

**HISTORIC RESOURCES EVALUATION REPORT**

**for the**

**COTTONWOOD SAND MINE PROJECT  
SAN DIEGO COUNTY, CALIFORNIA**

PDS2018-MUP-18-023 and PDS2018-RP-18-001

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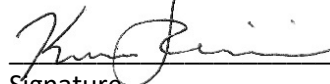
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January 2020

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Report Title: Historic Resources Evaluation Report for the Cottonwood Sand Mine Project, County of San Diego, California

Type of Study: Historic Resources Evaluation

New Sites: P-37-039116 (3121 Willow Glen Drive);  
P-37-039117 (3629 Willow Glen Drive)

Updated Sites: None

USGS Quad: Jamul Mountains and El Cajon 7.5-minute Quadrangles

Acreage: Approximately 277 acres

Permit Numbers: PDS2018-MUP-18-023; PDS2018-RP-18-001

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# TABLE OF CONTENTS

|  |             |
|--|-------------|
| <b>EXECUTIVE SUMMARY .....</b>   | <b>ES-1</b> |
| <b>1.0 INTRODUCTION .....</b>  | <b>1</b>    |
| 1.1 Project Description .....  | 1           |
| 1.2 Existing Conditions.....   | 6           |
| 1.2.1 Environmental Setting .....  | 6           |
| 1.2.2 Record Search Results.....   | 8           |
| 1.3 Applicable Regulations.....  | 10          |
| 1.3.1 California Register of Historical Resources (CRHR) Significance Criteria .....           | 10          |
| 1.3.2 California Environmental Quality Act (CEQA) .....  | 11          |
| 1.3.3 County of San Diego Resource Protection Ordinance (RPO).....                             | 12          |
| 1.3.4 San Diego County Local Register of Historic Resources.....                               | 12          |
| <b>2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE.....</b>  | <b>13</b>   |
| <b>3.0 ANALYSIS OF PROJECT EFFECTS .....</b>   | <b>14</b>   |
| 3.1 Methods.....   | 14          |
| 3.1.1 Archival Research.....   | 14          |
| 3.1.2 Survey Methods.....  | 15          |
| 3.1.3 Structures Assessment.....   | 15          |
| 3.2 Results.....   | 15          |
| 3.2.1 Historic Resources.....  | 15          |
| <b>4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION .....</b>               | <b>24</b>   |
| 4.1 Resource Importance.....   | 24          |
| 4.1.1 California Register of Historical Resources Significance Evaluation .....                | 25          |
| 4.1.2 California Environmental Quality Act Significance Criteria Evaluation.....               | 28          |
| 4.1.3 San Diego County Local Register of Historical Resources Evaluation.....                  | 28          |
| 4.1.4 County of San Diego Resource Protection Ordinance Evaluation .....                       | 28          |
| 4.2 Impact Identification.....   | 28          |
| <b>5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN<br/>CONSIDERATIONS .....</b> | <b>28</b>   |
| 5.1 Effects Found Not to be Significant .....  | 28          |
| <b>6.0 REFERENCES.....</b>   | <b>29</b>   |
| <b>APPENDICES.....</b>   | <b>1</b>    |
| APPENDIX A. DPR 523 Forms  |             |
| APPENDIX B. Resumes  |             |

## TABLE OF FIGURES

|           |   |    |
|-----------|---|----|
| Figure 1  | Regional Vicinity Map.....                              | 2  |
| Figure 2  | Project Location Map .....                              | 3  |
| Figure 3  | Aerial Vicinity.....                                    | 4  |
| Figure 4  | Cottonwood Golf Club Aerial, 1974.....                  | 17 |
| Figure 5  | Cottonwood Clubhouse Western Façade.....                | 18 |
| Figure 6  | Cottonwood Clubhouse Eastern Façade .....               | 19 |
| Figure 7  | Maintenance Facility .....                              | 19 |
| Figure 8  | Ivanhoe Golf Course Restroom .....                      | 20 |
| Figure 9  | Ivanhoe Golf Course, 3rd Fairway .....                  | 21 |
| Figure 10 | Cottonwood Golf Club.....                               | 21 |
| Figure 11 | Modern Golf Cart Bridge on The Lakes Golf Course.....   | 22 |
| Figure 12 | 3629 Willow Glen Drive (P-37-039117) North Façade ..... | 23 |
| Figure 13 | 3629 Willow Glen Drive (P-37-039117) South Façade ..... | 23 |

## LIST OF ACRONYMS

|       |  |
|-------|--|
| AMSL  | above mean sea level                               |
| APE   | Area of Potential Effect                           |
| APN   | Assessor's Parcel Number                           |
| CEQA  | California Environmental Quality Act               |
| CHRIS | California Historical Resources Information Center |
| CHPI  | California Point of Historical Interest            |
| CRHR  | California Register of Historic Resources          |
| CSHL  | California State Historical Landmark               |
| DPPH  | Directory of Professionals in Public History       |
| DPR   | California Department of Parks and Recreation      |
| NRHP  | National Register of Historic Places               |
| OHP   | California Office of Historic Preservation         |
| RPA   | Register of Professional Archaeologists            |
| RPO   | County of San Diego Resource Protection Ordinance  |
| SCIC  | South Coastal Information Center                   |
| USGS  | U.S. Geological Survey                             |

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## EXECUTIVE SUMMARY

This report is an evaluation of the built environment resources at 3121 and 3629 Willow Glen Drive, a golf club and single-family residence, respectively, for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historic Resources (Local Register), and the County of San Diego Resource Protection Ordinance (RPO). The resources are located within the Valle De Oro Community Planning area in unincorporated San Diego County, California. This report has been prepared in accordance with the California Environmental Quality Act (CEQA) prior to the redevelopment of 24 parcels (APNs 506-021-19-00, 506-020-52, 518-012-13, 518-012-14, 518-030-05 thru 518-030-08, 518-030-10, 518-030-12, 518-030-13, 518-030-15, 518-030-21, 518-030-22-00, 519-010-15, 519-010-17, 519-010-20, 519-010-21, 519-010-33, 519-010-34, 519-010-37, and 519-011-03) which would result in the demolition of the Cottonwood Golf Club and a single-family residence and its associated outbuildings. This report follows the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b). The results of this evaluation will assist the County in determining the direct construction impacts to resources.

PanGIS, Inc., evaluated the Cottonwood Golf Club and a single-family residence and its associated outbuildings at the project site that were potentially historically significant because of their age. The historic resources survey and assessment was conducted on November 19, 2019. There were no constraints on the investigation: access to both properties was provided by the owners. Building exteriors and outdoor areas were fully visible and accessible; interiors were not surveyed. Field notes and additional photographs are on file with PanGIS, Inc.

The resources at 3121 and 3629 Willow Glen Drive (P-37-039116 and P-37-039117) are recommended not eligible for the CRHR and the Local Register and they do not meet the qualifications as historical resources pursuant to CEQA or the RPO. As these resources are not recommended as historically important, the project will not result in a significant adverse impact, and therefore the effects of the project on the built environment resources addressed in this report are proposed as not significant.

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## 1.0 INTRODUCTION

This assessment was prepared to determine the historical and architectural significance of potential historic resources located at 3121 and 3629 Willow Glen Drive in the Valle De Oro Community Planning area in unincorporated San Diego County, California. These resources were the Cottonwood Golf Course (P-37-039116) and single-family residence (P-37-039117), respectively. Section 21084.1 of CEQA defines a historic resource as any resource listed in, or eligible for listing in, the CRHR. These resources are not listed in the California Register of Historical Resources (CRHR); are not California Historical Points of Interest (CHPI); are not California State Historical Landmarks (CSHL); are not listed on the National Register of Historic Places (NRHP); and are not components of a historic district.

The potential historic resources at 3121 and 3629 Willow Glen Drive were evaluated in accordance with the California Environmental Quality Act (CEQA), the County of San Diego's Resource Protection Ordinance (RPO), Local Register, and CRHR guidelines. An intensive survey of the property was conducted by PanGIS Research Associate Kris Reinicke on November 19, 2019 to document the historic-era structures and landscape features in the APE. PanGIS Senior Historian Douglas Mengers was Principal Investigator for the historic resources evaluation and drafted this report. Mr. Mengers is listed on the County of San Diego CEQA Consultants List for Historic Resources.

This chapter of the report provides a project description, a historical context for the property, and a summary of the applicable regulations and criteria for evaluation of resource importance. Chapter 2 addresses the guidelines for determining significant environmental impacts. Chapter 3 is an analysis of project effects, including research methods and architectural descriptions of the historic resources. Chapter 4 details the historical evaluation and potential for significant impacts, followed by the evaluation of effects in Chapter 5. The California Department of Parks and Recreation (DPR) 523 site record forms for the resources are provided in Appendix A and resumes of key personnel are found in Appendix B.

### 1.1 Project Description

The project is located in the Valle De Oro Community Planning area in southwestern San Diego County, California (Figure 1, *Regional Vicinity Map*). The project's direct Area of Potential Effect (APE) is confined to the parcel boundaries (APNs 506-021-19-00, 506-020-52, 518-012-13, 518-012-14, 518-030-05 thru 518-030-08, 518-030-10, 518-030-12, 518-030-13, 518-030-15, 518-030-21, 518-030-22-00, 519-010-15, 519-010-17, 519-010-20, 519-010-21, 519-010-33, 519-010-34, 519-010-37, and 519-011-03), as shown on the Jamul Mountains and El Cajon USGS 7.5-minute quadrangle maps (Figure 2, *Project Location Map*). The properties are located at 3121 and 3629 Willow Glen Drive, on the south side of Willow Glen Drive on either side of Steele Canyon Road and comprise approximately 280 acres (Figure 3, *Aerial Vicinity*). The project is in an exurban setting, surrounded by single-family tracts, single-family custom estate developments, a residential golf club, open space, and small ranch properties.

The project includes review and proposed approval of several discretionary actions, including:

- A Major Use Permit (MUP) PDS2018-MUP-18-023 to allow mining activities on 251.1 acres of the 279.8-acre property; and
- A Reclamation Plan (RP) PDS2018-RP-18-001 to specify the standards to which the site must be reclaimed upon completion of mining activities in accordance with the California Surface Mining and Reclamation Act of 1975 (SMARA).

The project site is currently occupied by the Cottonwood Golf Club, which consists of two 18-hole courses. The project proposes to convert the two golf courses to a sand mining operation that would be conducted in three phases over an approximately 10-year period.



Figure 1. Regional Vicinity Map

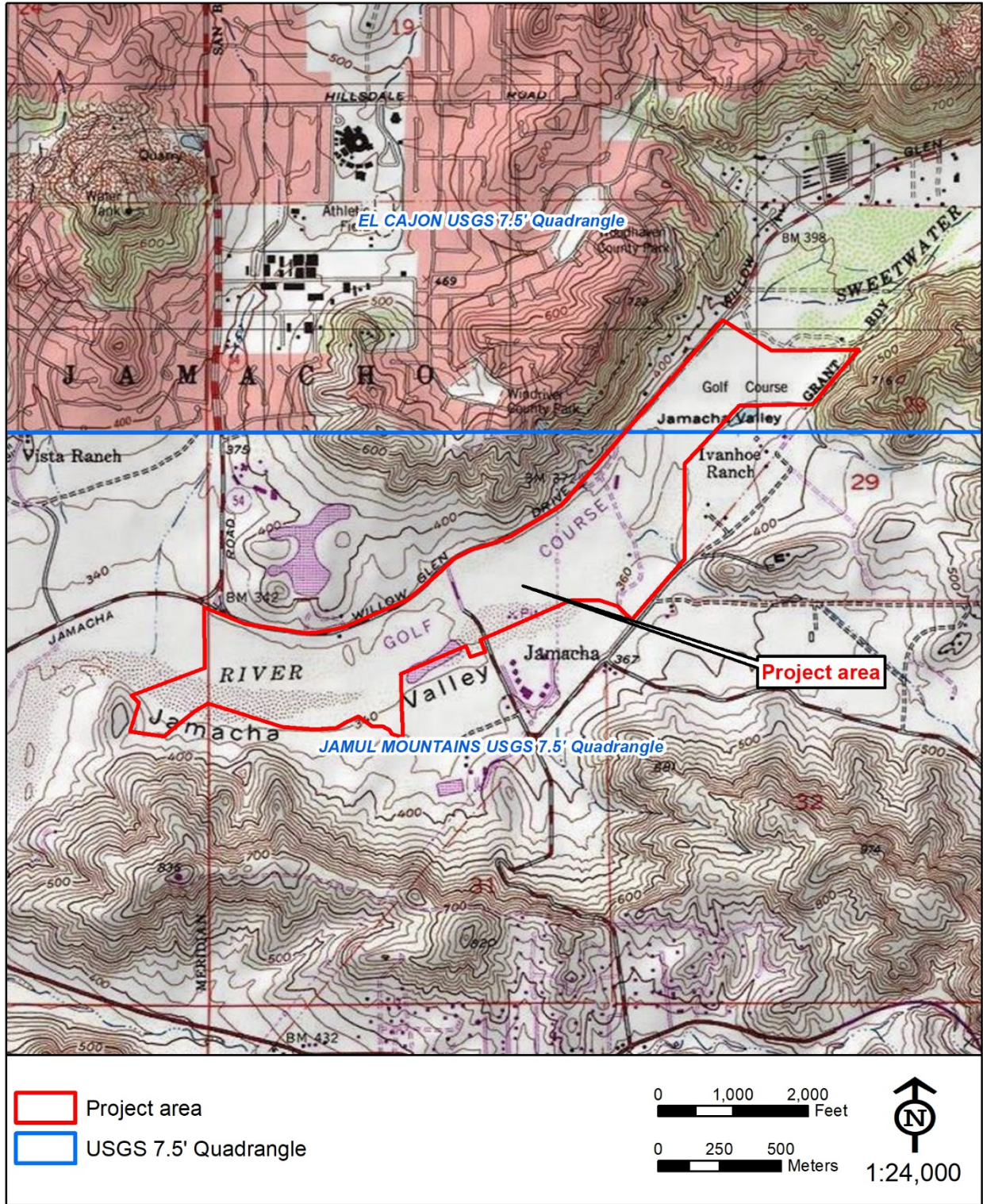


Figure 2. Project Location Map showing area surveyed

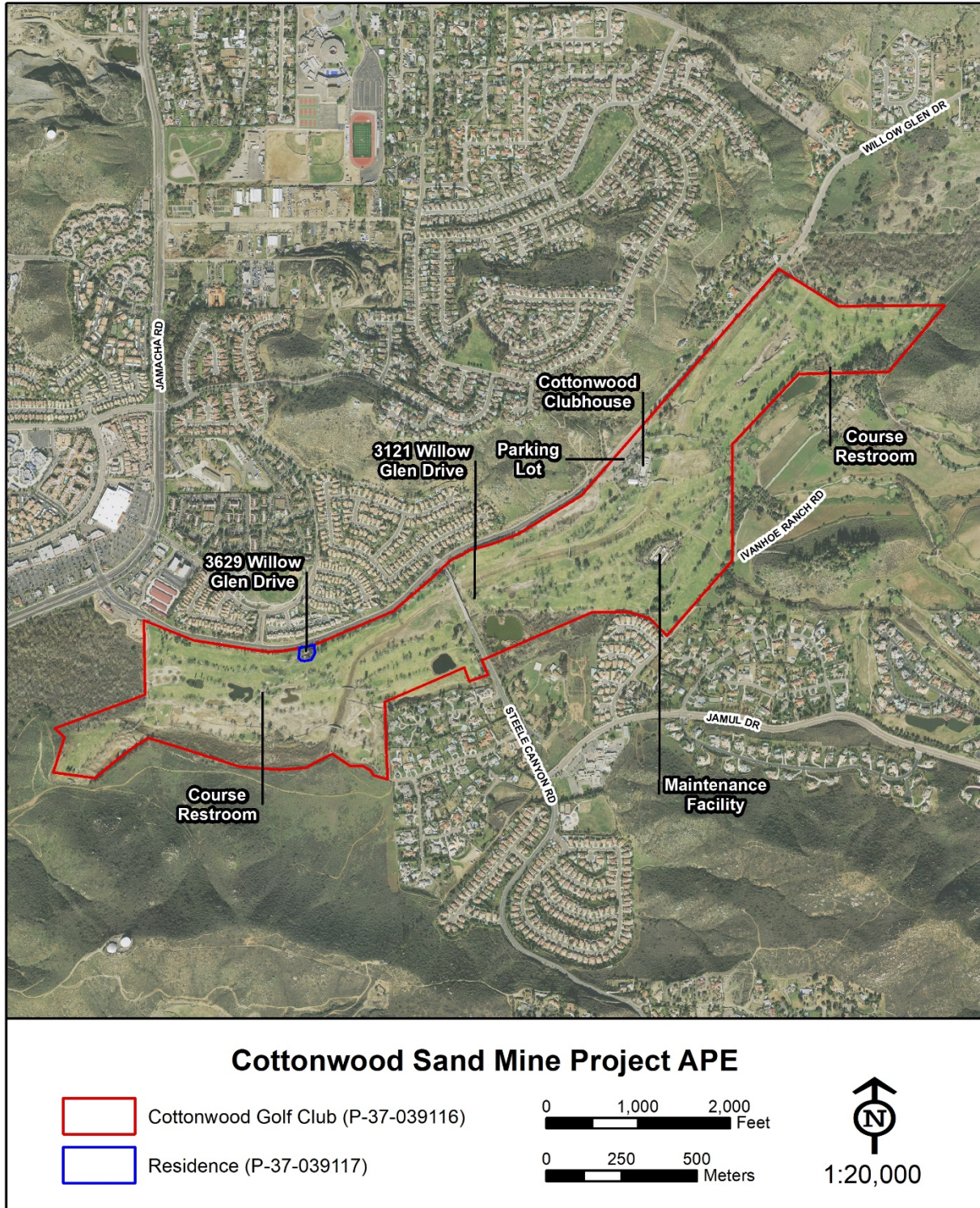


Figure 3. Aerial Vicinity of project location showing structures and parcel boundaries

Aggregate extraction during Phase 1 would be located within the area currently occupied by the closed 18-hole golf course at the western portion of the project. Phase 2 would be located in the center of the site, east of Steele Canyon Road, on the currently operating Ivanhoe Course. Phase 3 mine operations would encompass the remaining acreage of the project site located to the east of phase 2. Upon approval of the project and the related MUP, the Ivanhoe Course would be closed; the existing golf clubhouse would be demolished near the end of Phase 2 mining. Phase 4 would consist of removal of the processing plant, grading to final contours, final reclamation and revegetation efforts, cleanup, and equipment removal.

Approximately 214 acres of the 280-acre site are proposed for extractive use. The project's mining operations would extract, process, and transport aggregate using conventional earth moving and processing equipment. Approximately 4.3 million cubic yards (CY) (6.40 million tons) of material would be extracted, with approximately 3.8 million CY (5.7 million tons) produced for market use. Extraction operations would be limited to a maximum production of 380,000 CY (570,000 tons) of construction grade aggregate (sand) per calendar year. Sand extracted and processed at the site would be suitable for construction uses and would be available to customers in San Diego County.

The project would be developed in three continuous phases, described above, with sub-phases in each major phase, followed by a fourth phase for reclamation. Operations would begin with the placement of the processing plant and the conveyor line from the plant to the western portion of the property where Phase 1 would commence. Existing vegetation and infrastructure in the existing and former golf courses would be removed as mining operations proceed, with approximately 20 to 30 acres subject to mining at any one time. The maximum excavation depth is proposed to be 40 feet below the existing land surface outside the river channel. The average depth of excavation is expected to be approximately 20 feet.

The project proposes to widen Willow Glen Drive between Steele Canyon Road and the project egress driveway to four lanes with intermittent travel lanes per the County Roadway Standards. A new access off Willow Glen Drive would be provided to the west of the existing driveways to the Cottonwood Golf Club parking lot to provide access for mining operations, material sales, employees, and vendors. In addition, a new access point to the property from Willow Glen Drive west of Steele Canyon Road (Phase 1 area) would be necessary, as the clearance height of the bridge that crosses the Sweetwater River on Steele Canyon Road would not allow most large trucks or heavy equipment used for mining operations to pass beneath the bridge. Additional access points are proposed to be constructed at the intersection of Willow Glen Drive and Muirfield Drive. The new driveway would be restricted to servicing the mining operations. The existing golf clubhouse would be demolished near the end of Phase 2 mining.

Reclamation would be an ongoing process starting in the second year as mining proceeds to the east. Upon completion of the extraction activities, reclamation would occur in accordance with the mining and reclamation plan. The final landform is proposed to be a relatively flat plain that gently slopes downward from east to west, with a widened river channel bisecting the length of the site. The reclaimed river channel is expected to average approximately 250 to 300 feet in width. The widened river channel and associated graded slopes would be restored by planting the areas with native riparian and upland vegetation. Reclaimed and revegetated areas would be restored to an end use of undeveloped lands, recreational trails, and land suitable for uses allowed by the Open Space land use designation and existing zoning classifications.

On November 19, 2019, PanGIS, Inc. conducted an intensive-level survey of the structures at the project site, which are potentially historically significant because of their age. This survey and subsequent report

were completed in accordance with the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b), the RPO, Section 21083.2 of CEQA, and the San Diego County CEQA Guidelines. This report addresses the direct construction impacts to resources and proposes a determination as to impact severity as outlined in Section 4.2 of *County of San Diego Guidelines for Determining Significance*.

## **1.2 Existing Conditions**

The existing environmental and cultural setting of the APE are described below.

### **1.2.1 Environmental Setting**

#### *Natural*

The project area is situated within the inland foothills of western San Diego County, where the climate is characterized as semi-arid steppe, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The project area is within the Jamacha Valley of the western portion of the Peninsular Ranges geomorphic province of southern California. Steele Canyon and San Miguel Mountain are to the south of the project, and McGinty Mountain is to the east. The elevation of the project area ranges from approximately 320 to 380 feet above mean sea level (AMSL).

The project site is situated within the floodplain of the Sweetwater River, which flows in a northeast-to-southwest direction through the central portion of the site. The project site is underlain by alluvial deposits dating to the Late Holocene (Tan 2002a and 2002b). Alluvial channel deposits are primarily present through the central portion of the project area, with floodplain deposits located on the north and south sides of the channel deposits (Geocon 2019). Granitic rock underlays the alluvium deposits and is mapped along the northern border of the project site (Geocon 2017; Tan 2002a and 2002b).

Riverwash soils are found within drainageways and are composed of sandy, gravelly, or cobbly alluvium derived from mixed sources. Riverwash can be observed with many barren areas but supports scattered sycamores and coast live oaks which grow along the banks of the drainage channels, and sparse shrubs and forbs which occur in patches (Bowman 1973). Biological surveys conducted by HELIX identified Southern Cottonwood-willow riparian forest, southern willow scrub, and freshwater marsh within the project area (HELIX 2019).

Land uses in the surrounding area include residences, parks, and commercial uses of the Rancho San Diego community to the north and west; undeveloped land and extractive operations to the northeast; rural residential development, a residential treatment facility, and the Steele Canyon Golf Club (including a 27-hole golf course and associated residential uses) to the south and southeast; and the San Diego National Wildlife Refuge (SDNWR) to the southwest, along the Sweetwater River.

The project site has been subjected to past human disturbances and habitat modification associated with mineral extraction activities and development of the golf course. The site currently operates as a public golf course, though golf play and maintenance of landscaped turf in the western portion of the site was discontinued in 2017. Sand mining activities within the site began in the early 1950s to the south of Sweetwater River and continued through the 1970s with construction of the golf course. Intermittent mining within portions of the site have been on-going with golf course operations. The most recent mining activities occurred in the western and southwestern portions of the site between 2007 and 2009, and in the extreme eastern portion of the site in 2016.

## *Cultural*

A detailed prehistoric and ethnohistoric context is included in *Archaeological Inventory and Assessment: Cottonwood Sand Mine Project* (Wilson and Roy 2019). The historic context below was developed for that report and is primarily taken from Stephen Van Wormer's *A History of the Jamacha Valley* (Van Wormer 1981).

### Mission and Rancho Periods

During the Mission Period, the project vicinity was known as Rancheria San Jacome de la Marca and was used by Mission San Diego de Alcalá for goat and sheep grazing. After Mexican independence and sensing the threat of secularization, the priests granted a portion of the mission's grazing land in Jamacha Valley to Doña Apolinaria Lorenzana. Lorenzana built an adobe house on the west end of the valley and grew wheat and corn on the east side of the Sweetwater River. Rancho Jacome de la Marca, or Jamacha, was officially granted to Lorenzana by Governor Juan Alvarado in 1840, consisting of 8,881 acres along the Sweetwater River valley.

### American Period

With the change to American governance in 1848 came a great influx of Euro-American settlers to California and the San Diego region, which quickly overwhelmed many of the Spanish and Mexican cultural traditions and greatly increased the rate of population decline among Native American communities. In 1852 Lorenzana submitted a petition for Rancho Jamacha to the U.S. Land Commission, established to review land claims of Mexican citizens after the end of the Mexican-American War, which she received in 1871. In the interim, Lorenzana sold the rancho. The portion within the project area was sold to John B. Magruder in 1853, who, with partners Eugene Pendleton, Frank Ames, Asher Eddy, and Robert Kelly, operated the "first successful large-scale agricultural enterprise in the county" (Van Wormer 1984).

The operation was short-lived, and the property was impacted by the livestock market collapse of the 1860s and divisions and ownership changes in the 1870s. By the 1880s, the southern portion of the project area was owned by Norman H. Conklin, a lawyer in San Diego whose family maintained a residence on the property. The middle portion of the project area was owned and farmed by James Murphy. The northern portion of the project area was owned by El Cajon resident Uri Hill, who operated a stock farm and grew alfalfa and barley on the property.

### Jamacha

Murphy sold portions of his land which became the community of Jamacha, one of many small agricultural communities developed in rural areas of San Diego County in the late 19th and early 20th centuries. The nucleus of the community was formed around a schoolhouse constructed in 1885 at the mouth of Mexican Canyon, on the south side of the project area. The town grew slowly, adding a post office in 1895, a blacksmith in 1901, a church by 1903, and a general store in 1915. Jamacha supported a series of small ranches and agricultural operations that developed adjacent to the project area through the late 19th to early 20th century, including Monte Vista Ranch and Ivanhoe Ranch.

### Rancho San Diego

Most of the Sweetwater River valley ultimately came under the ownership of the California Water and Telephone Company. Other than a portion set aside for the development of the Cottonwood Golf Club,

most of this land was sold for residential development, which had pushed further into the eastern areas of San Diego, including the Jamacha Valley, as a result of the post-War population boom. The golf course was developed in the 1960s and surrounding residential development, known as Rancho San Diego, began in the 1970s. By the end of the century, the population of Rancho San Diego was over 20,000.

### 1.2.2 Record Search Results

A search for archaeological and historical records through the California Historic Resources Inventory System (CHRIS) was completed by HELIX staff through the South Coastal Information Center (SCIC) on August 13, 2018, with supplemental material provided in March 2019. The search included a one-mile radius around the APE and included archaeological and historical resources, locations and citations for previous cultural resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory. Relevant record search information is summarized below; full details are included in *Archaeological Inventory and Assessment: Cottonwood Sand Mine Project* (Wilson and Roy 2019).

#### *Previous Studies*

The SCIC has a record of 114 cultural resource studies conducted within a one-mile radius of the project area, 18 of which are within or adjacent to the project site (Table 1). The only cultural resources survey to have specifically been undertaken within the project area was conducted in 2005 by Laguna Mountain Environmental, who surveyed portions of the Cottonwood Golf Club for proposed pond locations (Pignoli et al. 2005; shown in bold in Table 1). However, only a total of 35 acres across 10 different areas were included in the study area. The survey resulted in the identification of one prehistoric site and one prehistoric isolate, which are described in *Archaeological Inventory and Assessment: Cottonwood Sand Mine Project* (Wilson and Roy 2019).

*Table 1. Previous Studies Within or Adjacent to the Project Area*

| Report No. (SD-#) | Report Title  | Author, Date                               | Report Type                   |
|-------------------|---|--|-------------------------------|
| 00179             | An Archaeological Survey: Proposed Willow Glen Drive Sewer Main   | Barbolla-Rolan and Axford, 1984            | Archaeological Survey Report  |
| 00576             | Cottonwood Meadows Archaeological Survey Report   | Carrico, 1977                              | Archaeological Survey Report  |
| 00979             | An Archaeological Survey of Rancho San Diego  | Gross and Ezell, 1972                      | Archaeological Survey Report  |
| 01986             | APS/SDG&E Interconnection Project Transmission System Environmental Study Phase Two Corridor Studies Cultural Resources: Archaeology Appendices | Wirth Associates, 1974                     | Archaeological Study          |
| 02175             | Draft Environmental Impact Report for Rancho San Diego Specific Plan SPA 87-001 R87-006 Log#87-19-6   | Mooney-Lettieri and Associates, Inc., 1987 | Environmental Impact Report   |
| 02439             | Appendices for Supplemental Draft Environmental Impact Report for Rancho San Diego Tentative Map  | Jacks and Lacy, 1990                       | Environmental Impact Report   |
| 03334             | Archaeological Testing at CA-SDI-4763, Locus 2 for the Jamacha Boulevard Improvements Project, El Cajon, San Diego County, California           | Robbins-Wade and Whitehouse, 1995          | Archaeological Testing Report |



| Report No. (SD-#) | Report Title   | Author, Date                                   | Report Type   |
|-------------------|--|--|---|
| 03702             | Cultural Resource Survey Report Form for The Ridge at Willow Glen (County PIA-98001) Jamacha Valley, San Diego County, California  | Wade and Van Wormer, 1998                      | Cultural Resources Survey Report                        |
| 03836             | Southwest Powerlink Cultural Resources Management Plan   | Townsend, 1984                                 | Cultural Resources Management Plan                      |
| 04849             | APS/SDG&E Interconnection Project System Environmental Study Phase II Corridor Studies Native American Cultural Resources  | Wirth Associates, 1980                         | Cultural Resources Report                               |
| 05345             | Environmental Impact Report Rancho San Diego Specific Plan San Diego County, California Appendices Volume II   | PRC Toups Corporation, 1979                    | Environmental Impact Report                             |
| 06425             | Historic Resources Inventory Sweetwater Valley   | Carrico, Carrico, Crawford, and Flanigan, 1990 | Historic Resources Inventory                            |
| 08620             | Preliminary Archaeological Investigations of W-1146 Spring Valley, California  | Heuett, 1979                                   | Preliminary Archaeological Investigations Report        |
| 09827             | Preliminary Report for the Archaeological Data Recovery Program at CA-SDI-4765 Rancho San Diego - Jamacha Village West, San Diego County, California   | Schaefer, Cook, and Palette, 1992              | Preliminary Archaeological Data Recovery Program Report |
| <b>10346</b>      | <b>Cultural Resources Survey for The Cottonwood Golf Course Enhancement L-Grade Project, Rancho San Diego, California (L-14806)</b>  | <b>Pigniolo, Lauko, and Linton, 2005</b>       | <b>Cultural Resources Survey Report</b>                 |
| 10478             | An Archaeological Reconnaissance of Windmill Farms San Diego County  | Schiowitz, 1978                                | Archaeological Reconnaissance Report                    |
| 11626             | Draft Environmental Assessment for the Proposed Acquisition of Rancho San Diego, Sweetwater II, and Lot 707 Properties from the Resolution Trust Corporation for the Proposed San Diego National Wildlife Refuge Otoy-Sweetwater Refuge Unit | U.S. Department of The Interior, 1995          | Environmental Assessment                                |
| 17010             | Ivanhoe Ranch, Rancho San Diego, California, Major Pre-application (APN 518-03-037-00) - Cultural Resources  | Pigniolo, 2017                                 | Cultural Resources Survey Preliminary Report            |

### *Previous Recorded Sites*

The SCIC has a record of 83 previously recorded cultural resources within a one-mile radius of the project area, five of which are mapped within the project site. This includes P-37-004765 (CA-SDI-4765), a prehistoric production camp; P-37-005468 (CA-SDI-5468), a prehistoric lithic scatter; P-37-016257 (CA-SDI-14767), a historic pump station facility; P-37-027624 (CA-SDI-17943), a prehistoric lithic scatter; and P-37-027625, a prehistoric isolate.

Previously recorded resources are detailed in *Archaeological Inventory and Assessment: Cottonwood Sand Mine Project* (Wilson and Roy 2019). The current undertaking consisted only of the evaluation of historic structures associated with the Cottonwood Golf Club at 3121 Willow Glen Drive and the residence at 3629 Willow Glen Drive; no previously recorded resources were visited or evaluated.

### *Aerial Photo and Historic Map Review*

Aerial photos and historic maps were reviewed to identify potentially historic structures and historic land uses. Historic topographic maps consulted include 1903 USGS Cuyamaca (1:125,000), 1904 USGS Southern California Sheet No. 2 (1:250,000), 1943 USGS Jamul (1:62,500), and 1955 USGS Jamul Mountains (1:24,000). Historic aerial maps reviewed include the 1928 Aerial Map series of San Diego County (61A10 and 62B3), as well as 1953, 1964, 1966, 1968, 1971, and modern aeriels hosted by Nationwide Environmental Title Research (NETROnline 2019). Historic map and aerial review were conducted to identify historic structures and land use in the area and confirmed documentary research.

### **1.3 Applicable Regulations**

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

#### **1.3.1 California Register of Historical Resources (CRHR) Significance Criteria**

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria. A site will be eligible if:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
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; and/or
4. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a "historical resource" at the discretion of the lead agency. Historical resources achieving significance within the past 50 years are considered for eligibility for the CRHR only if they meet special consideration. To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance.

All historical resources eligible for listing in the CRHR must retain integrity, which is the authenticity of a historical 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 proposed for nomination.

### **1.3.2 California Environmental Quality Act (CEQA)**

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

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
  - (a) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
  - (b) Is associated with the lives of persons important in our past;
  - (c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - (d) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

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

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

- (2) The significance of an historical resource is materially impaired when a project:
- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
  - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

### **1.3.3 County of San Diego Resource Protection Ordinance (RPO)**

The County of San Diego's RPO protects significant cultural resources. The RPO defines "Significant Prehistoric or Historic Sites" as follows:

- (1) Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
  - (a) Formally determined eligible or listed in the NRHP by the Keeper of the National Register; or
  - (b) To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or
- (2) One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and
- (3) Any location of past or current sacred religious or ceremonial observances which is either:
  - (a) Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures or,
  - (b) Other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

### **1.3.4 San Diego County Local Register of Historic Resources**

The Local Register is an authoritative listing and guide of historical resources located within the unincorporated area of the County of San Diego. It is used by local agencies, private groups, and citizens in identifying historical resources within the County and as a management tool for planning, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The Local Register defines a Historical Resource as an object, building, structure, site,

landmark, area or place that is significant in terms of architectural, engineering, scientific, economic, agricultural, educational, social, political, archaeological, military, or cultural history.

The Local Register consists of historical resources that are listed automatically or are nominated by an application and listed after a public hearing process. Historical resources to be listed automatically in the Local Register include resources listed on the NRHP or CRHR. Historical resources that require nomination to be listed in the Local Register may be nominated by individuals, organizations, or governmental agencies. Resources that are to be listed in the Local Register must have owner approval prior to consideration for listing. These resources include local historical resources identified as significant during CEQA environmental review; historic districts; historical resources contributing to the significance of a nominated historic district; and designated or listed County landmarks.

The criteria for listing historical resources in the Local Register are consistent with those developed by the Office of Historic Preservation (OHP) for listing resources to the CRHR but have been modified for local use in order to include a range of historical resources which specifically reflect the history and prehistory of San Diego County. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource:

- Resources associated with events that have made a significant contribution to the broad patterns of California or San Diego County's history and cultural heritage;
- Resources associated with the lives of persons important to the history of San Diego County or its communities;
- Resources that embody the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Resources that have yielded, or may be likely to yield, information important in prehistory or history.

Under County guidelines for determining significance of cultural and historical resources, any site that yields information or has the potential to yield information is considered a significant site (County of San Diego 2007a:16). Unless a resource is determined to be "not significant" based on the criteria for eligibility described above, it will be considered a significant resource. If it is agreed to forego significance testing on cultural sites, the sites will be treated as significant resources and must be preserved through project design (County of San Diego 2007a:19).

## **2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE**

As discussed in the *County of San Diego Guidelines for Determining Significance (2007a)*, any of the following will be considered a potentially significant environmental impact to cultural resources:

- 1) The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA guidelines. This shall include the destruction, disturbance, or any alteration of characteristics or elements of a resource that cause it to be significant in a manner consistent with the Secretary of Interior Standards.

- 2) The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
- 3) The project disturbs any human remains, including those interred outside of formal cemeteries.
- 4) The project proposes activities or uses damaging to significant cultural resources as defined by the RPO and fails to preserve those resources.

Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the State CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources. Guideline 3 is included because human remains must be treated with dignity and respect, and CEQA requires consultation with the “Most Likely Descendant” as identified by the Native American Heritage Commission for any project in which Native American human remains have been identified.

Guideline 4 was selected because the RPO requires that cultural resources be considered when assessing environmental impacts. Any project that would have an adverse impact (direct, indirect, or cumulative) on significant cultural resources as defined by this Guideline would be considered a significant impact. The only exception is scientific investigation.

All discretionary projects are required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites, as well as requirements listed in the Zoning Ordinance, General Plan, and the Grading, Clearing and Watercourse Ordinance (§87.429). Non-compliance would result in a project that is inconsistent with County standards.

For purposes of this report, only Guidelines 1 and 4 apply.

### **3.0 ANALYSIS OF PROJECT EFFECTS**

#### **3.1 Methods**

In accordance with CEQA requirements, CRHR guidelines and County requirements, identified resources that were constructed in 1969 or earlier within the APE were evaluated for significance. Methods included performing archival and background research, conducting an intensive survey of the property, evaluating the property for eligibility and integrity, and preparing DPR 523 forms for each property.

##### **3.1.1 Archival Research**

Research was focused on the identification and evaluation of historic-era resources. To determine the legal history of the property, documents from the Offices of the County Assessor, Recorder and Tax Collector were accessed at the San Diego County Administration Center. This included property ownership records, maps, property sales listings, historical Tax Collector information, and the online property index. Construction dates were obtained from parcel records where available and refined based on aerial photography. Historic maps of the project area reviewed include USGS quadrangle maps in 1:24,000 scale (1955, 1967, and 1971), 1:62,500 scale (1939, 1942, 1943, 1947, and 1955), and 1:125,000 scale (1903); and the Plat Book of San Diego County (Alexander 1912). Aerial photographs consulted include 1928, 1953, 1964, 1966, 1968, and 1971 (NETROnline).

To assist in the evaluation of the golf course structures and landscaping in the project area, historic contexts related to golf course design and modernism at the national and regional level were consulted. This included Keith Cutten's *Exploring the History of Golf Course Design* (Cutten 2016) and the San Diego Modernism Historic Context Statement (City of San Diego 2007). To assist in the evaluation of the residential structures in the project area, historic contexts related to rural residential development at the national and state level were consulted. This included the National Register Bulletin *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al. 1999) and *A Historical Context and Archaeological Research Design for Agricultural Properties in California* (Caltrans 2007). Additional information related to residential architecture was obtained from *Houses without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Hubka 2013) and *A Field Guide to American Houses* (McAlester 2015).

### **3.1.2 Survey Methods**

The property was visited on November 19, 2019, to conduct an intensive survey to document the historic-era structures and landscape features in the APE (Figure 3). The exterior of each structure was examined and photographed; interior access was not provided by the property owners. Field notes included information on architectural style and features, construction methods, modifications, and property condition. DPR 523 forms were created for each of the properties and are included as Appendix A. Field notes and additional photographs are on file with PanGIS.

### **3.1.3 Structures Assessment**

Several factors were considered in the assessment of the properties at 3121 and 3629 Willow Glen Drive, including: the construction history of the properties; the history of the surrounding area; the properties' relationship to local history; the properties' association with important people or events; the design, style, and construction of the structures and landscaping on the properties and whether they are the work of a master architect or craftsman or possess high artistic value; whether and to what degree any structures or landscaping have been modified since construction; and the current condition of the properties.

## **3.2 Results**

### **3.2.1 Historic Resources**

Several roads and buildings appear in the project site and vicinity on the 1893, 1901, and 1903 historic maps, and the community of 'Jamacho' is indicated on the south side of the project site. The residences depicted within and adjacent to the project site on the 1903 Cuyamaca topographic map may be those of James Murphy and Norman H. Conklin, who owned the lands at this time. The topographic maps from the 1990s through the 1950s continue to depict several roads and buildings within the project area and vicinity. In addition to 'Jamacha' being indicated to the south of the project site, 'Ivanhoe Ranch' is shown to the north of Jamacha, and 'Monte Vista Ranch' is to the northeast of the project site.

The house at 3629 Willow Glen Drive (recorded as P-37-039117) appears on the 1928 aerial, along with a shallow strip of agricultural fields to the east and west. Three structures are shown just east of the house on the 1953 aerial. In 1964, there was only one structure, which was gone by 1968. Today the house and garage are surrounded by mature trees, but in historic aerials dating from 1953 through 1980, the immediate area of the house and garage is bare except for trees to the west. In 1989 mature trees line the eastern property boundary (NETROnline 2019).

The remainder of the project site is shown primarily as river channel/floodplain and undeveloped land on the 1928 and 1953 aerial photographs. In the 1950s, the project site began to be mined for construction aggregates on the south side of the river and west of Steele Canyon Road. Other disturbed areas observed on the 1953 aerial photograph suggest surface mining may have been occurring adjacent to Willow Glen Drive on the western end of the property. Mineral extraction uses in this area expanded to the east side of Steele Canyon Road by the early 1960s; on the Jamul Mountains topographic map that was photo revised in 1971 and 1975, a gravel pit is indicated to the east of Steele Canyon Road (NETROnline 2019).

Construction of the golf courses (recorded as P-37-039116) began in approximately 1962 with the Lakes Course (formerly the Monte Vista Course) on the western side of the property and the Ivanhoe Course on the eastern side of the property. The construction of the golf courses resulted in the Sweetwater River being confined to a narrower channel. Mining activities along Steele Canyon Road continued as both golf courses were developed, as shown on the 1966 aerial photograph (NETROnline 2019). Since 1964, the project site has been used as a public golf course. Facilities at the golf club consist of a large parking lot, a clubhouse, practice facilities and two 18-hole golf courses. Sand extraction has continued at the site through the years, allowing for the creation of water hazards and expanded fairways associated with golf course improvements.

Willow Glen Drive widening occurred between 1953 and 1964. Beginning in 1966, the construction of residential houses can be seen to the south of the project site, near where the community of Jamacha was located. In 1971, the lands to the northwest of the project site have been graded in preparation for residential neighborhoods; by 1980 several other neighborhoods to the north and south of the project site are shown as graded with lots and the beginning of houses being constructed. By 1989, much of the project vicinity is shown as residential development (NETROnline 2019).

As of 2015, the owner of 3121 and 3629 Willow Glen Drive (P-37-039116 and P-37-039117) is listed as Premier Golf Properties, LP, doing business as Cottonwood Golf Club; and Cottonwood Cajon ES, LLC.

#### *3121 Willow Glen Drive (P-37-039116)*

This property is a public golf resort variously referred to as the Cottonwood Golf Club, Cottonwood Golf Course, or Cottonwood Rancho San Diego. It consists of two 18-hole golf courses (The Lakes and Ivanhoe) and associated structures, landscaping, and infrastructure (Figure 4). The clubhouse, parking lot, maintenance facility and Ivanhoe Golf Course were completed by 1964 and were still in use at the time of the current survey. The Lakes Golf Course was complete by 1968, extended to the southwest between 1989 and 1993, and abandoned in 2017; all features remain but most of the landscaping is dead.





Figure 4. Cottonwood Golf Club Aerial, 1974, facing southwest (UT88:L7265-7, San Diego History Center)

### Clubhouse

The clubhouse is located near the center of the Ivanhoe Golf Course, adjacent to the parking lot, and houses a bar, restaurant, kitchen, restrooms, golf shop, and apartment. It is a contemporary style rectangular plan building with horizontal massing and an offset low-gabled roof with deep overhangs. The main structure is clad in brick, which is still visible on the western façade.

A bump-out foyer on the western façade consists of metal-framed fixed and sliding windows above rough stone cladding on either side of aluminum-framed glass double doors (Figure 5). Additional aluminum-framed glass double doors on the south end of the west façade are modern. Additional entrances include single steel doors leading to restrooms, wood paneled doors to the apartment, and aluminum-framed glass doors to the golf shop. Rooftop equipment is screened by white-painted wood lattice.



*Figure 5. Cottonwood Clubhouse Western Façade, facing northeast (CH-02, 11/19/2019)*

The eastern extension (1964-1966) has sliding aluminum-framed windows and aluminum-framed glass doors (Figure 6). A large portion of the eastern façade is constructed of picture windows set in a hinged frame, which open the entire wall of the restaurant inside. The northeast extension (1971-1980) has a single-width wooden garage door facing east. A 24' x 24' 'tower' (1971-1980) added a second story to the eastern façade. It has a flat roof with deep overhangs and large fixed picture windows and is accessed by an exterior wooden staircase leading to a wood paneled door. The northern and eastern extensions and tower addition are all clad in vertical wood paneling with narrow batten. The southwestern corner has been extended with simple plywood construction housing a kitchen area.

The structure is surrounded by asphalt paving used for golf cart parking; railroad tie retaining walls; a small Astroturf patio on the west side; non-native landscaping including palms, shrubs, and flowering vines; and concrete- and stone-lined water features.



*Figure 6. Cottonwood Clubhouse Eastern Façade, with driving range gazebo at right, facing west (CH-15, 11/19/2019)*

Just west of the clubhouse is a poured-concrete ADA-compliant ramp, sidewalk, and stairs to the parking lot, covered by a green wood-frame portico topped with white-painted wood lattice. Just east of the clubhouse is a tall metal-framed vinyl-covered hipped-roof gazebo that served as shade for the driving range. The frame is rusty, the vinyl roof is torn at both ends, and the range has been abandoned, with dead grass and vegetation surrounded by a high net fence. South of the clubhouse is a fenced area for golf cart parking and several prefabricated steel sheds.

### Maintenance Facility

South of the clubhouse, near the west end of the Ivanhoe Golf Course, is a facility for golf cart repair and course maintenance (Figure 7). The area is screened by tall trees and consists of three long sheds with open bays, two 60-foot mobile homes, and several small shacks. Scattered around the area are shipping containers, RVs, abandoned vehicles, piles of lumber, and landscape maintenance equipment and supplies.



*Figure 7. Maintenance Facility, office shack in center, facing southwest (EC-06, 11/19/2019)*

A shack at the north end of the central sheds serves as an office. It is wood frame construction on concrete pier foundation with wood siding under an end-gabled corrugated metal roof. The structure is in poor condition, with rotted lumber and a sagging porch. The southern row of sheds is modern, in fair condition, with steel roll-up doors and corrugated steel siding and roof over steel frame. The central row of sheds is

corrugated metal roof and siding over wood frame on concrete foundation, in poor condition with rotting lumber and cracked concrete. The northern row is open front, wood frame, with corrugated metal back wall and roof, in poor condition with many roof panels missing.

### Restrooms

The Lakes and Ivanhoe courses each have a small restroom structure (Figure 8). These are both rectangular in plan, with brick construction on slab concrete foundation; red terracotta tile end-gable roof with wide eaves; and two metal doors. The Ivanhoe restroom is in fair condition: the exterior has rotted lumber, missing roof tiles, and rusted door hardware, but the interior has been reconstructed with modern tile and fixtures. The Lakes restroom is in poor condition, with broken and missing roof tiles, foundation water damage, and graffiti.



*Figure 8. Ivanhoe Golf Course Restroom, facing south (EC-30, 11/19/2019)*

### The Ivanhoe Golf Course

This is an 18-hole golf course designed by O.W. Moorman and A.C. Sears. It is par 72, covering 6,797 yards on Bermuda grass, making up the east half of the Cottonwood Golf Club (Figure 9). It is currently open and active. Course features include tee boxes, fairways, and putting greens; water hazards, sand bunkers, and non-native landscaping; and golf cart paths and narrow concrete-deck bridges. The bridges all appear to be modern replacements; historic photos show wooden bridges (Figure 10). Larger water features and the path of the Sweetwater River appear to be in the same location as originally constructed; other course features (tee boxes, sand bunkers, etc.) have likely been relocated over the decades.



Figure 9. Ivanhoe Golf Course, 3rd Fairway, facing north (IV-05, 11/19/2019)



Figure 10. Cottonwood Golf Club, showing original wooden bridge feature, 1966 (86:15877-836, San Diego History Center)

### The Lakes Golf Course

This is an 18-hole golf course designed by O.W. Moorman and A.C. Sears. It is par 71, covering 6,597 yards on Bermuda grass, making up the west half of the Cottonwood Golf Club. It is currently closed and unmaintained; the grass has been allowed to die and the landscaping is overgrown with weeds. Course features include tee boxes, fairways, and putting greens; water hazards, sand bunkers, and non-native landscaping; and golf cart paths and narrow concrete-deck bridges (Figure 11). The bridges all appear to be modern replacements; historic photos show wooden bridges (Figure 10). Larger water features and

the path of the Sweetwater River appear to be in the same location as originally constructed; other course features (tee boxes, sand bunkers, etc.) have likely been relocated over the decades.



*Figure 11. Modern Golf Cart Bridge on The Lakes Golf Course, facing southeast (LA-03, 11/19/2019)*

#### Other Features

Remaining features of the Cottonwood Golf Club include a parking lot adjacent to the clubhouse, accessed from Willow Glen Drive, and several high-voltage transmission lines that cross the property north-south on the west end of the Ivanhoe Golf Course.

#### *3629 Willow Glen Drive (P-37-039117)*

This property is a 1900s to 1920s vernacular, single-family residence with an associated garage structure (Figure 12). The original residence is a single story, simple rectangular plan home under a gable-and-wing roof with the front-facing gable covering a 6-foot projection on the north façade. The house was constructed on a slight south-facing slope and has a concrete foundation.



Figure 12. 3629 Willow Glen Drive (P-37-039117) North Façade, facing south (3629-36; 11/19/2019)

The area under the house on the slope is enclosed with plywood, except for under a 1953-64 addition to the south façade of the house where the space is open and utilized as a utility room and workshop (Figure 13). Thick horizontal board cladding covers all façades of the house, including the addition, where care was taken to blend the cladding of the addition with the siding on the original house.



Figure 13. 3629 Willow Glen Drive (P-37-039117) South Façade, showing the 1953-64 addition (right), facing north (3629-25, 11/19/2019)

The roof of the original house is covered in deteriorated wood shingles; eaves under the gables have fascia, the remainder are exposed rafters. The addition has a flat roof with exposed eaves. Original casing around windows and doors is thick except for thin casing around the windows on the addition. Only the two fixed-sash windows on the street-facing façade are original to the house; the remainder are metal framed sliding or single-hung modern replacements. None of the exterior doors are original.

The cantilevered room addition on the south façade, constructed between 1953-1964 (NETROnline), has a seam that is evident near the roofline and at the junction of the concrete foundation of the original house with the plywood siding under the addition. A wood staircase leads to a door on the west façade of the addition.

It is unclear when the main house was constructed or who the original occupants were. It appears on San Diego County 1928 aerials, but the building records were unavailable at the San Diego County Assessor's Office or with the City of El Cajon, and the address is not listed in early San Diego suburban directories. The house is in poor condition, with broken plate glass mended with tape, unfinished plywood covering missing cladding and windows, extensive wood rot, cracked and spalling concrete, and a collapsing wooden staircase.

#### **4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION**

##### **4.1 Resource Importance**

The NRHP guidelines for requirements of age, criteria of significance, and historic integrity were used to assess the eligibility of surveyed resources, with reference to the California Office of Historic Preservation's *Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)* (OHP nd). The NRHP eligibility evaluation was conducted in accordance with the *Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, and Historical Documentation* (NPS 1983) and *National Register Bulletin 15 How to Apply the National Register Criteria for Evaluation* (NPS 2002), as established in 36 CFR 800.4. As set forth in Bulletin 15, the process of evaluation includes the following steps:

- 1) Categorize the property. A property must be classified as a district, site, building, structure, or object.
- 2) Determine which prehistoric or historic context(s) the property represents. A property must possess significance in American history, architecture, archaeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
- 3) Determine whether the property is significant under the National Register Criteria. This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
- 4) Determine if the property represents a type usually excluded from the National Register. If so, determine if it meets any of the Criteria Considerations.
- 5) Determine whether the property retains integrity. Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

As a recreational complex, 3121 Willow Glen Drive (P-37-039116) is best classified as a site. As a golf course complex in rural San Diego County, it can best be evaluated in a context of 1960s golf course design and contemporary modern architecture. Appropriate national and regional historical contexts for these types of architecture have previously been developed, including Keith Cutten's *Exploring the History of Golf Course Design* (Cutten 2016) and the San Diego Modernism Historic Context Statement (City of San Diego 2007).



As a single-family residence, 3629 Willow Glen Drive (P-37-039117) is best classified as a building. As a vernacular single-family residence in rural San Diego County, it can best be evaluated in a context of early twentieth century rural development. Appropriate national and state historical contexts for this type of residential architecture have previously been developed, including the National Register Bulletin *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al. 1999) and *A Historical Context and Archaeological Research Design for Agricultural Properties in California* (Caltrans 2007). Additional information related to residential architecture was obtained from *Houses without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Hubka 2013) and *A Field Guide to American Houses* (McAlester 2015).

3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) do not represent property types usually excluded from the National Register. They are not religious properties; have not been removed from their original location; are not the birthplace or grave of a historical figure; are not a cemetery; are not reconstructed buildings; are not commemorative in intent; and have not achieved significance within the past 50 years. Significance and integrity aspects for 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are addressed in detail below.

#### **4.1.1 California Register of Historical Resources Significance Evaluation**

##### *Eligibility*

##### 3121 Willow Glen Drive (P-37-039116)

While the property has played a general role in the 1960s recreational development of San Diego County, it does not appear to be directly associated with events that have made significant contributions to the history of the area. Therefore, 3121 Willow Glen Drive (P-37-039116) is recommended ineligible for the CRHR under Criterion 1.

While the Cottonwood Golf Club has occupied the property from original construction to the present, the club or its owners are not known to have influenced the history of the area. In addition, properties associated with living persons are usually not eligible for inclusion in the National Register. Therefore, 3121 Willow Glen Drive (P-37-039116) is recommended ineligible for the CRHR under Criterion 2.

Cottonwood Golf Club is a modest example of a 1960s public golf resort and is not a unique or outstanding example of its type. The courses do not appear to be the work of a master architect, landscape architect, or craftsman or possess high artistic value. Course architects O. W. Moorman and A. C. Sears are not listed with the American Society of Golf Course Architects, and no other courses of their design could be located. Therefore, 3121 Willow Glen Drive (P-37-039116) is recommended ineligible for the CRHR under Criterion 3.

The golf club is a common property type that has not yielded, and is not likely to yield, important information about history or prehistory that is not available through historic research. Therefore, 3121 Willow Glen Drive (P-37-039116) is not recommended as eligible under Criterion 4.

##### 3629 Willow Glen Drive (P-37-039117)

While the property has played a general role in the early 20th century rural development of the Jamacha Valley, it does not appear to be directly associated with events that have made significant contributions

to the history of the area. Therefore, 3629 Willow Glen Drive (P-37-039117) is recommended ineligible for the CRHR under Criterion 1.

It is unclear who the original occupants of the residence were. Construction details and historic aerial photographs suggest that the house was likely built between the 1900s and 1920s. The ranches and residences of most of the founding families of the community have been identified and were not located in this portion of the valley. Therefore, 3629 Willow Glen Drive (P-37-039117) is recommended ineligible for the CRHR under Criterion 2.

The single-family residence is a modest example of vernacular architecture and is not unique or outstanding example of its type. It does not appear to be the work of a master architect or craftsman or possess high artistic value. Therefore, 3629 Willow Glen Drive (P-37-039117) is recommended ineligible for the CRHR under Criterion 3.

The residence is a common property types that has not yielded, and is not likely to yield, important information about history or prehistory that is not available through historic research. Therefore, 3629 Willow Glen Drive (P-37-039117) is not recommended as eligible under Criterion 4.

### *Integrity*

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Evaluation of integrity for 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are detailed below.

#### 3121 Willow Glen Drive (P-37-039116)

LOCATION: 3121 Willow Glen Drive (P-37-039116) retains integrity of location. The clubhouse, maintenance facility, and golf courses are in their constructed location.

DESIGN: 3121 Willow Glen Drive (P-37-039116) retains integrity of design. The clubhouse and landscaping features maintain their spatial relationships. Even with the addition of modern bridges, sheds, clubhouse expansions, and landscaping, the property's historic function is apparent.

SETTING: 3121 Willow Glen Drive (P-37-039116) retains integrity of setting. Even with the addition of residential tracts in the surrounding area, the basic physical conditions under which the property itself was built remain, and the property still retains the character of an exurban golf resort.

MATERIALS: 3121 Willow Glen Drive (P-37-039116) does not retain integrity of materials. While some of the historic-era structures (maintenance facility office) retain most of their original construction materials, some structures (bridges) have been entirely replaced and modern additions to the clubhouse (extensions, tower) are significant and no longer reveal the construction preferences of those who built the structures or the materials available during the period of significance.

WORKMANSHIP: 3121 Willow Glen Drive (P-37-039116) retains integrity of workmanship. Even with modern additions and material replacements, most structures still present evidence of 1960s construction methods.

FEELING: 3121 Willow Glen Drive (P-37-039116) does not retain integrity of feeling. The construction of late 20th century residential tracts and custom estates surrounding the property, ridgetop development visible from the fairways, and the abandonment of landscape maintenance on The Lakes Golf Course have resulted in the loss of aesthetic and historic sense of a 1960s rural golf resort.

ASSOCIATION: 3121 Willow Glen Drive (P-37-039116) retains integrity of association. Even with modern additions and modifications, the property still retains association with 20th century exurban recreational development.

3121 Willow Glen Drive (P-37-039116) is recommended ineligible for the CRHR under Criterion 1 through 4. While the property retains enough of its historic character or appearance to be recognizable as historical resource, it lacks historical significance.

#### 3629 Willow Glen Drive (P-37-039117)

LOCATION: 3629 Willow Glen Drive (P-37-039117) retains integrity of location. The residence and garage are in their constructed location.

DESIGN: 3629 Willow Glen Drive (P-37-039117) retains integrity of design. The house and garage maintain their spatial relationships. Even with modern additions and landscaping, the property's historic function is apparent.

SETTING: 3629 Willow Glen Drive (P-37-039117) does not retain integrity of setting. The conversion of the surrounding agricultural fields to a golf resort, the channeling of the Sweetwater River, and the grading for the housing tracts directly across Willow Glen Drive have resulted in the loss of character of a rural agriculture-related residence.

MATERIALS: 3629 Willow Glen Drive (P-37-039117) retains integrity of materials. While there are a significant number of additions and replacements to the property, the structures still retain much of their original construction materials, which reveal the construction preferences of those who built the structures and the materials available during the period of significance.

WORKMANSHIP: 3629 Willow Glen Drive (P-37-039117) retains integrity of workmanship. Even with modern additions and material replacements, the structures still present evidence of early 20th century construction methods.

FEELING: 3629 Willow Glen Drive (P-37-039117) does not retain integrity of feeling. The conversion of the surrounding agricultural fields to a golf resort, the channeling of the Sweetwater River, and the grading for the housing tracts directly across Willow Glen Drive have resulted in the loss of aesthetic and historic sense of an early 20th century agriculture-related residence.

ASSOCIATION: 3629 Willow Glen Drive (P-37-039117) does not retain integrity of association. The surrounding golf resort and modern housing tracts and the loss of agricultural fields have removed any association with early 20th century rural agricultural development.

3629 Willow Glen Drive (P-37-039117) is recommended ineligible for the CRHR under Criterion 1 through 4. Additionally, the resource does not retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

#### **4.1.2 California Environmental Quality Act Significance Criteria Evaluation**

3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) do not qualify as historical resources under the terms of CEQA, as they do not meet any of the definitions set forth by CEQA. 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are not listed, or determined to be eligible for listing, on the CRHR; are not included in a local register or identified as significant in an historical resource; nor are they determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

#### **4.1.3 San Diego County Local Register of Historical Resources Evaluation**

3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are recommended ineligible for the Local Register under Criteria 1 through 4, following the reasons outlined in the preceding section regarding eligibility under comparable CRHR criteria.

#### **4.1.4 County of San Diego Resource Protection Ordinance Evaluation**

3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) do not qualify as significant historic resources under the RPO, as they do not meet any of the definitions set forth by the RPO. 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are not formally determined eligible or listed in the NRHP, have not been given an “H” designator, and are not one-of-a-kind, locally unique, or regionally unique cultural resources that contain a significant volume and range of data or materials.

#### **4.2 Impact Identification**

The project proposes the demolition of all structures at 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117), to be replaced with a sand mining operation. 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are recommended as not eligible for listing in the CRHR or the Local Register. Moreover, they do not qualify as significant historic sites under the RPO, nor as historic resources under CEQA provisions. As 3121 and 3629 Willow Glen Drive (P-37-039117 and P-37-039117) are not recommended as historically important, the project will not result in a significant adverse impact on the built environment resources addressed in this report.

### **5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS**

#### **5.1 Effects Found Not to be Significant**

The historical resources identified on the project site will be directly impacted by the development on site. However, because the historical resources are not considered significant according to CEQA, the project will not result in a significant adverse impact. As such, the effects of the project on the built environment resources analyzed in this report are proposed to be not significant. No mitigation measures are required.

## 6.0 REFERENCES

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- 1973 *Soil Survey: San Diego Area*. U.S. Department of Agriculture. Beltsville, MD.

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- 2007 San Diego Modernism Historic Context Statement. City of San Diego for State of California Office of Historic Preservation.

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- 2007a *Guidelines for Determining Significance Cultural Resources: Archaeological and Historic Resources*. Land Use and Environment Group, Department of Planning and Land Use, Department of Public Works, San Diego County, California.

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- 2016 *Exploring the History of Golf Course Design*. Master of Landscape Architecture thesis on file at University of Guelph, Ontario, Canada.

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- 2017 *Evaluation of Soils for Use as Construction Aggregate Sand, Cottonwood Golf Course, El Cajon, California, Project No. G2137-42-01, July 19, 2017*. Report on file at Geocon.

- 2019 *Soil and Geologic Reconnaissance: Cottonwood Sand Mining Pit El Cajon, California*. Prepared for HELIX Environmental Planning, Inc.

Hall, Clarence A., Jr.

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Pigniolo, Andrew, Kimberly D. Lauko, and Clinton J. Linton

- 2005 *Cultural Resources Survey for the Cottonwood Golf Course Enhancement L-Grade Project, Rancho San Diego, California*. Laguna Mountain Environmental for Civil Consulting Group. On file at South Coastal Information Center (SCIC), San Diego State University, San Diego.

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- 2004 *San Diego: An Introduction to the Region*. Sunbelt Publications; 4th edition.

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*List of Preparers and Persons and Organizations Contacted*

Douglas Mengers (PanGIS, Inc.): San Diego County CEQA Consultant – Historic Resources, Principal Investigator, performed archival and background research, carried out an eligibility evaluation and integrity assessment of the historic resources observed in the project area, and authored this report.

Kris Reinicke (PanGIS, Inc.): Research associate, performed archival and background research, conducted the intensive survey of the property, and created DPR 523 forms for each property.

Rhiannon Killian (PanGIS, Inc.): GIS Technician, created report and DPR 523 form maps.

Documentary research was conducted at the Rancho San Diego branch of the San Diego County Library. In-person research was also conducted at the San Diego History Center, which included review of historic photographs.



## **APPENDICES**

**Appendix A - DPR 523 Forms**

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

Primary # P-37-039116

HRI #

Trinomial

NRHP Status Code

Other

Review Code

Reviewer

Date

Listings

Page 1 of 12 \*Resource Name or #: (Assigned by recorder) 3121 Willow Glen Drive

P1. Other Identifier: Cottonwood Golf Club

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Jamul Mountains Date 1975 T/R Unsectioned - Jamacho Land Grant

c. Address 3121 Willow Glen Drive City El Cajon Zip 92019

d. UTM: (Datum = Clubhouse) Zone 11N, 508,415 mE/ 3,623,380 mN

e. Other Locational Data: APNs 506-021-19-00, 506-020-52, 518-012-13, 518-012-14, 518-030-05 thru 518-030-08, 518-030-10, 518-030-12, 518-030-13, 518-030-15, 518-030-21, 518-030-22-00, 519-010-15, 519-010-17, 519-010-20, 519-010-33, 519-010-34, 519-010-37, 519-011-03, 506-021-31, and 506-021-30

\*P3a. Description: This property is a public golf resort variously referred to as the Cottonwood Golf Club, Cottonwood Golf Course, or Cottonwood Rancho San Diego. It consists of two 18-hole golf courses (The Lakes and Ivanhoe) and associated structures, landscaping, and infrastructure. The clubhouse, parking lot, maintenance facility and Ivanhoe Golf Course were completed by 1964 and were still in use at the time of the survey. The Lakes Golf Course was complete by 1968, extended to the southwest between 1989 and 1993, and abandoned in 2017; all features remain but most of the landscaping is dead.  
[Continued on Page 5]

\*P3b. Resource Attributes: HP39. Other

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5b. Description of Photo: Cottonwood Golf Club aerial, 1974, facing SW; SDHC (UT88:L7265-7)

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  Both

\*P7. Owner and Address:

Cottonwood Cajon ES, LLC

Michael Schlesinger

Beverly Hills, CA

\*P8. Recorded by:

K. Reinicke, M.S., RPA;

PanGIS, Inc.; San Diego, CA

\*P9. Date Recorded:

November 19, 2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Mengers, D. and K. Reinicke

(2019) Historic Resources

Evaluation Report for the

Cottonwood Sand Mine Project

(PDS2018-MUP-18-023), San

Diego County, California.

\*Attachments:  NONE  Location

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): DPR 523k Sketch Map



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 3121 Willow Glen Drive \*NRHP Status Code \_\_\_\_\_  
Page 2 of 12

B1. Historic Name: Cottonwood Golf Club  
B2. Common Name: Cottonwood Rancho San Diego  
B3. Original Use: Public golf resort B4. Present Use: Public golf resort

\*B5. Architectural Style: Contemporary

\*B6. Construction History: Construction began in 1962 with the Lakes Course (formerly the Monte Vista Course) on the western side of the property and the Ivanhoe Course on the eastern side of the property. This included channeling the Sweetwater River within the property. Aggregate mining continued as both golf courses were developed. The clubhouse, parking lot, maintenance facility and Ivanhoe Golf Course were completed by 1964. The Lakes Golf Course was complete by 1968 and extended to the southwest between 1989 and 1993. Sand extraction has continued at the site, allowing for the creation of water hazards and expanded fairways associated with golf course improvements. See \*P3a. Description for details of original vs. modern features.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: See \*P3a. Description for details of structures and features

B9a. Architect: O.W. Moorman & A.C. Sears b. Builder: Unknown

\*B10. Significance: Theme Recreation Area San Diego County  
Period of Significance 1960s Property Type Site

Applicable Criteria 3121 Willow Glen Drive is recommended NOT ELIGIBLE for the CRHR under Criteria 1-4 and the Local Register (San Diego County) and does not meet the qualifications of a historical resources pursuant to CEQA or the San Diego County Resource Protection Ordinance (RPO).

As a recreational complex, 3121 Willow Glen Drive is best classified as a site. As a golf course complex in rural San Diego County, it can best be evaluated in a context of 1960s golf course design and contemporary modern architecture. Appropriate national and regional historical contexts for these types of architecture have previously been developed, including Keith Cutten's *Exploring the History of Golf Course Design* (Cutten 2016) and the San Diego Modernism Historic Context Statement (City of San Diego 2007). [Cont.]

B11. Additional Resource Attributes: (List attributes and codes) HP39. Other

\*B12. References:

City of San Diego (2007) San Diego Modernism Historic Context Statement. City of San Diego for State of California Office of Historic Preservation.

Cutten, Keith (2016) *Exploring the History of Golf Course Design*. Master of Landscape Architecture thesis on file at University of Guelph, Ontario, Canada. [Cont.]

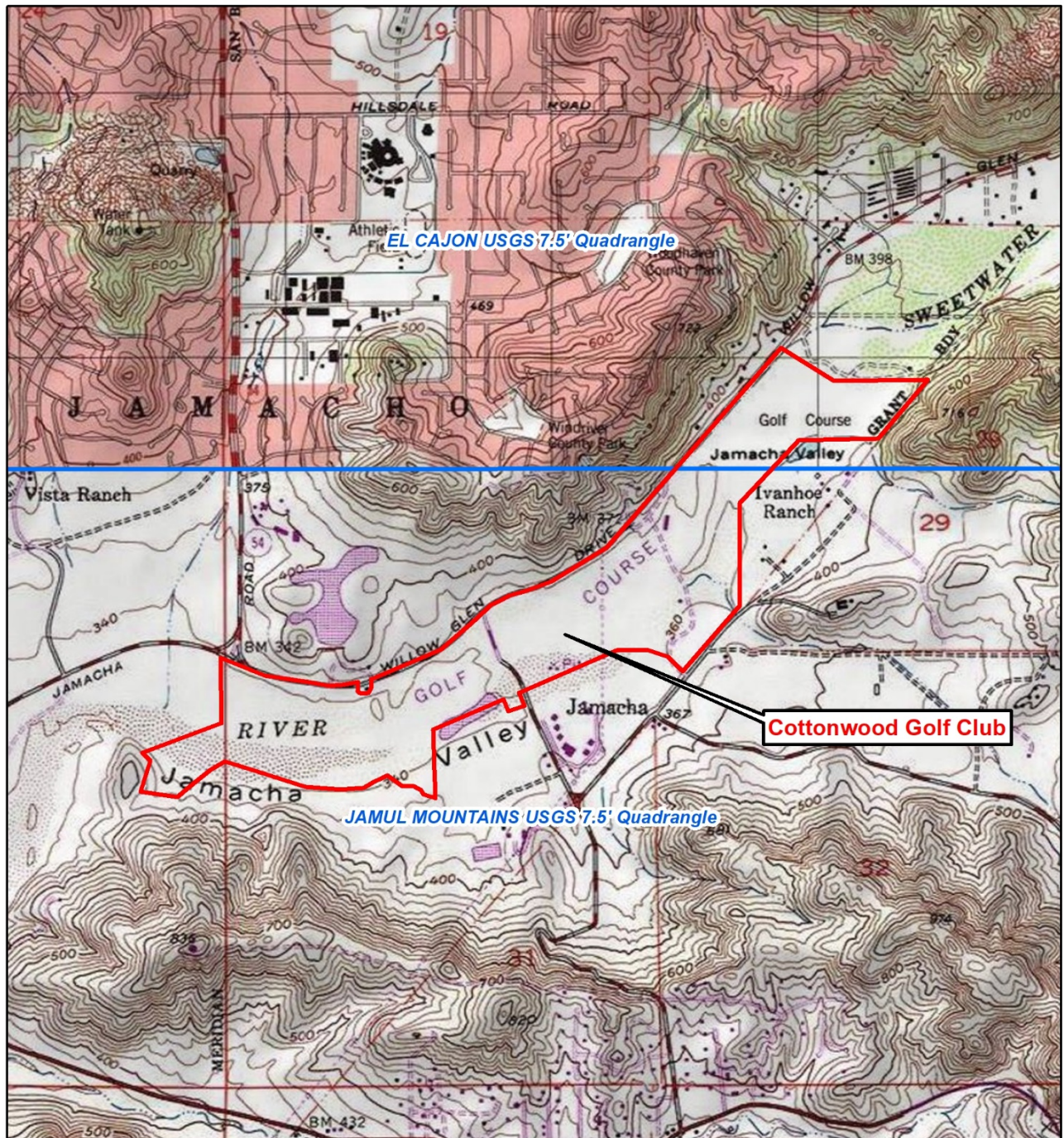
(Sketch Map with north arrow required.)

B13. Remarks: Survey associated with proposal to demolish resource and develop a sand mine.

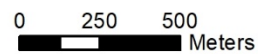
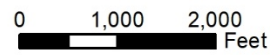
\*B14. Evaluator: K. Reinicke, M.S., RPA, and D. Mengers, M.A., RPA, DPPH

\*Date of Evaluation: November 29, 2019

(This space reserved for official comments.)



- Cottonwood Golf Club
- USGS 7.5' Quadrangle



1:24,000



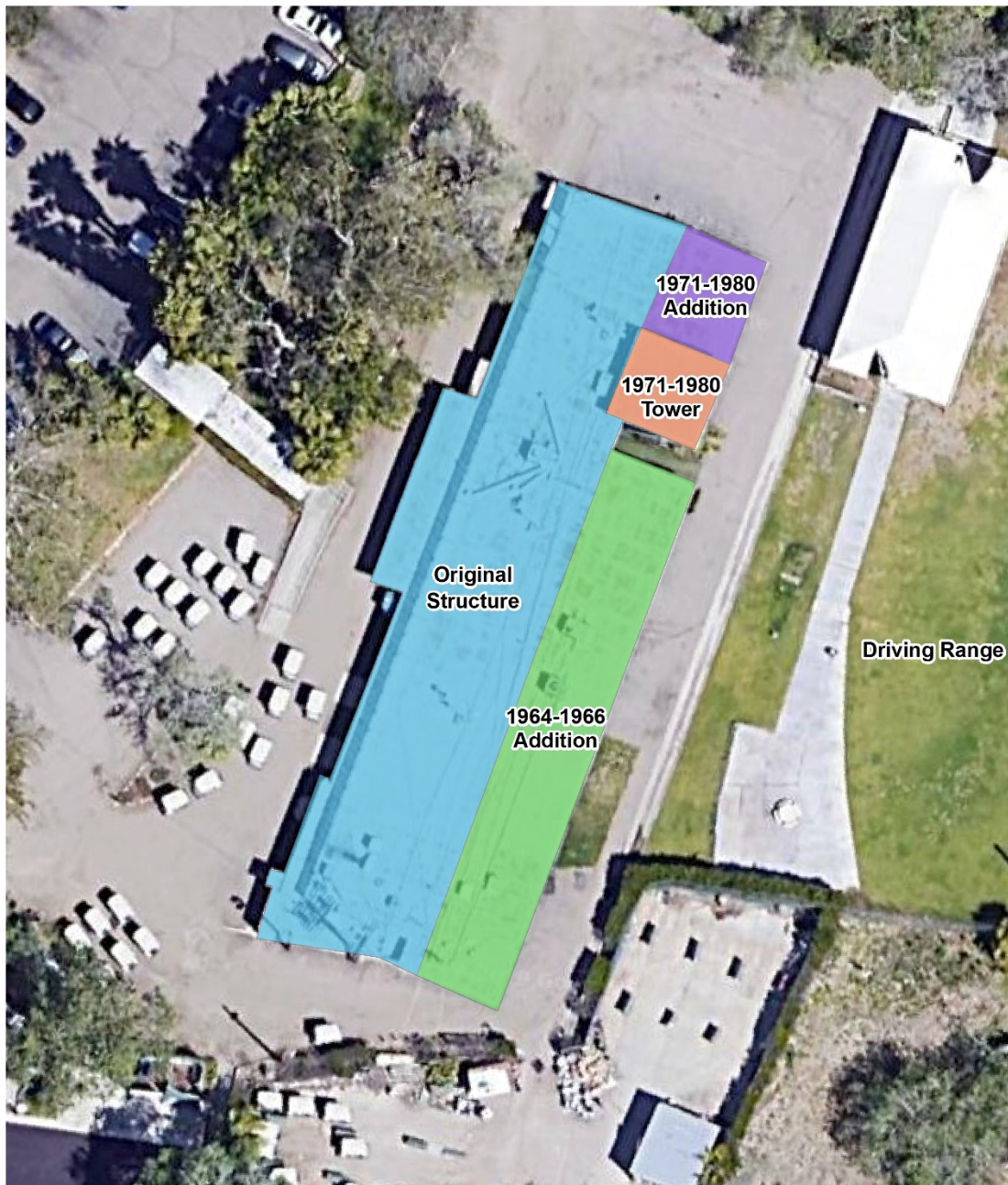
 Golf course

**Cottonwood Golf Club**  
**3121 Willow Glen Drive**

0 1,000 2,000 Feet

0 250 500 Meters





**Cottonwood Clubhouse**

- Original Structure
- 1964-1966 Addition
- 1971-1980 Addition
- 1971-1980 Tower



1:400

## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 6 of 12

**\*P3a. Description:** [Continued from Page 1]

The clubhouse is located near the center of the Ivanhoe Golf Course, adjacent to the parking lot, and houses a bar, restaurant, kitchen, restrooms, golf shop, and apartment. It is a contemporary style rectangular plan building with horizontal massing and an offset low-gabled roof with deep overhangs. The main structure is clad in brick, which is still visible on the western façade.

A bump-out foyer on the western façade consists of metal-framed fixed and sliding windows above rough stone cladding on either side of aluminum-framed glass double doors (Figure 1). Additional aluminum-framed glass double doors on the south end of the west façade are modern. Additional entrances include single steel doors leading to restrooms, wood paneled doors to the apartment, and aluminum-framed glass doors to the golf shop. Rooftop equipment is screened by white-painted wood lattice.



Figure 1. Cottonwood Clubhouse western façade, facing NE (CH-02, 11/19/2019)

The eastern extension (1964-1966) has sliding aluminum-framed windows and aluminum-framed glass doors (Figure 2). A large portion of the eastern façade is constructed of picture windows set in a hinged frame, which open the entire wall of the restaurant inside. The northeast extension (1971-1980) has a single-width wooden garage door facing east. A 24' x 24' 'tower' (1971-1980) added a second story to the eastern façade. It has a flat roof with deep overhangs and large fixed picture windows and is accessed by an exterior wooden staircase leading to a wood paneled door. The northern and eastern extensions and tower addition are all clad in vertical wood paneling with



## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 7 of 12

narrow batten. The southwestern corner has been extended with simple plywood construction housing a kitchen area.

The structure is surrounded by asphalt paving used for golf cart parking; railroad tie retaining walls; a small Astroturf patio on the west side; non-native landscaping including palms, shrubs, and flowering vines; and concrete- and stone-lined water features.



Figure 2. Cottonwood Clubhouse eastern façade, with driving range gazebo at right, facing W (CH-15, 11/19/2019)

Just west of the clubhouse is a poured-concrete ADA-compliant ramp, sidewalk, and stairs to the parking lot, covered by a green wood-frame portico topped with white-painted wood lattice. Just east of the clubhouse is a tall metal-framed vinyl-covered hipped-roof gazebo that served as shade for the driving range. The frame is rusty, the vinyl roof is torn at both ends, and the range has been abandoned, with dead grass and vegetation surrounded by a high net fence. South of the clubhouse is a fenced area for golf cart parking and several prefabricated steel sheds.

### Maintenance Facility

South of the clubhouse, near the west end of the Ivanhoe Golf Course, is a facility for golf cart repair and course maintenance (Figure 3). The area is screened by tall trees and consists of three long sheds with open bays, two 60-foot mobile homes, and several small shacks. Scattered around the area are shipping containers, RVs, abandoned vehicles, piles of lumber, and landscape maintenance equipment and supplies.

A shack at the north end of the central sheds serves as an office. It is wood frame construction on concrete pier foundation with wood siding under an end-gabled corrugated metal roof. The structure is in poor condition, with rotted lumber and a sagging porch. The southern row of sheds is modern, in fair condition, with steel roll-up doors and corrugated steel siding and roof over steel frame. The central row of sheds is corrugated metal roof and siding over wood frame on concrete foundation, in poor condition with rotting lumber and cracked concrete. The northern row is open front, wood frame, with corrugated metal back wall and roof, in poor condition with many roof panels missing.

## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 8 of 12



Figure 3. Maintenance facility, office shack in center, facing SW (EC-06, 11/19/2019)

### Restrooms

The Lakes and Ivanhoe courses each have a small restroom structure (Figure 4). These are both rectangular in plan, with brick construction on slab concrete foundation; red terracotta tile end-gable roof with wide eaves; and two metal doors. The Ivanhoe restroom is in fair condition: the exterior has rotted lumber, missing roof tiles, and rusted door hardware, but the interior has been reconstructed with modern tile and fixtures. The Lakes restroom is in poor condition, with broken and missing roof tiles, foundation water damage, and graffiti.



Figure 4. Ivanhoe Golf Course restroom, facing S (EC-30, 11/19/2019)

## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 9 of 12

### The Ivanhoe Golf Course

This is an 18-hole golf course designed by O. W. Moorman and A. C. Sears. It is par 72, covering 6,797 yards on Bermuda grass, making up the east half of the Cottonwood Golf Club (Figure 5). It is currently open and active. Course features include tee boxes, fairways, and putting greens; water hazards, sand bunkers, and non-native landscaping; and golf cart paths and narrow concrete-



Figure 5. Ivanhoe Golf Course, 3rd fairway, facing N (IV-05, 11/19/2019)



Figure 6. Cottonwood Golf Club, showing original wooden bridge feature, 1966 (86:15877-836, San Diego History Center)

## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 10 of 12

deck bridges. The bridges all appear to be modern replacements; historic photos show wooden bridges (Figure 6). Larger water features and the path of the Sweetwater River appear to be in the same location as originally constructed; other course features (tee boxes, sand bunkers, etc.) have likely been relocated over the decades.

### The Lakes Golf Course

This is an 18-hole golf course designed by O. W. Moorman and A. C. Sears. It is par 71, covering 6,597 yards on Bermuda grass, making up the west half of the Cottonwood Golf Club. It is currently closed and unmaintained; the grass has been allowed to die and the landscaping is overgrown with weeds. Course features include tee boxes, fairways, and putting greens; water hazards, sand bunkers, and non-native landscaping; and golf cart paths and narrow concrete-deck bridges (Figure 7). The bridges all appear to be modern replacements; historic photos show wooden bridges (Figure 6). Larger water features and the path of the Sweetwater River appear to be in the same location as originally constructed; other course features (tee boxes, sandbunkers, etc.) have likely been relocated over the decades.



Figure 7. Modern golf cart bridge on The Lakes Golf Course, facing SE (LA-03, 11/19/2019)

Remaining features of the Cottonwood Golf Club include a parking lot adjacent to the clubhouse, accessed from Willow Glen Drive, and several high-voltage transmission lines that cross the property north-south on the west end of the Ivanhoe Golf Course.

### **Historic aeriels analysis (NETRonline 2019)**

Formerly part of the Jamacha Rancho, the property is shown primarily as river channel/floodplain and undeveloped land on 1928 and 1953 aerial photographs.

## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 11 of 12

In the 1950s, the property began to be mined for construction aggregates on the south side of the river and west of Steele Canyon Road, and possibly adjacent to Willow Glen Drive on the western end of the property. Mineral extraction expanded to the east side of Steele Canyon Road by the early 1960s.

Construction of the golf courses began in 1962 with the Lakes Course (formerly the Monte Vista Course) on the western side of the property and the Ivanhoe Course on the eastern side of the property. The construction of the golf courses resulted in the Sweetwater River being confined to a narrower channel. Mining activities along Steele Canyon Road continued as both golf courses were developed, as shown on the 1966 aerial (NETROnline 2019). Since 1964, the project site has been used as a public golf course. Sand extraction has continued at the site, allowing for the creation of water hazards and expanded fairways associated with golf course improvements.

**\*B10. Significance:** [Cont.]

The resource does not represent a property type usually excluded from the National Register. It is not a religious property; has not been removed from its original location; is not the birthplace or grave of a historical figure; is not a cemetery; is not a reconstructed building; is not commemorative in intent; and has not achieved significance within the past 50 years.

While the property has played a general role in the 1960s recreational development of San Diego County, it does not appear to be directly associated with events that have made significant contributions to the history of the area and is recommended ineligible for the CRHR under Criterion 1.

While the Cottonwood Golf Club has occupied the property from original construction to the present, the club or its owners are not known to have influenced the history of the area. In addition, properties associated with living persons are usually not eligible for inclusion in the National Register. Therefore, 3121 Willow Glen Drive is recommended ineligible for the CRHR under Criterion 2.

Cottonwood Golf Club is a modest example of a 1960s public golf resort and is not a unique or outstanding example of its type. It does not appear to be the work of a master architect, landscape architect, or craftsman or possess high artistic value. Course architects O. W. Moorman and A. C. Sears are not listed with the American Society of Golf Course Architects, and no other courses of their design could be located. Therefore, 3121 Willow Glen Drive is recommended ineligible for the CRHR under Criterion 3.

The golf club is a common property type that has not yielded, and is not likely to yield, important information about history or prehistory that is not available through historic research and is recommended ineligible under Criterion 4.

Integrity

LOCATION: 3121 Willow Glen Drive retains integrity of location. The clubhouse, maintenance facility, and golf courses are in their constructed location.

DESIGN: 3121 Willow Glen Drive retains integrity of design. The clubhouse and landscaping features maintain their spatial relationships. Even with the

## CONTINUATION SHEET

Property Name: 3121 Willow Glen Drive - Cottonwood Golf Club

Page 12 of 12

addition of modern bridges, sheds, clubhouse expansions, and landscaping, the property's historic function is apparent.

SETTING: 3121 Willow Glen Drive retains integrity of setting. Even with the addition of residential tracts in the surrounding area, the basic physical conditions under which the property itself was built remain, and the property still retains the character of an exurban golf resort.

MATERIALS: 3121 Willow Glen Drive does not retain integrity of materials. While some of the historic-era structures (maintenance facility office) retain most of their original construction materials, some structures (bridges) have been entirely replaced and modern additions to the clubhouse (extensions, tower) are significant and no longer reveal the construction preferences of those who built the structures or the materials available during the period of significance.

WORKMANSHIP: 3121 Willow Glen Drive retains integrity of workmanship. Even with modern additions and material replacements, most structures still present evidence of 1960s construction methods.

FEELING: 3121 Willow Glen Drive does not retain integrity of feeling. The construction of late 20th century residential tracts and custom estates surrounding the property, ridgetop development visible from the fairways, and the abandonment of landscape maintenance on The Lakes Golf Course have resulted in the loss of aesthetic and historic sense of a 1960s rural golf resort.

ASSOCIATION: 3121 Willow Glen Drive retains integrity of association. Even with modern additions and modifications, the property still retains association with 20th century exurban recreational development.

**\*B12. References:** [Cont.]

NETRonline (2019) Historic Aerials Viewer.

<https://www.historicaerials.com/viewer>

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

Primary # P-37-039117

HRI #

Trinomial

NRHP Status Code

Other

Review Code

Reviewer

Date

Listings

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) 3629 Willow Glen Drive

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Jamul Mountains Date 1975 T/R Unsectioned - Jamacho Land Grant

c. Address 3629 Willow Glen Drive City El Cajon Zip 92019

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 507,295 mE/ 3,622,775 mN

e. Other Locational Data: APN 519-010-21-00

\*P3a. Description: 1900-1920s vernacular, single-family residence with an associated garage structure (P5a Photo, Figure 2, pg. 6). The original residence is a single story, simple rectangular plan home under a gable-and-wing roof with the front-facing gable covering a 6-foot projection on the north façade. The house was constructed on a slight south-facing slope and has a concrete foundation. The area under the house on the slope is enclosed with plywood, except for under a 1953-64 addition to the south façade of the house where the space is open and utilized as a utility room and workshop (Figure 1, pg. 5). Thick horizontal board cladding covers all facades of the house, including the addition, where care was taken to blend the cladding of the addition with the siding on the original house.

The roof of the original house is covered in deteriorated wood shingles; eaves under the gables have fascia, the remainder are exposed rafters. The addition has a flat roof with exposed eaves. Original casing around windows and doors is thick except for thin casing around the windows on the addition. Only the two fixed-sash windows on the street-facing façade are original to the house; the remainder are metal framed, sliding or single-hung modern replacements. None of the exterior doors are original. [Continued on Page 5]

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5b. Description of Photo: IMG 20191119 102748; north façade, facing south; November 19, 2019



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

\*P7. Owner and Address: Cottonwood Cajon ES, LLC  
Michael Schlesinger  
Beverly Hills, CA

\*P8. Recorded by: K. Reinicke, M.S., RPA;  
PanGIS, Inc.; San Diego, CA

\*P9. Date Recorded: November 19, 2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Mengers, D. and K. Reinicke (2019) Historic Resources Evaluation Report for the Cottonwood Sand Mine Project (PDS2018-MUP-18-023), San Diego County, California.

\*Attachments:  NONE  Location 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): DPR 523k Sketch Map

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 3629 Willow Glen Drive \*NRHP Status Code \_\_\_\_\_  
Page 2 of 8

B1. Historic Name: Unknown.  
B2. Common Name: None.  
B3. Original Use: Single-family residence B4. Present Use: Single-family residence  
\*B5. Architectural Style: Vernacular  
\*B6. Construction History: Original residence constructed circa 1900-1928; 1953-1964 addition on the south façade of the residence.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A  
\*B8. Related Features: A rectangular 80 x 30 foot, three-bay garage was constructed 60 feet south of the residence before 1953 (NETROnline) but does not look to be of the same age or quality of workmanship or material as the house. The garage is of wood construction, with a flat roof and wide eaves. The western bay is enclosed by a single wood board, tilt-up door (Figure 2, pg. 6).

B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme Early 20<sup>th</sup> Century rural residential Area San Diego County  
Period of Significance 1900s-1920s Property Type Building  
Applicable Criteria 3629 Willow Glen Drive is recommended NOT ELIGIBLE for the CRHR under Criteria 1-4 and the Local Register (San Diego County) and does not meet the qualifications of a historical resources pursuant to CEQA or the San Diego County Resource Protection Ordinance (RPO).

As a single-family residence, 3629 Willow Glen Drive is best classified as a building. As a vernacular single-family residence in rural San Diego County, it can best be evaluated in a context of early twentieth century rural development. Appropriate national and state historical contexts for this type of residential architecture have previously been developed, including the National Register Bulletin *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al. 1999) and *A Historical Context and Archaeological Research Design for Agricultural Properties in California* (Caltrans 2007). Additional information related to residential architecture was obtained from *Houses without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Hubka 2013) and *A Field Guide to American Houses* (McAlester 2015). [Cont.]

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

\*B12. References:  
California Department of Transportation (Caltrans) (2007) A Historical Context and Archaeological Research Design for Agricultural Properties in California. Caltrans: Sacramento, California.

B13. Remarks:  
Survey associated with proposal to demolish resource and develop a sand mine.

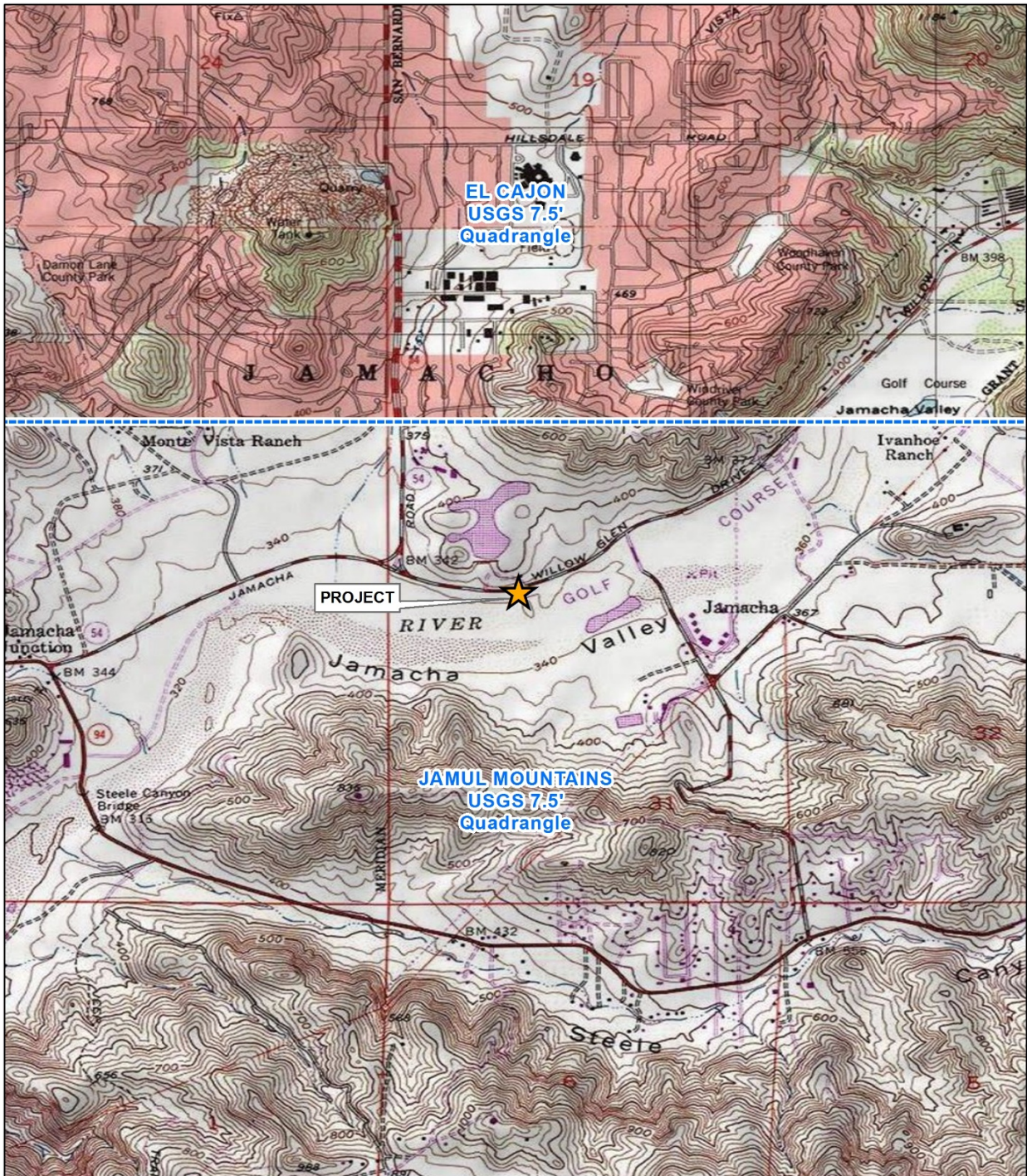
\*B14. Evaluator: K. Reinicke, M.S., RPA, and D. Mengers, M.A., RPA, DPPH

\*Date of Evaluation: November 29, 2019

(Sketch Map with north arrow required.)

(This space reserved for official comments.)





★ : 3629 Willow Glen Drive

0 1,000 2,000 Feet

0 250 500 Meters



1:24,000



**Legend**

- House
- Garage
- 1953-64 Addition



1:300

## CONTINUATION SHEET

Property Name: 3629 Willow Glen Drive

Page 5 of 8

**\*P3a. Description:** [Continued from Page 1]

The cantilevered room addition on the south façade (Figure 3, pg. 6), constructed between 1953-1964 (NETRonline 2019), has a seam that is evident near its roofline and at the junction of the concrete foundation of the original house with the plywood siding under the addition. A wood staircase leads to a door on the west façade of the addition.

It is unclear when the main house was constructed or who the original occupants were. It appears on San Diego County 1928 aerials, but the building records were unavailable at the San Diego County Assessor's Office or with the City of El Cajon, and the address is not listed in early San Diego suburban directories. The house is in poor condition, with broken plate glass mended with tape, unfinished plywood covering missing cladding and windows, extensive wood rot, cracked and spalling concrete, and a collapsing wooden staircase.

**Historic aerials analysis (NETRonline 2019)**

The house at 3629 Willow Glen Drive appears on the 1928 aerial, along with a shallow strip of agricultural fields to the east and west. Three structures are shown just east of the house on the 1953 aerial. In 1964, there was only one structure, which was gone by 1968. Willow Glen Drive widening occurred between 1953 and 1964. Today the house and garage are surrounded by mature trees, but in historic aerials dating from 1953 through 1980, the immediate area of the house and garage is bare except for trees to the west. In 1989 mature trees line the eastern property boundary (NETRonline 2019).



Figure 1. South façade, showing the original residence with the 1953-64 addition (right), facing north (3629-25, 11/19/2019).

## CONTINUATION SHEET

Property Name: 3629 Willow Glen Drive

Page 6 of 8



Figure 2. North façade of garage, facing south (3629-17, 11/19/2019).



Seam between  
1953-64 addition  
and original  
building.

Figure 3. East façade of the building, showing the original residence (right) and the 1953-64 addition (left), facing west (3629-01, 11/19/2019).

## CONTINUATION SHEET

Property Name: 3629 Willow Glen Drive

Page 7 of 8

### **\*B10. Significance:** [Cont.]

The resource does not represent a property type usually excluded from the National Register. It is not a religious property; has not been removed from its original location; is not the birthplace or grave of a historical figure; is not a cemetery; is not a reconstructed building; is not commemorative in intent; and has not achieved significance within the past 50 years.

While the property has played a general role in the early 20th century rural development of the Jamacha Valley, it does not appear to be directly associated with events that have made significant contributions to the history of the area and is recommended ineligible for the CRHR under Criterion 1.

It is unclear who the original occupants of the residence were. Construction details and historic aerial photographs suggest that the house was likely built between the 1900s and 1920s. The ranches and residences of most of the founding families of the community have been identified and were not located in this portion of the valley. Therefore, 3629 Willow Glen Drive is recommended ineligible for the CRHR under Criterion 2.

The single-family residence is a modest example of vernacular architecture and is not unique or outstanding example of its type, does not appear to be the work of a master architect or craftsman or possess high artistic value and is recommended ineligible for the CRHR under Criterion 3.

The residence is a common property types that has not yielded, and is not likely to yield, important information about history or prehistory that is not available through historic research and is not recommended as eligible under Criterion 4.

### Integrity

LOCATION: 3629 Willow Glen Drive retains integrity of location. The residence and garage are in their constructed location.

DESIGN: 3629 Willow Glen Drive retains integrity of design. The house and garage maintain their spatial relationships. Even with modern additions and landscaping, the property's historic function is apparent.

SETTING: 3629 Willow Glen Drive does not retain integrity of setting. The conversion of the surrounding agricultural fields to a golf resort, the channeling of the Sweetwater River, and the grading for the housing tracts directly across Willow Glen Drive have resulted in the loss of character of a rural agriculture-related residence.

MATERIALS: 3629 Willow Glen Drive retains integrity of materials. While there are a significant number of additions and replacements to the property, the structures still retain much of their original construction materials, which reveal the construction preferences of those who built the structures and the materials available during the period of significance.

WORKMANSHIP: 3629 Willow Glen Drive retains integrity of workmanship. Even with modern additions and material replacements, the structures still present evidence of early 20th century construction methods.

FEELING: 3629 Willow Glen Drive does not retain integrity of feeling. The conversion of the surrounding agricultural fields to a golf resort, the

## CONTINUATION SHEET

Property Name: 3629 Willow Glen Drive

Page 8 of 8

channeling of the Sweetwater River, and the grading for the housing tracts directly across Willow Glen Drive have resulted in the loss of aesthetic and historic sense of an early 20th century agriculture-related residence.

ASSOCIATION: 3629 Willow Glen Drive does not retain integrity of association. The surrounding golf resort and modern housing tracts and the loss of agricultural fields have removed any association with early 20th century rural agricultural development.

### \*B12. References:

Hubka, Thomas C. (2013) *Houses without Names: Architectural Nomenclature and the Classification of America's Common Houses*. University of Tennessee Press: Knoxville, TN.

McAlester, Virginia Savage (2015) *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A Knopf: New York, NY.

McClelland, Linda Flint, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick (1999) *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. National Register Bulletin 30. Department of the Interior, National Park Service: Washington, D.C.

NETRonline (2019) Historic Aerials Viewer.  
<https://www.historicaerials.com/viewer>

## **Appendix B - Resume**

### Education

M.A., Applied Anthropology, San Diego State University  
 B.A., History, University of California at San Diego  
 B.A., Anthropology, University of California at San Diego  
 A.S., Geographic Information Systems, San Diego Mesa College  
 A.A., Anthropology, San Diego City College  
 Certificate, Archaeology, San Diego City College

### Registrations / Certifications

- Secretary of Interior Standards (36 CFR Part 61) for Archaeology (historic and prehistoric)
- Directory of Professionals in Public History
- Secretary of Interior Standards (36 CFR Part 61) for History
- Architectural Styles in California
- Preparing a Successful Section 106 Consultation Package
- City of San Diego Approved Archaeologist
- County of San Diego CEQA Consultant List
- County of Riverside Cultural Consultant
- Navigating Historic Corridors: Preservation & Transportation Development
- From Nuclear Waste to Manholes – the What, Why and How of Surveys.
- Industrial Archaeology: Roads, Bridges, Manufacturing and More
- Surveys, Historic Structure Reports and EIRs
- Hazardous Waste Operations and Emergency Response Standard 40-hour (HAZWOPER)
- ESRI ArcGIS Desktop Associate
- NCTD Rail Safety Training
- MCTC Rail Safety Training

### Areas of Expertise

- Historic –Era Structure Evaluations
- Historic Artifact Analysis
- Archaeological Project Lead
- ArcMap

## Doug Mengers M.A., RPA 39693945, DPPH Senior Historian



Mr. Mengers is a Registered Professional Archaeologist (RPA) and Historian (DPPH) with 11 years of experience focused in Southern California, with special interest in historical archaeology and the history of the San Diego County region. As PanGIS' senior historian, he is well versed in San Diego County historical resources and built environment and is on the County's CEQA list for approved Cultural Resource Professionals. He is an expert in the identification, recording, and evaluation of historic structures/objects, historic artifact identification, and conducting archival research on historic properties and neighborhoods. Mr. Mengers has expertise in project implementation with experience in agency coordination, producing Environmental Initial Studies and documentation, creating Mitigation and Monitoring Plans, preparing and directing the preparation of Historic Resources technical reports and Historic Structure Assessments in compliance with CEQA and State CEQA Guidelines. He performs historic site surveys, and conducts Special Studies and historic research.

Mr. Mengers has served as Senior Historian and Architectural Historian for a number of projects throughout San Diego County and the larger Southern California region. He has conducted site visits and performed evaluations on historic-era structures and components, neighborhoods and street assets, commercial and public buildings, mobile home park communities, water treatment facilities, bridges, roads, and mining settlements.

As project lead, he supervises archaeological monitors, trains project staff regarding artifact identification and field techniques, schedules Native monitors and provides WEAP (Worker Environmental Awareness Program) training for project environmental staff and construction crews. Mr. Mengers develops work plans, schedules project staff, and interprets field data for the preparation of technical reports and DPR forms. He creates plans for resource recommendations in compliance with NEPA and CEQA and has authored hundreds of technical reports, EIR/EIS cultural sections, prepared historical site records, and created time-sensitive maps using ArcGIS. Mr. Mengers ensures that every aspect of the work meets current regulatory compliance requirements and professional technical and ethical standards.

Mr. Mengers has completed projects with the City and County of San Diego, U.S. Department of Defense, Caltrans District 6 and 11, local tribal governments, San Diego Unified Port District, San Diego Unified School District, Metropolitan Transit System, North County Transit District, San Diego County Water Authority, SANDAG, Bureau of Land Management, State Parks, SCE, SEMPRA Energy, US Fish and Wildlife Service, US Forest Service, municipalities and special districts. Through his work experience with these agencies and educational seminars, he has obtained a broad knowledge of relevant federal, state, regional and local laws, codes and regulations, including NHPA Section 106 and 110 compliance, NEPA, CEQA, ARPA, and County of San Diego Resource Protection Ordinance. Mr. Mengers adheres to all policies and best practices pertinent to areas of his responsibility, which include: theory, principles, standards, methods, techniques and information sources of land use, natural resources and protection, ecological sciences, environmental planning and management.