clad mainly in non-original standing-seam metal.

***D6. Significance** (continued):

Development of Carlton Oaks Golf Course and Country Club

In 1956, Bill Mast and his Carlton Industries development company purchased 4,400 acres from the Josephine Scripps-owned Fanita Ranch for $1 million (*Los Angeles Times* 1956:A-12; *San Diego Union* 1963:F-11). Within 4 years, Mast and his company had begun developing a golf course and a new housing tract (*San Diego Union* 1960: F-2). By June, the course had been named Carlton Oaks, referring to the oak trees planted at the site by the early Mission Indians (Hagen 1960:G-5). That same month plans to build a golf clubhouse were announced with an anticipated opening date in early- or mid-autumn. The golf course developers promised the addition of a swimming pool, tennis courts, and a short nine-hole public course. Residential development had also arrived in the area. Volk Mclain Incorporated had completed 86 residences at Country Club Estates, located just north of the golf course's east end, and had begun constructing 110 homes at nearby Country Club Heights. Another developer had also begun constructed homes in nearby Carlton Hills (*San Diego Union* 1960: F-2).

Details about the nearly complete 18-hole Carlton Oaks Golf Course—the "newest tournament golf course west of Santee"—were released in March 1961 (*San Diego Union* 1961:F-4). The course occupied a large parcel at the lower end of wooded Santee Valley, lying in the floodplain of the San Diego River (*San Diego Union* 1963:F-11). Historic aerials show the river running the length of the course and providing a periodic natural water feature (NETR 2019). The 72-par course promised tournament play with more than 7,000 yards of fairways and greens bordered by oak, willow, and elm trees interspersed with three small lakes and several water holes. The latter were designed to enhance scenery while providing more than 20-million gallons of water to an automatic rotary pop-up watering system. Now doing business as the Carlton Santee Corporation, partners Mast and Berns also planned to develop a second fairway-adjacent custom home development (*San Diego Union* 1961:F-4).

The course opened in two phases—the first nine holes in October 1961 (Hagen 1961:G-7) and the second nine holes in February 1962 (*San Diego Union* 1963:F-11). Golf course architect Bill Tucker of Los Angeles—"one of the area's foremost course architects" (Curtis 1962:B-5)—"drew the original layout" with contributions by Charles Rizzo, Carlton Oaks' new head pro and manager. The course ranged in length from 6,600–7,000 yards, offered "mammoth" tees up to 160-feet long, and approximately 6,000 square feet of greens with the fairways cutting through sycamore, cottonwood, and oak trees. Management planned to operate the course as a public facility until the opening of the associated Carlton Oaks Country Club in April 1962 (Hagen 1962: G-4). After opening, the course would revert to private membership (Hagen 1961: G-7).

The country club would lease land from the Carlton-Santee Corporation on a hill overlooking two tees, two greens, and a practice green with a view of play on 12 holes. As described in a *San Diego Union* article in October 1961, the clubhouse would be designed in the Ranch style, and its facilities would include a bar, grill, dining room, steam room, lockers, outdoor patio, pool, and tennis courts. The article noted that landscapers had completed 41 sand traps on the first nine holes and planned to create seven water holes at completion of the 18-hole course (Hagen 1961:G-7). Groundbreaking for the $200,000 clubhouse was held in December 1962, and construction began on a new driving range that same month (*San Diego Union* 1962:I-4). The 7,000-square-foot clubhouse opened in May 1963 and featured a dining room, kitchen, cocktail bar and lounge, pro shop, locker rooms, and a separate cabana building. The anticipated pool opened in the late summer of 1963 (Hagen 1963:B-10). Still to come were construction of an outdoor dining terrace and putting green, planned to overlook the course, and tennis courts (*San Diego Union* 1963:F-11). Historic aerials show that the terrace and green were in construction by 1964 and complete by 1966 (NETR 2019).

Photograph 2. Carlton Oaks Golf Course and Country Club ca. 1968, Clubhouse and Lodge visible at upper center, to left of water basins; note predominantly empty residential lots adjacent to course at left, looking northeast

Mast and the Carlton Santee Corporation also developed the 44-unit Carlton Oaks Country Club Lodge in 1965. Located to the east of the Clubhouse, it was rushed to completion for the December holidays. Designed by architect Mark Faddis, it added 8 executive suites and 36 one-bedroom-and-bath units to the club complex. The 18,000-square-foot facility was two stories in height. Also in the California Ranch style, it featured an exterior of board and batten and plaster and a covered veranda encircling the structure on the second floor (*San Diego Union* 1965:F-9). Construction of the Lodge building began in the summer of 1965 and appears to have been completed by the end of that year. Then overseeing a comprehensive $10,000 to $15,000 landscaping program for the golf course and the clubhouse, San Diego landscape architect Kenneth J. Hayashi also designed the Lodge's grounds. That program would add a "portiere" to the clubhouse entry for covered passenger unloading and valet parking. The landscaping program included mounding, grading, and sloping the earth to reinforce a park-like setting for the club. It would add around 50 olive, evergreen pear, sycamore, and Toyon trees to isolate the club from residential areas. The second phase planned to add to the existing landscape on the golf course, enlarge the

parking area, and add a tennis court (*San Diego Union* 1966:F-7). A comparison of historic aerials between 1964 and 1966 clearly shows the changes to landscaping and parking but does not reveal the addition of a tennis court (NETR 2019).

In 1968, B. T. Babbitt of Philadelphia purchased the Carlton Santee Corporation, with Mast remaining as president and continuing to own and operate the Carlton Oaks Country Club and Lodge. In August, plans were announced for the addition of 48 guest units and four tennis courts at the Lodge. Simultaneously, the Clubhouse was to be updated with an expansion to enlarge and remodel the dining room and lounge, add new meeting rooms, and, if possible, add a new pro shop at a budget of $50,000–$75,000 for expansion and $25,000 for refurbishing (*San Diego Union* 1968:F-8). The 48 guest units were not added to the complex. Historic aerials show that instead, the buildings now known today as the Casitas and Residence were added to the property between 1968 and 1971, and that four tennis courts not present today were built near the lodge between 1971 and 1980 (NETR 2019).

Despite the modest housing development created by Volk-McLain Communities Inc., and Mast's and the Carlton-Santee Corporation's plans to surround the course with luxury homes at the time of its initial development in 1961, most of the land around the course actually remained undeveloped in 1968, 7 years after play began on the first nine holes. The Carlton Oaks Golf Course and Country Club did successfully serve as anchor development immediately stimulating rapid suburban housing construction across the portion of Santee in the course's immediate vicinity (NETR 2019, *San Diego Union* 1960:F-2). Excess San Diego-area housing construction in the late 1950s and early 1960s left many of the original homes built in the Carlton Oaks and Carlton Hills areas at the start of the 1960s unsold. As the *San Diego Union* explained in August of 1968:

> Literally hundreds of Carlton Hills houses remained unsold. Many were then 'sold' on 'bonus terms' so low that it encouraged unemployed families to acquire the houses and reside rent free until the process of foreclosure and eviction caught up, a process that sometimes stretched over a period of months. The result was almost community chaos. Building came to a faltering halt . . . . There has been no home building in Carlton Hills since 1962—until this year (*San Diego Union* 1968:F-1).

By the summer of 1968, population growth and a gradual reduction of surplus housing in the greater San Diego area, and improved access as a result of the construction of Mission Gorge Road and Highway 67, improved prospects for residential development in the vicinity of the golf course and country club. By 1971, many of the graded lots north of the western portion of the course contained new houses, particularly in the neighborhood situated south of Carlton Oaks Drive and north of the course (NETR 2019, *San Diego Union* 1968:F-1, F-8).

During the 1970s, Carlton Oaks Golf Course was reportedly ranked among the top 200 public golf courses in the United States, and it hosted the National Collegiate Athletic Association (NCAA) men's championships in 1974. Although Carlton Oaks' ownership expected periodic seasonal flooding as a consequence of proximity to the San Diego River, a series of very serious floods washed through the golf course in the winters of 1979, 1980, and 1981. These floods decimated parts of its low-lying topography, repeatedly covering the course in mud and sand, and turning its landscape to weeds and dirt. In 1979, for example, the *San Diego Union* explained that several golf courses in the area were recovering from the "worst flooding in the history of the county, golfwise," with Carlton Oaks one of the most damaged. Carlton's General Manager told a reporter, "Late last week we had wall-to-wall water, four to five feet…worse than last year." The anticipated loss to the course for 1979 alone was cited as in the range of $300,000 (Hazeltine 1989:SD_C-19B; Berger 1979:C-1 quoted, C-3; West 1997:292–293).

An infusion of investment from new owners in the late 1980s funded a redesign and construction carried out over 11 months by Dye Designs. Completed in October 1989, the redesigned course featured five sets of tees from 7,109-yard tournament tees to 4,817-yard forward tees on a championship course (Hazeltine 1989:SD_C-19B). Reviews of promotional course maps from before and after the redesign, and of historic aerial photos from 1968 and 1995, reveal some of Dye Designs' changes to the course (NETR 2019). The sequence of play was reversed from its original start on the east side of the course to the west side of the course. The general arrangement of nine holes to either side of the clubhouse remained, with the 1st Hole now sited at a greater distance from the clubhouse while the driving range stayed in the same general area. On the west side, the original 10th through 18th Holes were renumbered, becoming the 2nd through 9th Holes. Holes on this side were slightly relocated, allowing the same generally spacious pattern of play through long fairways. On the east side, the original 2nd through 9th Holes, renumbered as the 10th through 18th Holes, were also relocated and the order of play rearranged to

allow a challenging approach to the new 18th Hole. In general, changes appear to have respected the pre-existing corridors and retained the same number of holes on the north and south sides of the channel extending east from the water basin that remained part of the redesigned course. Dye Designs added a new southerly water basin between the new 11th and 12th Holes, and the course's original, large, easternmost water basin was drained and planted with trees. Dye Designs moved and substantially raised the greens of the 4th and 6th Holes. The redesign markedly increased the number of bunkers and generally increased their size. It also substantially expanded the network of golf cart paths.

Perry Dye, owner of Dye Designs in Englewood, Colorado, led the 1989 redesign and noted that the course was sandy, dry, and sparsely landscaped with few trees when they began their work. Dye mentioned that new weather patterns, combined with added runoff because of development, had increased the nuisance water on the course, but had also allowed the landscape to green and mature, significantly changing the appearance from dry and brown to lush and green. He stated that no earth had been added or removed from the site during the redesign, with all changes using the existing sandy soil. The redesign aimed to accelerate the speed of play on the course, make movement between holes more efficient, and enhance the course experience so that green fees could be increased for a more profitable business model. Others characterize the redesign as increasing the course's overall difficulty, in part by more severely penalizing wayward shots. Quoted in the *Los Angeles Times* in November 1989, for example, local professional golfer Cesar Sanudo characterized the redesigned course as "a whole lot different . . . . You better bring your thinking camp. There's no room for error" (Aiken pers. comm. 2019; Dye pers. comm. 2019; Farmer n.d.; Hazeltine 1989:SD_C-19B, quoted).

Potential District Evaluation

With the full 18-hole golf course opening in 1962, and the Clubhouse and Lodge opening in 1963 and 1965, respectively, it appears that Bill Mast and Carlton-Santee Corporation hoped that the golf facility would function as "anchor development" that would help stimulate demand for housing in its immediate vicinity. That, however, did not occur. Instead, the initial housing development closest to the golf facility did not prove immediately successful, and plans for additional residential development in the portion of Santee in the vicinity of the golf facility stalled. Numerous post-World War II golf facilities developed across San Diego County and Southern California were constructed in anticipation of, or to accommodate, growth in population and residential construction. The Carlton Oaks Golf Course and Country Club facility was not created as part of a larger, unified, master-planned residential community developed in planned stages or as part of a singular undertaking. As "anchor development" it failed initially. It would therefore be inappropriate to characterize the golf facility as a primary causal factor in the development of Santee. Local golfers who became well known professionals played the course and spent time at the country club. The facility hosted the 1974 NCAA Championship Tournament. However, it did not become a course that annually hosted a major professional golf event the way San Diego County golf courses such as the Mission Valley Country Club, Torrey Pines, and La Costa Resort did. For these reasons, Carlton Oaks Golf Course and Country Club is not eligible for listing in the NRHP under Criterion A or in the CRHR under Criterion 1 as a historic district.

The subject golf course and country club facility does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. Research yielded no evidence that nationally renowned golfers from the 1960s or early 1970s are primarily known for their performances at tournaments held at Carlton Oaks. The prominent Santee developer and owner of the golfing facility, Bill Mast, spent time there during that period. However, for a non-residential property such as the subject recreational facility to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Although Bill Mast doubtlessly discussed business and possibly even struck deals at the golf course and country club, research yielded no evidence that the facility served as Mast's primary workplace, or that it had any strong associations with the work of other individuals who might be considered historically significant. Consequently, the facility does not qualify for NRHP listing under Criterion B or CRHR listing under Criterion 2 as a historic district.

The golf facility is not a significant historic district of architectural, golf course landscape design, or construction value. As explained in more detail below, none of the buildings have individual significance under NRHP Criterion C or CRHR Criterion 3. Although the country club complex's buildings all express the mid-century Ranch style of architecture, collectively they do not form a grouping of buildings that reaches the threshold of architectural significance appropriate for NRHP or CRHR listing as a noteworthy Ranch-style recreational facility. Also as addressed in more detail below, the golf course is not a

historically important example of golf course landscape design. Research yielded no evidence that the course, as originally designed by Bill Tucker with contributions from Charles Rizzo, earned a reputation for innovative golf course landscape architecture during the 1960s or early 1970s. Moreover, although it is expected for golf courses to undergo change and evolve over time, as do most designed landscapes, Carlton Oaks Golf Course's owners arranged for a major redesign of the course by Dye Designs in the late 1980s, which changed numerous elements of the landscape and altered the course so as to increase its difficulty. For these reasons, Carlton Oaks Golf Course and Country Club is not significant as a potential historic district under NRHP Criterion C or CRHR Criterion 3.

The buildings and golf course forming the potential historic district are not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information. Nor as a grouping of resources do they appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Carlton Oaks Golf Course and Country Club facility is not eligible for NRHP or CRHR listing as a historic district. The facility has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

***D7. References** (continued):

Aiken, Mike. 2019. Personal Communication (Onsite Discussion) between Mike Aiken, Carlton Oaks Country Club Director, and Timothy Yates, ICF Architectural Historian. June 18.

Berger, Dan. 1979. "Golf Courses Awash From Heavy Rains." *San Diego Union*, February 6: C1, C3.

Curtis, Charles. 1962. "Rainy Spell to Help Local Golf Courses." *Los Angeles Times*, February 14: B5.

Dye, Perry. 2019. Personal Communication (Phone Call) between Stephanie Hodal, Architectural Historian, ICF, and Perry Dye, President Dye Designs, Englewood, CO. June 24.

Farmer, Kevin. No Date. "Carlton Oaks: San Diego's Toughest 18 Holes." Newspaper Clip, Subject Files—Sports—Golf. On file at the San Diego History Center, San Diego, California.

Hagen, Howard. 1960. "70 Teams Ready for Muni Meet Beginning Today." *San Diego Union*, April 24:G5.

———.1961."Carlton Oaks CC Opens First Nine." *San Diego Union*, October 8:G7.

———. 1962. "Novel Mats Set for New Range at Cottonwood." *San Diego Union*, July 8:G4.

———.1963. "Local Pros Set for Richest Match Tourney." *San Diego Union*, July 10:B10.

Hazeltine, Rick. 1989. "Rebuilt Carlton Oaks Looks as Good as Ever." *Los Angeles Times*, November 5:SD_C-19B.

Los Angeles Times. 1956. "San Diego County Ranch Bought for $1,000,000." June 24:A12.

Nationwide Environmental Title Research (NETR Online). 2019. Historic aerial photographs of Carlton Oaks Golf Course and Country Club, 1953, 1964, 1966, 1968, 1971, 1980, 1981, 1989, 1994, 1996, 2002, 2003, 2005, 2009, 2010 and 2012. Available: http://www.historicaerials. com/. Accessed: June 10, 2019.

San Diego Union. 1960. "Home Builders Are Attracted to Sites Near Golf Courses." June 5:F-2.
———.1961. "At Carlton Oaks—New Golf Course Opens in July." March 19:F-4.
———.1962. "Clubhouse Work Starts Dec. 12 at Carlton Oaks." December 2:I-4.
———.1963. "Carlton Oaks: Developer Plans Project Near Santee Golf Course." June 2:F-11.
———.1965. "New Lodge Rushed for Holiday Use." December 12: F-9.
———.1966. "Carlton Oaks Landscape Plans Told." January 23: F-7.

———.1968. “Surging Growth Revives Outlook for Santee Area.” August 25:F-1, F-8–F-9.

West, Norrie. 1997. *100 Years of Golf in San Diego County*. Your Neighborhood Printer, San Diego, California.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or #** (Assigned by recorder) Clubhouse, Carlton Oaks Golf Course and Country Club

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W; __ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Clubhouse is a single-story multi-wing building oriented from east to west between the Carlton Oaks Country Club parking lot to the north and the golf course to the south. It is bounded by a maintenance building on the west and by the Lodge and driving range to the east. A stairway and gable-roofed covered walkway connect the parking lot and driveway drop-off with the Clubhouse's main entry at the center of its north elevation. The Clubhouse's south elevation features multiple windows, glass doors, and sliding glass doors overlooking an expansive terrace, putting green, and the course beyond (see page 13, *Continuation Shee*t).

***P3b. Resource Attributes:** (List attributes and codes) HP39. Other (Golf Course Clubhouse)
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. North elevation at center of Clubhouse looking south showing covered walkway and driveway (photographs continued on page 15, *Continuation Shee*t).

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1965 (see reference list beginning on page 22, *Continuation Sheet*).

***P7. Owner and Address:**
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California*. Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: Clubhouse, Carlton Oaks Golf Course and Country Club
B2. Common Name: Clubhouse
B3. Original Use: Clubhouse B4. Present Use: Clubhouse
***B5. Architectural Style:** California Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Historical *San Diego Union* indicates the Clubhouse opened in 1963.
***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Unknown **b. Builder:** Carlton Santee Corporation (contractor unknown)
***B10. Significance: Theme** San Diego County golfing and recreation; Santee history **Area** San Diego County
Period of Significance N/A **Property Type** Clubhouse **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Clubhouse building at the Carlton Oaks Country Club does not meet any of the criteria for listing in the NRHP or the CRHR. The building's historical integrity is also compromised by non-original cladding, a substantial addition, window replacement in some places, and other alterations. Consequently, the Clubhouse building does not qualify as a historical resource under CEQA.

The Clubhouse was the first building constructed at the Carlton Oaks Country Club complex by Bill Mast and his Carlton-Santee Corporation. Construction began in 1962, and the facility opened in May 1963. The original portion of the building contained a dining hall, kitchen, bar and lounge, pro shop, and locker rooms. The outdoor terraces on the south side of the building facing the golf course, and the pool on the north side of the building, were under construction when the Clubhouse began operations (*San Diego Union* 1962:I-4, 1963:F-11).The building received multiple additions at its west side during the remainder of the 1960s (NETR 2019) (see page 14, *Continuation Sheet*).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See page 22, *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Timothy Yates, Ph.D. and Stephanie Hodal, MHC

***Date of Evaluation:** August 23, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See page 4 Sketch Map

*P3a. Description (cont.):

The original gable-roofed Clubhouse buildings have an orthogonal U-shaped plan featuring a long narrow rectangular main building running east to west intersected by two shorter cross-gable wings to the north—a wide and shallow wing on the east linked to the entry walkway and a narrow and long wing on the west. This configuration integrates indoor and outdoor spaces, framing an outdoor pool and pool deck on the north and opening the building to the terrace and view on the south. Over time, additional structures have been appended to the original footprint, specifically at the northeast corner of the complex (now the Lodge Office) and at the west end of the original building creating a canted wing. Each incremental addition to the wing has its own massing and roof, creating a collage of additive volumes beneath an assemblage of gabled and shed forms. Most of the building was constructed by 1971. The Lodge Office addition and a series of small connected shed-additions that appear to be utility spaces, as well as the golf cart barn west of the Clubhouse, have been constructed since 1971. The Clubhouse has non-original painted stucco cladding with exposed, regularly spaced, vertical wood posts, which has replaced original cladding that consisted mainly of board and batten. Composition material has replaced original wood shingles across the building's roofs.

The north elevation comprises five distinct unintegrated elements that project from the main body/spine of the Clubhouse. The east end Lodge Office is a set-back non-original infill structure. Its square façade is centered on a wood-frame, multilight, double French door with side lights shaded by an angled cloth canopy. The addition is surmounted with a stacked horizontal-board parapet. To its west is the Catering Office characterized by a gable end profile with an exposed ridge beam and rafters and four symmetrically located openings shaded by angled cloth awnings. The east side of this façade has two square fixed metal-framed windows framing a white metal security door, while the west side has a metal-frame commercial glass door. The Catering Office has a full roof. However, the west quarter of the building is cut away beneath it to accommodate a pathway into the main volume of the club, which is accessed at a metal-frame non-original commercial glass double door with a transom. The west-facing wall adjacent to the pathway contains four fixed clerestory windows. The passage is an extension of the north/south post-and-beam gable-roofed covered walkway from the parking lot to the Clubhouse's main front entry. The walkway's roof terminates at the façade of the Catering Office and Clubhouse entry passage. To the west of the front of the walkway near the parking lot is a landscaped area that obscures the pool deck and the gable end of a freestanding Cabana. (The elevations inside the pool deck will be described in a separate paragraph.) The far west end of the north elevation is set back behind a manicured lawn and the series of non-original shed additions. It is a long rectangle with a tiered gable roof. A low masonry block wall sits in front of its east side, and a planted bed with a large tree sits on its west side, the two framing a concrete stair that drops several steps to the entry of the building. This elevation is divided into six bays by exposed vertical wood posts between plastered wall sections and windows. It has a centered entry and two triads of grouped metal-framed windows on its east side that do not appear to be original. A surface mounted air conditioning unit is fixed to the exterior of the building between these windows and the entry door, installed under deep eaves.

From east to west, the south elevation contains the straight façade of the original gable-roofed Clubhouse building and an angled wing with three distinct facades and rooflines indicating three incremental additions. All face onto tiered concrete terraces interspersed with masonry block retaining walls containing elevated seating areas, square and round stone planters and fire pits, and several wood pergolas set on concrete footings. The south elevation of the original Clubhouse volume has a long plaster façade with regularly spaced vertical wood posts beneath deep eaves and exposed rafters. The center of the elevation features an original squat stone chimney; a panel of wall beneath the chimney is faced with the same stone and a knee-high integrated stone planter runs for several feet to the east. The east side of the original Clubhouse building features large square wood-frame two-light fixed windows and is interspersed with metal frame single and double commercial doors. The west side of the original Clubhouse features non-original sliding vinyl windows with frames painted in white.

The first angled addition projects beyond the west end of the original building. It features a double metal-frame commercial door at its center with two metal-framed sliding windows on its east. The second angled addition projects beyond the first and features two floor-to-ceiling paired wood-framed plate glass windows. The third angled addition features a center stair with metal handrails leading to double paneled doors. Three square fixed windows are set into deep openings on each side of the door, two to the west and one to the east.

The east elevation comprises, from north to south, the side of the non-original infilled Lodge office, a non-original canopy, and the gable end of the original Clubhouse building. On the north end, the Lodge Office has four large single-light fixed

metal-frame windows. Where it meets the Lodge Office, the Clubhouse has a double metal-framed commercial entry door and, to the door's south, a single double-hung vinyl sash unit framed by ground-to-gable exposed wood posts. The south side of the gable-end features an oversized wood-frame two-light fixed window.

The west elevation features three gable roof ends. The southernmost end on the right side is blank with exposed rafter ends and an exposed masonry block base. The center end is recessed with an exposed ridge beam and a circular vent on the left face of the gable end. The northernmost end is divided into five bays by ground-to-gable wood posts; two metal-framed sliding window units are set into wood frames at the center of this face. Protected with a metal security screen, an entry is located at the center of the intersecting gables.

The pool and pool deck sit on the north side of the original Clubhouse, bounded to the east by the entry walkway, to the west by two Cabana buildings and a wood-gated pool storage area, and to the north by stucco and wood walls. The non-original paving-stone deck features planting beds and seating areas around the pool. Two rectangular gable-roofed Cabana buildings, which originally formed a single narrow building wing, are now two separate volumes linked by an open-rafter pergola that gives way to a grass lawn to the west. Both Cabanas have non-original wood-framed and glazed doors, and like the majority of the Clubhouse, a non-original exterior plaster finish. The rectangular pool is oriented from east to west and has a decorative tile waterline. A round hot tub is located at the northwest corner of the pool deck. Painted steel posts support a nonoriginal shade canopy at the southwest corner of the pool deck bordered by the Clubhouse and Cabana.

*B10. Significance (cont.):

The construction of the Clubhouse building itself is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for NRHP or CRHR listing. The building appears to have served the visitors to the country club and golf course in a manner typical of similar facilities at golf courses throughout San Diego County and Southern California. Research efforts yielded no evidence that the Clubhouse was the site of a historically significant event or part of a pattern of events that distinguishes the building from others like it. The Clubhouse building does not, therefore, qualify for individual listing in the NRHP under Criterion A or in the CRHR under Criterion 1.

The Clubhouse does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. Well-known professional golfers doubtlessly spent time in the clubhouse, as did the prominent Santee developer and owner of the golfing facility, Bill Mast. However, for a non-residential property such as the subject recreational facility to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Bill Mast doubtlessly discussed business and possibly even struck deals at the Clubhouse. However, research yielded no evidence that the building served as Mast's primary workplace, or that it had any strong associations with the work of other individuals who might be considered historically significant. Consequently, the facility does not appear to qualify for individual listing in the NRHP under Criterion B or in the CRHR under Criterion 2.

The Ranch-style Clubhouse building is not significant for architectural or construction value. The building is an unremarkable example of the Ranch style applied in the design of a recreational facility. Its sprawling irregular plan formed of multiple projecting wings, its sizeable windows (particularly at the south elevation), its large stone chimney, and its gabled roofs with broadly overhanging eaves incorporating exposed rafter tails and ridge beams all continue to make it recognizable as an example of Ranch style architecture. However, the building is a commonplace example of a Ranch-style recreational building. It lacks high artistic value, and is not an important example of type, period, or method of construction. Research did not yield the name of the architect who designed the building, and the resource itself does not have design qualities suggesting that it is an important example of a master architect's or builder's body of work. Moreover, the building's historical integrity of design, materials, and workmanship has been compromised. Although the principle westerly additions were constructed in the 1960s and conformed to the overall Ranch-style design, the original board and batten exterior cladding—a character-defining original Ranch-style feature—has been replaced with plaster/stucco. It appears likely that original windows have been in-filled in some places, and the building received a substantial addition at the front portion of its east end that appears to date to the 1990s. For these reasons, the Clubhouse does not qualify for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The Clubhouse is not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Clubhouse building at Carlton Oaks Golf Course and Country Club is not eligible for listing in the NRHP or the CRHR. The Clubhouse has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

Photographs (cont.):

Photograph 2. North and partial east elevations at east end of Clubhouse showing Lodge Office addition, looking southwest

Photograph 3. North elevation of Clubhouse east of covered walkway looking south

Photograph 4. Covered walkway looking west, showing wall and landscaping around Clubhouse pool area

Photograph 5. Detail, covered walkway into Clubhouse, looking south

Photograph 6. North elevation at west end of Clubhouse, looking southeast

Photograph 7. East elevation of Clubhouse looking northwest

Photograph 8. South elevation of Clubhouse's east end, looking west, showing additive buildings/rooflines and terrace

.

Photograph 9. Detail at east-center portion of Clubhouse's south elevation, looking west

Photograph 10. Detail, south elevation of Clubhouse at center, looking northeast

Photograph 11. South elevation of Clubhouse at west end, looking northeast

Photograph 12. West elevation of Clubhouse, looking northeast

Photograph 13. North elevation of Clubhouse from pool deck, looking southwest

Photograph 14. East elevation of Pool Building looking northwest

*B12. References (cont.):

Hagen, Howard. 1962. "At Carlton Oaks." *San Diego Union*, December 12:I-4.

National Environmental Title Research, LLC (NETR). 2019. Historic Aerials Website, Views of Carlton Oaks Country Golf Course and Country Club. Einstein Elementary School, 1953, 1964, 1966, 1968, 1971, 1980, 1989, 1995, 2002, 2003, 2005, 2009. Available: <https://www.historicaerials.com/viewer>. Accessed August 17, 2019.

San Diego Union. 1962. "Clubhouse Work Starts Dec. 12 at Carlton Oaks." December 2:I-4.

———. 1963. "Developer Plans Project Near Santee Golf Course." June 2:F-11.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Lodge, Carlton Oaks Golf Course and Country Club

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W; __ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 44-room Lodge is oriented from north to south along a secondary driveway off Inwood Drive. The long front (west) elevation overlooks the parking lot and Clubhouse and the rear (east) elevation overlooks the driving range. The north elevation faces the parking lot and part of the golf course while the south elevation faces the Clubhouse terrace. Set on a sloped and landscaped site, the Lodge is a two-story rectangular volume seated on a concrete slab that also forms the walkway around ground-level rooms. The Lodge features painted board and batten cladding at the first floor and painted stucco at the second floor. The second floor is accessed at the west elevation by a pedestrian ramp and bridge incorporating a concrete block retaining wall, and by open exterior stairways on both the north and south elevations. This level is wrapped with a cantilevered continuous porch and metal balustrade. Hanging support posts tie into exposed beams and rafters beneath a gabled bonnet-roof. Expansive gable ends at the north and south are vented with horizontal wood lattice (see page 25, *Continuation Sheet*).

***P3b. Resource Attributes:** (List attributes and codes) HP5. Hotel/Motel
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. South and east elevations of Lodge, looking northwest (photographs continued on page 26, *Continuation Sheet*)

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1965 (see reference list beginning on page 28, *Continuation Sheet*).

***P7. Owner and Address:**
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California.* Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: Lodge, Carlton Oaks Golf Course and Country Club
B2. Common Name: Lodge
B3. Original Use: Hotel/Motel B4. Present Use: Hotel/Motel
***B5. Architectural Style:** California Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Historic *San Diego Union* indicates the Lodge was completed in December 1965.
***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Mark Faddis **b. Builder:** Carlton-Santee Corporation
***B10. Significance: Theme** San Diego County golfing and recreation history; Santee history **Area** San Diego County
Period of Significance N/A **Property Type** Hotel/Motel **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Lodge building at Carlton Oaks Country Club does not meet any of the criteria for listing in the NRHP or the CRHR. Consequently, the Lodge building does not qualify as a historical resource under CEQA.

The Lodge was the second building constructed at the Carlton Oaks Country Club complex by Bill Mast and his Carlton-Santee Corporation. The Clubhouse to the southeast opened in 1963. Construction began in 1962, and the facility opened in May 1963. In late September 1965, Mast and the Carlton-Santee Corporation announced that construction had begun on the 44-room Lodge. Designed by San Diego architect Mark Faddis, the Ranch-style Lodge building was completed in time for a New Year's Eve opening. While overseeing a comprehensive $10,000 to $15,000 landscaping program for the golf course and the clubhouse, San Diego landscape architect Kenneth J. Hayashi also designed the Lodge's grounds. The landscaping program included mounding, grading, and sloping the earth to reinforce a park-like setting for the Lodge and Clubhouse. It would add around 50 olive, evergreen pear, sycamore, and Toyon trees to isolate the club from residential areas (*San Diego Union* 1963:F-11; 1965a:F-16; 1965b:F-9; 1966:F-7) (see page 25, *Continuation Sheet*).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See page 28, *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Timothy Yates, Ph.D. and Stephanie Hodal, MHC

***Date of Evaluation:** August 23, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See page 4 Sketch Map

*P3a. Description (cont.):

Guest rooms are symmetrically arrayed along the first and second floors on both the west and east elevations. The doors and windows are arranged in pairs along the building's length, terminating with a single door at each end. All doors are painted solid-panel units, and all east and west elevation windows are tall rectangular four-light metal-frame units. Knee-high square vents between each door and window appear to serve interior HVAC units.

The south elevation has four metal-frame sliding windows located at the east and west edges of the building on its first and second floors. These illuminate the end-unit Lodge rooms. In addition, a wood shed with vertical siding and a slope roof has been added on the south side just outside the building footprint and under the exterior stair. This houses vending machines.

The north elevation is blank except for the exterior stair and walkways.

*B10. Significance (cont.):

Research for this evaluation, including full-text searches of digital historical newspapers, yielded little information on Mark Faddis or Kenneth Hayashi. Prior to his work on the Carlton Oaks Country Club Lodge, Faddis designed the Catamaran Hotel and Resort on Mission Bay for Braemar Development Corporation, constructed beginning in 1959. In 1965 he received an award from the Unit Masonry Association of San Diego for the best motel unit design for his work on buildings at the Bahia, another Mission Bay resort (*Los Angeles Times* 1959:VI-12; *San Diego Union* 1965c:F-10). Historical newspaper research yielded no other information on Faddis's work as an architect. Kenneth Hayashi practiced landscape architecture in the San Diego area from the 1960s into the 1980s.

The construction of the Lodge building itself is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for NRHP or CRHR listing. The Lodge served the visitors to the country club and golf course in a manner typical of similar facilities at golf courses throughout San Diego County and Southern California. Research efforts yielded no evidence that the Lodge was the site of a historically significant event or part of a pattern of events that distinguishes the building historically from others like it. The Lodge building does not, therefore, qualify for individual listing in the NRHP under Criterion A or in the CRHR under Criterion 1.

The Lodge does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. For a commercial property such as the subject recreational facility hotel building to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. A post-World War II golf course and country club hotel is generally not the kind of resource apt to have significance for association with the productive life of a historically significant individual because of the short-term nature of lodging at such recreation facilities. Research yielded no evidence that the building has strong association with the work of an individual who might be considered historically significant. Consequently, the Lodge does not qualify for individual listing in the NRHP under Criterion B or in the CRHR under Criterion 2.

The Ranch-style Lodge building is not significant for architectural or construction value. The building's long rectangular plan, gabled bonnet roof featuring wood soffits and exposed rafter tails, its wood lattice gable ends, and its first-floor board and batten cladding are typical features of Ranch style hotel or motel building. The building is not an exceptional example of a two-story Ranch style lodge. It does not exhibit high artistic value and is not an important example of type, period, or method of construction. It does not exhibit the rustic qualities of many architecturally significant traditional Ranch-style buildings. It is not a good example of more Modernistic variations on the style that veer toward Mid-Century Modern, important examples of which typically incorporate more varied and eye-catching cladding materials and/or larger windows The building's architect, Mark Faddis, is not currently recognized as a San Diego-area master architect. The Lodge building lacks design qualities suggesting that it has potential to contribute to a collection of yet-to-be identified San Diego-area buildings designed by Faddis that might make him a candidate for master architect status in the future. For these reasons, the Lodge does not appear eligible for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The Lodge is not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Lodge building at Carlton Oaks Golf Course and Country Club is not eligible for listing in the NRHP or the CRHR. The Lodge has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

Photographs (cont.):

Photograph 2. West elevation of Lodge showing entry ramp and bridge, looking southeast

Photograph 3. West elevation, looking northeast

Photograph 4. North elevation and partial west elevations, looking south-southeast

Photograph 5. South elevation, looking northeast

***B12. References (cont.):**

Los Angeles Times. 1959. "Resort Motel Begun in Mission Bay Area." February 1:VI-12.

San Diego Union. 1963. "Developer Plans Project Near Santee Golf Course." June 2:F-11.

———.1965a. "Country Club Project Started in Santee." September 29:F-16.

———.1965b. "New Lodge Rushed for Holiday Use." December 12:F-9.

———.1965c. "Masonry Group Honors Architects, Engineers." September 26:F-10.

———.1966. "Carlton Oaks Landscape Plans Told." January 23:F-7.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Casitas, Carlton Oaks Golf Course and Country Club

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W ; ___ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 8725, 8737, 8749, 8761 Carlton Oaks Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Casitas are four two-unit lodging buildings located at the northern edge of the Carlton Oaks Country Club. They are aligned from west to east between Carlton Oaks Drive to the north and the Clubhouse parking lot to the south. On the west, they are bounded by five private residential properties and Inverness Drive. To the east, they are bounded by the Country Club's Residence building and Inwood Drive, which gives access to the Carlton Oaks guardhouse and formal entry to the Country Club complex. From west to east, the Casita at 8725 Carlton Oaks Drive contains Units 301 and 302; 8737 Carlton Oaks Drive contains Units 303 and 304; 8749 Carlton Oaks Drive contains Units 305 and 306; and 8761 Carlton Oaks Drive contains Units 307 and 308 (see page 31, *Continuation Sheet*).

***P3b. Resource Attributes:** (List attributes and codes) HP5. Hotel/Motel
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. South elevation of Casita at 8761 Carlton Oaks Drive showing Units 307 (left) and 308 (right), looking northeast from the Country Club parking lot (photographs continued on page 32, *Continuation Sheet*)

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1971 (Historicaerials.com; *San Diego Union*)

***P7. Owner and Address:**
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California.* Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: Casitas
B2. Common Name: Casitas
B3. Original Use: Hotel/Motel B4. Present Use: Hotel/Motel
***B5. Architectural Style:** California Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Construction completed 1971.
***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Unknown **b. Builder:** Carlton-Santee Corporation
***B10. Significance: Theme** San Diego County golfing and recreation history; Santee history **Area** San Diego County
Period of Significance N/A **Property Type** Hotel/Motel **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Casitas building complex at Carlton Oaks Golf Club and Country Club does not meet any of the criteria for listing in the NRHP or the CRHR. Consequently, the buildings do not qualify as a historical resource under CEQA.

The Casitas buildings were developed to add more lodging units to the Carlton Oaks Golf Course and Country Club. They originally contained four dwelling units each. In December of 1971 the *San Diego Union* reported that the Carlton-Santee Corporation had "recently completed" construction of the buildings at a cost of $110,000 (*San Diego Union* 1971: F-3). Research did not reveal the name of any architect responsible for designing the buildings (see page 31, *Continuation Sheet*).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** *San Diego Union*. 1971. "Housing Flourishes in Santee." March 13: 6:F-2–F-3.; Nationwide Environmental Title Research (NETR Online). 2019. Historic aerial photographs of Carlton Oaks Golf Course and Country Club, 1953, 1964, 1966, 1968, 1971, 1980, 1981, 1989, 1994, 1996, 2002, 2003, 2005, 2009, 2010 and 2012. Available: http://www.historicaerials. com/. Accessed: June 10, 2019.

B13. Remarks:
***B14. Evaluator:** Timothy Yates, Ph.D. and Stephanie Hodal, MHC.

***Date of Evaluation:** August 19, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See page 4 Sketch Map

*P3a. Description (cont.):

The Casitas' primary façades are oriented to the south. They are separated from the Country Club's parking lots above a broad lawn with a concrete access path at its center. A long concrete walkway with integrated planters runs in front of the four buildings and provides access to each unit. The Casitas' rear elevations face north and are separated from the main road by a shallow backyard with a privacy wall along the public sidewalk at Carlton Oaks Drive.

The Casitas share an identical footprint that has been flipped; the four buildings sit together in two mirror-image pairs. Each Casita is rectangular with a low cross-hip composition roof. The cross-hip roofline projects beyond the hip roof line on the front (south) façades. Each side occupies half of the building's length and one guest unit is located in each half of the building. There are shallow bump outs at the east and west ends of each rear (north) elevation. The buildings are arranged with the projecting cross-hip facing south at the center of each pair. Sheltered under deep eaves, the primary (south) façade of each building features board-and-batten siding with projecting vestibules at the center of each unit. The vestibules are wide and prominent at the cross-hip; along the hip roof they are narrow and shallow. Main entry doors and recessed patios are located to either side of this form. The entries and fenestration are slightly different or altered at each unit.

The vestibule at Unit 301 is framed by a patio and metal sliding-glass door to the west and by a tall vertical wood-framed frosted-glass window to the east that does not appear to be original. The unit is entered through a painted solid-panel door located on the east side of the vestibule. Unit 302 is entered through a painted solid-panel door set back in the south face of the vestibule. The vestibule is framed by metal sliding-glass doors and patios to the west and east. Unit 303 is entered through a painted solid-panel door located to the east of the vestibule, while the east wall of the vestibule itself features a metal-frame sliding window. The vestibule is framed by a pair of non-original wood-frame single-light French doors and patio to the west and by a metal-frame sliding-glass door and patio to the east. Unit 304 is entered through a south-facing solid-panel door in the center of the vestibule and is framed to the east by a metal frame sliding-glass door and to the west by a pair of non-original wood-frame single-light French doors and patio. The vestibule at Unit 305 is framed by a patio and metal sliding glass door to the west and by a tall vertical wood-framed frosted glass window to the east that does not appear to be original. A painted solid-panel door is located on the east side of the vestibule. Unit 306 is entered is entered through a set-back painted solid-panel door located on the south-facing side of the vestibule while the west side of the vestibule features a metal-frame sliding window. The vestibule is framed to the west and east by metal-frame sliding-glass doors and patios. Unit 307 is entered through a painted solid-panel door located to the west of the vestibule while the west side of the vestibule features a metal-frame sliding window. The vestibule is framed by metal sliding-glass doors and patios to the east and west. Unit 308 is entered through a solid-panel door on the west face of the vestibule. The vestibule is framed by a tall vertical wood-framed frosted glass window to the west and metal-framed sliding-glass doors to the east.

The side (east and west) elevations of each Casita are blank painted stucco with occasional meter boxes, HVAC units, and electrical conduit. The rear (north) elevations are painted stucco with two symmetrically placed metal-frame sliding windows above wall-mounted air-conditioning equipment on the flat part of the wall. The bump-outs at the end of each building contain single metal-frame sliding windows facing inward, one to the east and one to the west. The north side of each bump-out has a single wall vent.

*B10. Significance (cont.):

The construction of the Casitas building is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. The buildings served the visitors to the country club and golf course in a manner typical of similar facilities at golf courses throughout San Diego County and Southern California. Research efforts yielded no evidence that the buildings were the site of a historically significant event or part of a pattern of events that distinguishes them historically from other buildings like them. The Casitas buildings do not, therefore, qualify for individual listing in the NRHP under Criterion A or in the CRHR under Criterion 1.

The Casitas do not have significance for association with and strongly representing the productive life of a historically important individual. For a commercial property such as the subject recreational facility hotel buildings to qualify as significant for association with a historically important individual, they need to represent the work or other activity for which the person is primarily known, and they need to be the site where the person performed that work or other activity for which they are known. Post-World War II golf course and country club lodging buildings are generally not the kind of resource apt

to have significance for association with the productive life of a historically significant individual because of the short-term nature of lodging at such recreation facilities. Research yielded no evidence that the buildings have strong association with the work of an individual who might be considered historically significant. Consequently, the Casitas building complex does not qualify for individual listing in the NRHP under Criterion B or in the CRHR under Criterion 2.

The Casitas building complex is not significant for architectural or construction value. Their low-pitched hipped roofs, recessed entries, and board and batten cladding make them readily recognizable as examples of the Ranch style. However, they are entirely commonplace examples of the style. They do no exhibit high artistic value and are not an important example of type, period, or method of construction. Research yielded no evidence that the buildings were designed by a master architect or builder. They lack design qualities suggesting that they would contribute to the body of work for which a master architect has been recognized or may be recognized in the future. For these reasons, the Casitas building complex does not appear eligible for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The Casitas are not significant under NRHP Criterion D or CRHR Criterion 4 as sources or likely sources of important historical information, and do not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Casitas building complex at Carlton Oaks Country Club is not eligible for listing in the NRHP or the CRHR. The Casitas have been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

Photographs (cont.):

Photograph 2. Detail of fixed window on south elevation of Casita 308 looking north from parking lot

Photograph 3. South elevation of Casita at 8749 Carlton Oaks Drive, showing Units 305 (left) and 306 (right), looking north

Photograph 4. Door detail on south elevation of Casita 304 showing non-original wood-frame French doors, looking northwest from parking lot

Photograph 5. North elevation of Casitas looking southeast from behind Units 303 and 304

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Residence, Carlton Oaks Golf Course and Country Club

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W; __ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Residence is sited to the east of the Carlton Oaks Golf Course and Country Club Casitas and to the west of Inwood Drive. Its primary façade is oriented to the south overlooking a broad lawn, a driveway, Club parking, and a pedestrian walkway that runs east from the driveway to the public sidewalk. The rear elevation faces north and is separated from the main road by a shallow backyard. The yard shares the Casitas' long privacy wall, which also encloses the Residence on its east side. A driveway runs from the center rear of the Residence to a double-door gate in the wall along Carlton Oaks Drive (see page 37, Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. South and west elevations of Residence, looking northeast

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1971 (Historicaerials.com; *San Diego Union*).

***P7. Owner and Address:**
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California*. Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: Residence, Carlton Oaks Golf Course and Country Club
B2. Common Name: Residence
B3. Original Use: Hotel/Motel B4. Present Use: Hotel/Motel
***B5. Architectural Style:** California Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Construction completed in 1971.
***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Unknown **b. Builder:** Carlton-Santee Corporation
***B10. Significance: Theme** San Diego County golfing and recreation history **Area** San Diego County
Period of Significance N/A **Property Type** Hotel/Motel **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Residence at Carlton Oaks Country Club does not meet any of the criteria for individual listing in the NRHP or the CRHR. Consequently, the building does not qualify as a historical resource under CEQA.

The Residence was originally constructed along with the four existing Casitas buildings to the west to add more lodging units to the Carlton Oaks Country Club. They all originally contained 4 dwelling units each. In December of 1971 the *San Diego Union* reported that the Carlton-Santee Corporation had "recently completed" construction of five new lodging buildings at a cost of $110,000 (San Diego Union 1971: F-3). Research did not reveal the name of any architect responsible for designing the buildings. It appears that the subject resource was converted to a single-family residence in more recent decades. Presently, it vaguely resembles the four Casitas buildings to the west. It appears likely that the multiple entry recesses observable across the Casitas façades underwent door removal and construction of façade in-fill walls with non-original windows in the case of the Residence (see page 37, *Continuation Sheet*).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** *San Diego Union*. 1971. "Housing Flourishes in Santee." March 13: 6: F-2–F-3; Nationwide Environmental Title Research (NETR Online). 2019. Historic aerial photographs of Carlton Oaks Golf Course and Country Club, 1953, 1964, 1966, 1968, 1971, 1980, 1981, 1989, 1994, 1996, 2002, 2003, 2005, 2009, 2010, and 2012. Available: http://www.historicaerials. com/. Accessed: June 10, 2019.

B13. Remarks:

***B14. Evaluator:** Timothy Yates, Ph.D. and Stephanie Hodal, MHC

***Date of Evaluation:** August 19, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See page 4 Sketch Map

*P3a. Description (cont.):

The Residence is a rectangular building with a composition hip roof and a concrete slab foundation. It has board and batten cladding along its primary (south) elevation and smooth stucco on its side (east and west) and rear (north) elevations. The south elevation is flat with a cut-out recess at the west end and a non-original panel door with a fan light at the center. Two non-original vinyl sliding windows are set irregularly into the east half of the façade, and one is located on the west wall of the setback. The west elevation is otherwise blank. The east elevation has two non-original vinyl sliding windows set at the north and south ends of the façade along with two utility meters and electrical conduit on the north end. The north elevation is not visible from the public right-of-way.

*B10. Significance (cont.):

The construction of the subject building and the four Casitas is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. Originally a lodging facility, the building likely served the visitors to the country club and golf course in a manner typical of similar lodging buildings at golf courses throughout San Diego County and Southern California. Research efforts yielded no evidence that the building was the site of a historically significant event or part of a pattern of events that distinguishes the building historically from others like it. The current Residence building does not, therefore, qualify for individual listing in the NRHP under Criterion A or in the CRHR under Criterion 1.

The Residence does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. The building originally functioned not as a residence, but rather as part of a golf course and country club hotel/motel complex, providing temporary lodging to visitors. For such a building to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. A post-World War II golf course and country club lodging building is generally not the kind of resource apt to have significance for association with the productive life of a historically significant individual because of the short-term nature of lodging at such recreation facilities. Research yielded no evidence that the building has strong association with the work of an individual who might be considered historically significant. Consequently, the current Residence building does not qualify for individual listing in the NRHP under Criterion B or in the CRHR under Criterion 2.

The Ranch-style residence building is not significant as an important example of historic-era construction or architecture. The building's massing, low-pitched hip roof, and board and batten cladding make it recognizable as an example of the Ranch style. However, it is an entirely commonplace example of the style that lacks artistic value and does not embody distinctive characteristics of a type, period, or method of construction. Research yielded no evidence suggesting that it may be an important example of a master architect or builder's significant body of work. The building appears to have originally resembled the four Casitas buildings to its west, and appears to have undergone substantial façade alterations compromising its historical integrity of design, materials, and workmanship. For these reasons, the current Residence at the Carlton Oaks Country Club is not eligible for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The Residence is not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Residence building at Carlton Oaks Country Club is not eligible for listing in the NRHP or the CRHR. The Casitas have been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Maintenance Building, Carlton Oaks Golf Course and Country Club

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W; __ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Maintenance building is sited in the southeast quadrant of the golf course, near the 15th and 16th Holes, at a packed-dirt maintenance yard surrounded by mature trees. The one-story rectangular building is oriented east-west. It has non-original standing-seam metal exterior cladding and an extremely low-pitched gable roof. Its longer elevations face north and south. The east third of the north façade has a horizontal window opening covered with security bars and an entry door; the center third of the north elevation has two tall truck doors with an additional entry door to the west; the west third of the north façade abuts a square shed addition with wood cladding. The east elevation has a centered entry door with a rectangular window opening covered by security bars to its south. The long south elevation was partially obscured but appears to have an entry door in its eastern third with a utility metal utility shed butted against its east end. An open-sided shed addition is located on the west side of the building. The eastern third of the building is an addition constructed after 1980.

***P3b. Resource Attributes:** (List attributes and codes) HP4. Ancillary Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. North and west elevations of Maintenance Facility's main building, looking southwest

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
ca. 1960 (Aiken pers. comm. 2019; NETR 2019; *San Diego Union* 1960)

***P7. Owner and Address:**
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California*. Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

Page 39 **of** 48 **Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Maintenance Building, Carlton Oaks Golf Course and Country Club

B1. Historic Name: Maintenance Building, Carlton Oaks Golf Course and Country Club
B2. Common Name: Maintenance Building
B3. Original Use: Clubhouse and maintenance B4. Present Use: Maintenance
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** (Construction date, alteration, and date of alterations) The building appears to have been constructed ca. 1960, in conjunction with the development of the golf course's first nine holes.
***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Unknown **b. Builder:** Carlton-Santee Corporation
***B10. Significance: Theme** San Diego County golfing and recreation history **Area** San Diego County
Period of Significance N/A **Property Type** Maintenance building **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Maintenance building at the Carlton Oaks Golf Course and Country Club does not meet any of the criteria for listing in the NRHP or the CRHR. Consequently, the building does not qualify as a historical resource under CEQA.

The Maintenance building was originally constructed as part of development of the first nine holes of the Carlton Oaks Golf Course. Construction of the golf course began in 1960. Reportedly, the Maintenance building originally served as the golf course's clubhouse when the first nine holes opened in 1961, prior to construction of the current clubhouse (Aiken pers. comm. 2019; *San Diego Union* 1960:F-2, 1961:G7). The utilitarian building received a substantial addition forming the eastern third of its current footprint sometime after 1980 (see page 40, *Continuation Sheet*).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See page 40, *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Timothy Yates, Ph.D. and Stephanie Hodal, MHC

***Date of Evaluation:** August 19, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See Page 4 Sketch Map

*P3a. Description (cont.):

The east elevation of the primary shed has a center entry door with a rectangular window opening covered by security bars to its south. The east elevation of the auxiliary shed has an entry door at its north end. The long south elevation was partially obscured but appears to have an entry door in its eastern third with a utility metal utility shed butted against its east end. The west elevation of the Maintenance building was not visible during the site visit.

*B10. Significance (cont.):

The construction of the subject building is not an event independent of the longer-term development of Carlton Oaks Golf Course and Country Club that reaches the threshold of significance for CRHR listing. Originally the golf course's clubhouse, and subsequently its maintenance building, the subject resource served the golf course and country club in a manner typical of comparable buildings at golf courses throughout San Diego County and Southern California. Research efforts yielded no evidence that the building was the site of a historically significant event or part of a pattern of events that distinguishes the building historically from others like it. The current Maintenance building does not, therefore, qualify for individual listing in the NRHP under Criterion A or in the CRHR under Criterion 1.

The Maintenance building is not significant as a resource associated with and strongly representing the productive life of a historically important individual. For a non-residential building to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Research yielded no evidence that the building has strong association with the important work of an individual who might be considered historically significant. Consequently, the Maintenance building does not qualify for individual listing in the NRHP under Criterion B or in the CRHR under Criterion 2.

The subject building is not significant as an important example of historic-era construction or architecture. It is an entirely utilitarian structure that does not embody any architectural style and lacks high artistic value. It is not an important example of type, period, or method of construction, and is not an important example of a master architect or builder's work. Additionally, the building has a post-1980 addition comprising the eastern third of its current footprint. For these reasons, the current Maintenance building at the Carlton Oaks Golf Course is not eligible for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The subject building is not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information, and does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, the Maintenance building at the Carlton Oaks Golf Course is not eligible for listing in the NRHP or the CRHR. The building has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

*B12. References (cont.):

Aiken, Mike. 2019. Personal communication (onsite discussion) between Mike Aiken, Carlton Oaks Country Club Director, and Timothy Yates, ICF Architectural Historian. June 18.

National Environmental Title Research, LLC (NETR). 2019. Historic Aerials Website, Views of Einstein Elementary School, 1953, 1964, 1966, 1968, 1971, 1981, 1989, 1994. Available: <https://www.historicaerials.com/viewer>. Accessed: August 19, 2019.

San Diego Union. 1960. "Home Builders are Attracted to Sites Near Golf Courses." June 5:F-1–F-2.

———. 1961. "Carlton Oaks CC Opens First Nine." October 8:G-7.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Golf Course, Carlton Oaks Golf Course and Country Club

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W; __ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The approximately 160-acre Carlton Oaks Golf Course is bounded on the north by the Carlton Oaks Country Club and private residences along Inverness Road and Carlton Oaks Drive, on the east by open space, on the south by the San Diego River, and on the west by the river and West Hills Parkway. A designed landscape, the course is characterized by a gently undulating, irregular topography. It consists of manicured greens, grass-covered fairways, a network of golf cart pathways, over 400 mature trees, and bunkers and other features with earth-retaining railroad ties. Two water-retaining basins are located south of the Carlton Oaks Country Club's Clubhouse. An un-landscaped drainage overflow area is located northeast of the northerly basin and east of the course's driving range. An unpaved channel conveys water eastward from the northerly basin and connects to the San Diego River (see page 43, *Continuation Sheet*).

***P3b. Resource Attributes:** (List attributes and codes) HP 39. Other (Golf Course); HP 29. Landscape architecture
***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ■ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 18th Hole from Clubhouse terrace, looking east-southeast (photographs continued on page 43, *Continuation Sheet*)

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1960–1962; 1989 (see reference list beginning on page 46, *Continuation Sheet*).

***P7. Owner and Address:**
Alika LLC
10295 Century Woods Drive
Los Angeles, CA 90067

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** June 18, 2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California*. Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ■ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (list) _____

B1. Historic Name: Carlton Oaks Golf Course
B2. Common Name: Carlton Oaks Golf Course
B3. Original Use: Golf Course B4. Present Use: Golf Course
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed 1960–1962; redesigned and constructed in 1989.
***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Bill Tucker, with Charles Rizzo; Dye Designs **b. Builder:** Carlton-Santee Corporation
***B10. Significance: Theme** San Diego County golfing and recreation; Santee history **Area** San Diego
Period of Significance N/A **Property Type** Golf Course **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Carlton Oaks Golf Course is not eligible for listing in the NRHP or the CRHR due to insufficient historical significance and diminished historical integrity. The golf course does not qualify as a historical resource under CEQA.

Development of Carlton Oaks Golf Course

In 1956, Bill Mast and his Carlton Industries development company purchased 4,400 acres from the Josephine Scripps-owned Fanita Ranch for $1 million (*Los Angeles Times* 1956:A-12; *San Diego Union* 1963:F-11). Within 4 years, developers had begun developing a golf course and a residential tract (*San Diego Union* 1960: F-2). By June, the course had been named Carlton Oaks, referring to the oak trees planted at the site by the early Mission Indians (Hagen 1960:G-5) (see page 43, *Continuation Sheet*).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See page 47, *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Timothy Yates, Ph.D. and Stephanie Hodal, MHC

***Date of Evaluation:** August 23, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See page 4 Sketch Map

*P3a. Description (cont.):

The course has 18 holes. The 1st and 10th Holes are located east of the Country Club's Clubhouse. The 1st through 5th Holes stretch west along the south side of the course adjacent to the river. The 6th through 9th Holes run to the east along the north side of the course. The second nine holes are located at the wider, eastern portion of the course, with the 10th to 15th Holes taking golfers in multiple directions. The 16th and 17th Holes are located at the far eastern portion of the course. The 18th Hole is located on the east side of the northerly water basin, southeast of the Clubhouse and south of a driving range. Putting greens are situated immediately east of the Clubhouse.

*B10. Significance (cont.):

Details about the nearly complete 18-hole Carlton Oaks Golf Course—the "newest tournament golf course west of Santee"—were released in March 1961 (*San Diego Union* 1961:F-4). The course occupied a large area at the lower end of wooded Santee Valley, lying in the floodplain of the San Diego River (*San Diego Union* 1963:F-11). Historic aerials show the river running the length of the course and providing a periodic natural water feature (NETR 2019). The 72-par course promised tournament play with more than 7,000 yards of fairways and greens bordered by oak, willow, and elm trees interspersed with three small lakes and several water holes. The latter were designed to enhance scenery while providing more than 20 million gallons of water to an automatic rotary pop-up watering system (*San Diego Union* 1961:F-4). The course opened in two phases—the first nine holes in October 1961 (Hagen 1961:G-7) and the second nine holes in February 1962 (*San Diego Union* 1963:F-11). Golf course architect Bill Tucker of Los Angeles—"one of the area's foremost course architects" (Curtis 1962:B-5)—"drew the original layout" with contributions by Charles Rizzo, Carlton Oaks' new head pro and manager. The course ranged in length from 6,600 to 7,000 yards, offered "mammoth" tees up to 160 feet long, and approximately 6,000 square-feet of greens with the fairways cutting through sycamore, cottonwood, and oak trees. Management planned to operate the course as a public facility until the opening of the associated Carlton Oaks Country Club in April 1962 (Hagen 1962: G-4). As noted elsewhere in this potential district DPR form set, the Carlton Oaks Country Club's Clubhouse and Lodge were constructed in 1963 and 1965.

Photograph 2. Carlton Oaks Golf Course and Country Club ca. 1968, Clubhouse and Lodge visible at upper center, to left of water basins; note predominantly empty residential lots adjacent to course at left, looking northeast

Photograph 3. 1968 aerial view of eastern half of course

Photograph 4. 1995 aerial view of eastern half of course as redesigned by Dye Designs

Photograph 5. Golf course from the Clubhouse terrace, looking south across putting green toward 1st Hole

Photograph 6. View toward Golf Course's 4th Hole, which was raised as part of the redesign, looking east

During the 1970s, Carlton Oaks Golf Course was reportedly ranked among the top 200 public golf courses in the United States, and it hosted the NCAA men's championships in 1974. Although Carlton Oaks' ownership expected periodic seasonal flooding as a consequence of proximity to the San Diego River, a series of very serious floods washed through the golf course in the winters of 1979, 1980, and 1981. These floods decimated parts of its low-lying topography, repeatedly covering the course in mud and sand, and turning its landscape to weeds and dirt. In 1979, for example, the *San Diego Union* explained that several golf courses in the area were recovering from the "worst flooding in the history of the county, golfwise," with Carlton Oaks one of the most damaged. Carlton's General Manager told a reporter, "Late last week we had wall-to-wall water, four to five feet…worse than last year." The anticipated loss to the course for 1979 alone was cited as in the range of $300,000 (Hazeltine 1989:SD_C-19B; Berger 1979:C-1, C-3; West 1997:292–293).

An infusion of investment from new owners in the late 1980s funded a redesign and construction carried out over 11 months by Dye Designs. Completed in October 1989, the redesigned course featured five sets of tees from 7,109-yard tournament tees to 4,817-yard forward tees on a championship course (Hazeltine 1989:SD_C-19B). Reviews of promotional course maps from before and after the redesign, and of historic aerial photos from 1968 and 1995, reveal some of Dye Designs' changes to the course (NETR 2019). The sequence of play was reversed from its original start on the east side of the course to the west side of the course. The general arrangement of nine holes to either side of the clubhouse remained, with the 1st Hole now sited at a greater distance from the clubhouse while the driving range stayed in the same general area. On the west side, the original 10th through 18th Holes were renumbered, becoming the 2nd through 9th Holes. Holes on this side were slightly relocated, allowing the same generally spacious pattern of play through long fairways. On the east side, the original 2nd through 9th Holes, renumbered as the 10th through 18th Holes, were also relocated and the order of play rearranged to allow a challenging approach to the new 18th Hole. In general, changes appear to have respected the pre-existing corridors and retained the same number of holes on the north and south sides of the channel extending east from the water basin that remained part of the redesigned course. Dye Designs added a new southerly water basin between the new 11th and 12th Holes, and the course's original, large, easternmost water basin was drained and planted with trees. Dye Designs moved and substantially raised the greens of the 4th and 6th Holes. The redesign markedly increased the number of bunkers and generally increased their size. It also substantially expanded the network of golf cart paths.

Perry Dye, owner of Dye Designs in Englewood, Colorado, led the 1989 redesign and noted that the course was sandy, dry, and sparsely landscaped with few trees when they began their work. Dye mentioned that new weather patterns, combined with added runoff because of development, had increased the nuisance water on the course, but had also allowed the landscape to green and mature, significantly changing the appearance from dry and brown to lush and green. He stated that no earth had been added or removed from the site during the redesign, with all changes using the existing sandy soil. The redesign aimed to accelerate the speed of play on the course, make movement between holes more efficient, and enhance the course experience so that green fees could be increased for a more profitable business model. Others characterize the redesign as increasing the course's overall difficulty, in part by more severely penalizing wayward shots. Quoted in the *Los Angeles Times* in November 1989, for example, local professional golfer Cesar Sanudo characterized the redesigned course as "a whole lot different . . . . You better bring your thinking camp. There's no room for error" (Aiken pers. comm. 2019; Dye pers. comm. 2019; Farmer n.d.; Hazeltine 1989:SD_C-19B, quoted).

Evaluation

As noted above, the Carlton Oaks Golf Course and Country Club are not significant as "anchor development" that stimulated demand for housing in its immediate vicinity. In fact, the initial housing development closest to the golf facility did not prove immediately successful, and plans for additional residential development in the portion of Santee in the vicinity of the golf facility stalled. Across post-World War II San Diego County and Southern California, golf courses were constructed in anticipation of, or to accommodate, growth in population and residential construction. The Carlton Oaks Golf Course was not created as part of a larger, unified, master-planned community developed in planned stages or as part of a singular undertaking. It would be inappropriate to characterize the golf course as a primary causal factor in the development of Santee. Local golfers who became well known professionals played the course and spent time at the country club. The facility hosted the 1974 NCAA Championship Tournament. However, it did not become a course that annually hosted a major professional golf event the way San Diego County golf courses such as the Mission Valley Country Club, Torrey Pines, and La Costa Resort did. For these reasons, the Carlton Oaks Golf Course is not eligible for listing in the NRHP under Criterion A or in the CRHR under Criterion 1.

The subject golf course does not appear significant as a resource associated with and strongly representing the productive life of a historically important individual. Research yielded no evidence that nationally renowned golfers from the 1960s or early 1970s are primarily known for their performances at tournaments held at Carlton Oaks. Prominent Santee developer and original owner of the golfing facility, Bill Mast, spent time there during the 1960s and early 1970s. However, for a non-residential property such as the subject golf course to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity for which they are known. Although Bill Mast doubtlessly discussed business and possibly even struck deals on the golf course, the course was not Mast's primary workplace. Research yielded no evidence that the course had any strong associations with the work of other individuals who might be considered historically significant. Consequently, the facility does not qualify for individual listing in the NRHP under Criterion B or in the CRHR under Criterion 2.

The golf course is not significant as a designed landscape. The golf course is not a historically important example of golf course landscape design. Bill Tucker was a well-known Southern California golf course architect. However, research yielded no evidence that the course, as originally designed by Bill Tucker with contributions by Charles Rizzo, earned a reputation for innovative golf course landscape architecture during the 1960s or early 1970s. The course does not appear to have been an important example of the work of designer Bill Tucker. Moreover, although it is expected for golf courses to undergo change and evolve overtime, as do most designed landscapes, Carlton Oaks Golf Course's owners arranged for a major redesign of the course by Dye Designs in the late 1980s, which changed numerous elements of the landscape and altered the course so as to increase its difficulty. Alterations included changing the direction of play and renumbering holes, eliminating one permanent water basin and creating another at a different location, relocating holes, raising holes, increasing the number of bunkers and their size in many cases, and expanding the network of golf cart paths across the course. As noted above, professional golfer Cesar Sanudo characterized the redesigned course as "a whole lot different" than the course prior to the redesign. The course does not, therefore, retain historical integrity of design and workmanship with respect to a 1961–1975 period of potential significance. As redesigned in 1989, the course is not such an exceptional example of golf course design that it should be given special consideration as a resource that has achieved significance 20 years prior to reaching the 50-year benchmark for consideration as a potential historical resource. For these reasons, Carlton Oaks Golf Course is not eligible for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The golf course is not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information. Nor is it likely to yield important information about construction methods, materials, or technologies related to its history as a golf course.

In summary, the Carlton Oaks Golf Course does not meet any of the criteria for NRHP or CRHR listing. The golf course has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

*B12. References (cont.):

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Berger, Dan. 1979. "Golf Courses Awash From Heavy Rains." *San Diego Union*, February 6:C1, C3.

Curtis, Charles. 1962. "Rainy Spell to Help Local Golf Courses." *Los Angeles Times*, February 14:B5.

Dye, Perry. 2019. Personal communication (phone call) between Stephanie Hodal, Architectural Historian, ICF, and Perry Dye, President Dye Designs, Englewood, CO. June 24.

Farmer, Kevin. No Date. "Carlton Oaks: San Diego's Toughest 18 Holes." Newspaper Clip, Subject Files—Sports—Golf. On file at the San Diego History Center, San Diego, California.

Hagen, Howard. 1960. "70 Teams Ready for Muni Meet Beginning Today." *San Diego Union*, April 24:G5.

———. 1961. “Carlton Oaks CC Opens First Nine.” *San Diego Union*, October 8: G7.

———.1962. “Novel Mats Set for New Range at Cottonwood.” *San Diego Union*, July 8:G4.

Hazeltine, Rick. 1989. “Rebuilt Carlton Oaks Looks as Good as Ever.” *Los Angeles Times*, November 5: SD_C-19B.

Los Angeles Times. 1956. “San Diego County Ranch Bought for $1,000,000.” June 24:A12.

Nationwide Environmental Title Research (NETR Online). 2016. Historic aerial photographs of Carlton Oaks Golf Course and Country Club, 1953, 1964, 1966, 1968, 1971, 1980, 1981, 1989, 1994, 1996, 2002, 2003, 2005, 2009, 2010, and 2012. Available: http://www.historicaerials. com/. Accessed: June 10, 2016.

San Diego Union. 1960. “Home Builders Are Attracted to Sites Near Golf Courses.” June 5:F-2.

———. 1961. “At Carlton Oaks—New Golf Course Opens in July.” March 19:F-4.

———. 1963. “Carlton Oaks: Developer Plans Project Near Santee Golf Course.” June 2:F-11.

West, Norrie. 1997. *100 Years of Golf in San Diego County*. Your Neighborhood Printer, San Diego, California.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) 9225 Inwood Drive

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** La Mesa **Date** 1967 (PR 1975) **T** 15S ; **R** 1W; __ ¼ **of Sec** Not Sectioned (Mission San Diego and El Cajon Land Grants); San Bernardino **B.M.**
c. Address 9200 Inwood Drive City Santee Zip 92071
d. UTM: (give more than one for large and/or linear resources): Zone mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 383-241-08

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is located at the intersection of Inwood Drive and Carlton Oaks Drive. Situated north of the entrance to the Carlton Oaks Golf Course and Country Club, the subject property is a west-facing Ranch-style residence with an L-shaped plan. The residence has an intersecting Dutch gable roof with moderately overhanging open eaves and gutter-lined fascia boards. Covered in non-original asphalt shingles, the roof features flared gable ends with lattice siding. Exterior cladding consists of upper stucco and lower, non-original stacked stone veneer. Secured by a non-original double door with glazing, the main entrance faces west adjacent to the ell at the primary façade. Non-original vinyl windows punctuate the primary façade in three places and the north-facing secondary façade in one place. Two of the windows have non-original security bars. A non-original screen wall fronts the main entrance. At the south portion of the primary façade, a tarp fronts the attached garage, which is secured by a non-original door. The property is landscaped with a lawn and shrubbery.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 9225 Inwood Drive. looking east-southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1961 (ParcelQuest 2021)

***P7. Owner and Address:**
Kevin Shigeo Fukuyama and Lina Mayling Chen
9225 Inwood Drive
Santee, CA 92071

***P8. Recorded by:** (Name, affiliation, address)
Timothy Yates
ICF
525 B Street, Suite 1700
San Diego, CA 92101

***P9. Date Recorded:** October 19, 2022

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") ICF. 2022. *Cultural Resources Inventory and Evaluation Report for the Carlton Oaks Project, Santee, San Diego County, California*. Prepared for Lennar Homes.

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: 9225 Inwood Drive
B2. Common Name: 9225 Inwood Drive
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Construction completed in 1961.
***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme** San Diego County residential development **Area** San Diego County
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Residence at 9225 Inwood Drive does not meet any of the criteria for individual listing in the NRHP or the CRHR. Consequently, the building does not qualify as a historical resource under CEQA.

Historic Context

In 1893 the small town of Cowles, named for founder George Cowles, changed its name to Santee. In 1885 Hosmer P. McKoon arrived with his wife, Fannie, and bought 9,543 acres of land that he named Fanita Ranch. Around the turn of the century, members of the wealthy newspaper-publishing Scripps family acquired most of Fanita Ranch, where they established an inland getaway and raised cattle. By the 1920s, Santee had become a center of cattle raising and dairy production (McGrew 1922:418; Santee Historical Society 2019) (see page 4 Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See page 5 Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Timothy Yates, Ph.D.

***Date of Evaluation:** October 21, 2022

(This space reserved for official comments.)

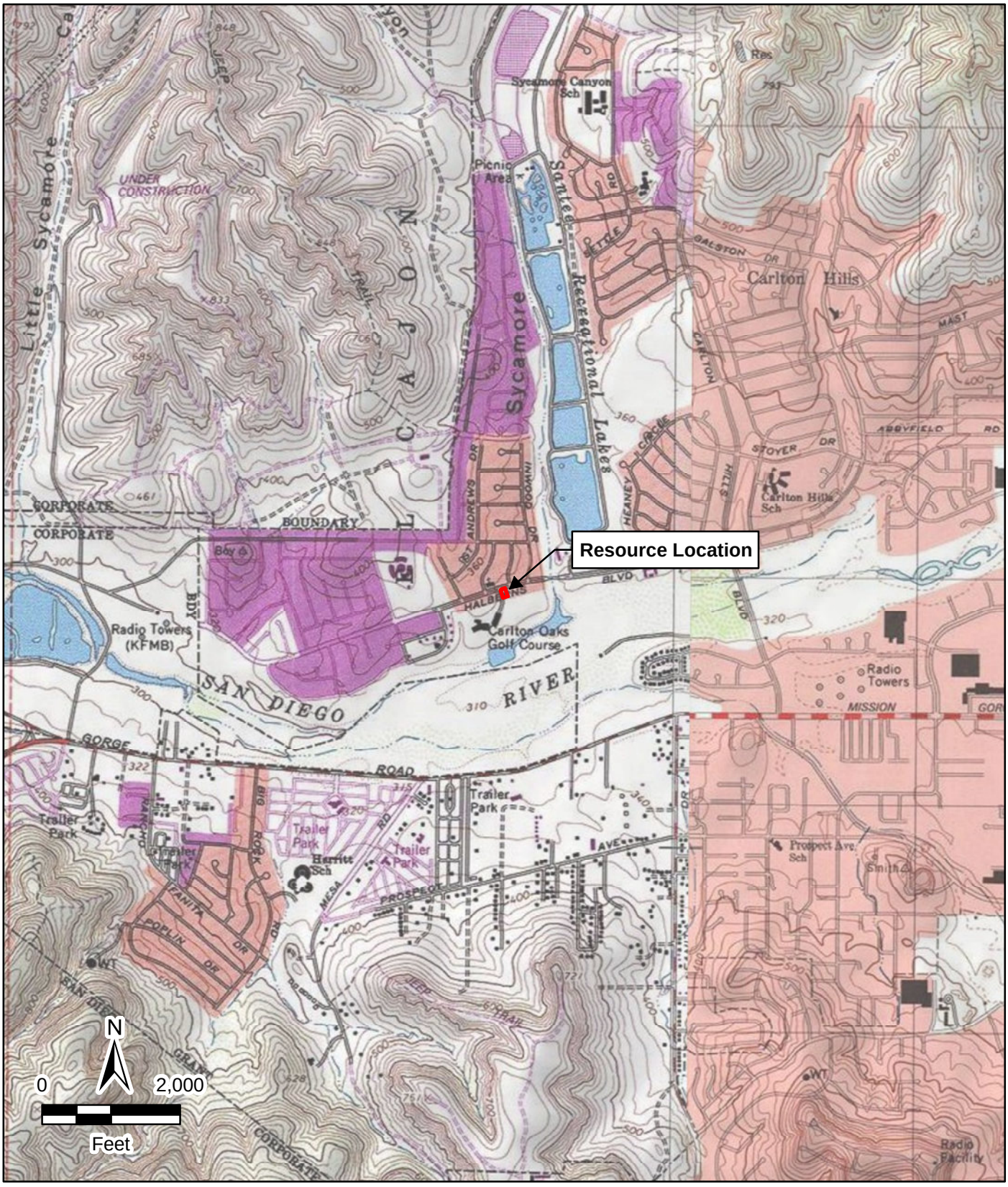
(Sketch Map with north arrow required.)

State of California - The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #: _____
Trinomial: _____

Resource Name or #: 9225 Inwood Drive

Map Name: La Mesa, CA **Scale:** 1:24,000 **Date of Map:** 1985



Required information is bold

*B10. Significance (cont.):

After the United States entered World War II, the federal government acquired 700 acres of agricultural land at the southeast edge of Santee. The Marine Corps began training parachute battalions there in May of 1942. The facility was named in honor of marine captain Archibald M. Gillespie, who had participated in the occupation of San Diego during the Mexican-American War. The Navy eventually constructed two runways 4,200 feet and 5,400 feet in length at the facility. After the war, Gillespie Field was declared surplus, and the County of San Diego began operating it as a local airport in 1947. The County acquired title to the airport in 1953 and continues to operate it today (Graves n.d.; Pourade 1977:36).

In 1950, Santee had a population of 2,000 residents. In 1956, Bill Mast and his Carlton Industries development company (later the Carlton Santee Corporation) purchased 4,400 acres from the Josephine Scripps-owned Fanita Ranch for $1 million (*Los Angeles Times* 1956:A-12; *San Diego Union* 1963:F-11). Mast Boulevard would be named for the company's president, Bill Mast. Announcing plans to create what would become the Carlton Oaks Golf Course and adjacent housing, Mast's company joined Volk Mclain Incorporated in developing new residential tracts in Santee. Although the Carlton-Santee Corporation completed the golf course and some of the planed housing by the early 1960s, most of the land around the course remained undeveloped in 1968. Excess San Diego-area housing construction in the late 1950s and early 1960s left many of the original homes built in the new Santee tracts at the start of the 1960s unsold. By the summer of 1968, however, population growth and a gradual reduction of surplus housing in the greater San Diego area, as well as improved access from the construction of Mission Gorge Road and Highway 67, improved prospects for residential development in the vicinity of the golf course. By 1971, many of the graded lots north of the western portion of the course contained new houses, particularly in the neighborhood situated south of Carlton Oaks Drive and north of the course (NETR 2019; *San Diego Union* 1968:F-1, F-8). Santee's population reached 25,750 in 1970. Santee was incorporated as a city in 1980 (Santee Historical Society 2019).

Evaluation

The Carlton-Santee Corporation constructed the subject Ranch-style residence at 9225 Inwood Drive in 1961 as part of a housing tract developed immediately north of Carlton Oaks Golf Course (ParcelQuest 2021; NETR 2019). The construction of suburban Ranch-style homes was a development trend that occurred across California. An association with this pattern of events is entirely commonplace in Santee and communities throughout California. The subject residence does not represent post-World War II suburban housing in a uniquely important or distinctive way. Research efforts yielded no evidence that the subject property was the site of a historically significant event or part of a pattern of events that distinguishes it historically from others like it. The subject property does not, therefore, qualify for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

9225 Inwood Drive does not appear significant as a built environment resource associated with and strongly representing the productive life of a historically important individual. Residences in post-World War II suburban housing tracts are not a type of built environment resource apt to have significance under NRHP Criterion B and CRHR Criterion 2.For such a property to qualify as significant for association with a historically important individual, it needs to represent the work or other activity for which the person is primarily known, and it needs to be the site where the person performed that work or other activity. Research yielded the name of one former resident, Frank B. McCowen, who resided at 9225 Inwood Drive in 1977, but not any earlier owners or occupants (U.S. Public Records Index, 1950-1953, Volume 1 2010). History sources, internet searches, and full-text searchable historic newspaper databases did not reveal any evidence that Frank B. McCowen or any other individual made important contributions to history in association with the subject property. For these reasons, 9225 Inwood Drive is not eligible for the NRHP under Criterion B or the CRHR under Criterion 2.

The subject property's Ranch style residence is not an important example of historic-era construction or architecture. The residence's massing, intersecting Dutch gable roof, and window sizes and locations make it recognizable as an example of the Ranch style, but numerous alterations limit its capacity to represent the historic qualities of the style. The residence is an entirely commonplace example of a ubiquitous building type that lacks high artistic value and does not embody distinctive characteristics of a type, period, or method of construction. Research yielded no evidence suggesting that the building may be an important example of a master architect's or builder's significant body of work. For these reasons, 9225 Inwood Drive is not eligible for individual listing in the NRHP under Criterion C or the CRHR under Criterion 3.

The property is not significant under NRHP Criterion D or CRHR Criterion 4 as a source or likely source of important historical information, and it does not appear likely to yield important information about historic construction methods, materials, or technologies.

In summary, 9225 Inwood Drive is not eligible for listing in the NRHP or the CRHR. The property has been evaluated in accordance with Section 15064.5 (a)(1) of CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and found not to qualify as a historical resource for the purposes of CEQA.

References:

Graves, Jim. No Date. *Airport: Gillespie Field/Early Days*. Available: http://elcajonhistory.org/pdf/Gillespie_ Field_early_days.pdf. Accessed May 23, 2019.

Los Angeles Times. 1956. San Diego County Ranch Bought for $1,000,000. June 24: A12.

McGrew, Clarence Alan. 1922. *City of San Diego and San Diego County: Birthplace of California, Volume 1*. American Historical Society, Chicago, Illinois and New York, New York.

Nationwide Environmental Title Research (NETR Online). 2019. Historic aerial photographs of Carlton Oaks Golf Course and Country Club, 1953, 1964, 1966, 1968, 1971, 1980, 1981, 1989, 1994, 1996, 2002, 2003, 2005, 2009, 2010 and 2012. Available: http://www.historicaerials. com/. Accessed: June 10, 2019.

ParcelQuest. 2022. Property Characteristics for 9225 Inwood Drive (APN 383-241-08-00). Available: parcelquest.com. Accessed October 20, 2022.

Pourade, Richard F. 1977. *City of the Dream: The History of San Diego*. Copley Books, La Jolla, California.

San Diego Union. 1963. Carlton Oaks: Developer Plans Project Near Santee Golf Course. June 2: F-11.
_____. 1968. Surging Growth Revives Outlook for Santee Area. August 25: F-1, F-8 — F-9

Santee Historical Society. 2019. *Santee: A Look at the Past*. Available: http://cityofsanteeca.gov/how-do-i/santee-s-history. Accessed: May 23, 2019.

U.S. Public Records Index, 1950-1953, Volume 1. 2010. Frank B. McCowen. Available: ancestry.com. Accessed October 20, 2021.