



County of San Diego

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Cultural Resources Survey Report for Winter Gardens Apartments PDS2014-STP-14-021 APN 382-191-40, 44 and 49 Negative Findings



August 07, 2015

September 09, 2015

South Coastal Information Center
4283 El Cajon Blvd.
San Diego, CA 92105
Attn: Jaime Lennox

RE: Winter Gardens Apartments PDS2014-STP-14-021
Cultural Resources - Negative Findings

Dear Dr. Mallios:

Please be advised that a survey has been conducted on the above referenced project. It has been determined that there are no cultural resources present on this property. The project has been plotted on the attached USGS 7.5 minute topographical map for your information.

County: San Diego

USGS 7.5' Quad: El Cajon Date: Unsectioned- El Cajon Land Grant

Address: 9208, 9224 Winter Gardens Blvd.
City: Lakeside
State: CA

Thomas Brothers: 1231 J/5

Other Locational Data: The project is located south of RockCrest Road and west of Pueblo Avenue on the west side of Winter Gardens Blvd.

Assessor Parcel Number(s): 382-191-40, 44 and 49

Elevation: Approx. 620' AMSL

Owner and Address: Flo-Grove LLC, Four Granger LLC, Eric Wilson, 3739 Rosecroft Lane, San Diego CA, 92106.

Survey Type: Intensive Pedestrian
Date of Survey: August 07, 2015
Field Crew: Heather Thomson

Description: The field survey was conducted using standard archaeological procedures and techniques. For the most part, sinusoidal transects (5-10 meters) were walked in an east to west direction. Survey conditions were good, except in the riparian area at the western project boundary which was obscured by vegetation.

Prior Research: Staff conducted a records search of the surrounding area using the California Historic Resources Inventory System (CHRIS). Twenty-five studies have been conducted within a one mile radius, none of which involved any portion of the subject property. Ten cultural sites have been

recorded within one mile of the subject property. These include: four historic structure, two historic complexes, three prehistoric bedrock milling sites, one of which has been destroyed and a single multicomponent site consisting of structural remains of a 20th century residence with associated trash deposit and three bedrock milling features.

Results: Two structures are present on the subject property. Located at 9208 Winter Gardens Blvd. is a single story, 2-bedroom, 1-bath + den, wood-framed, single family residence of standard construction. The building rests on a concrete foundation and is constructed of 12" adobe blocks with a stucco exterior. The cross-gabled roof has open eaves and is covered in composition shingles. Constructed in 1944, the building was originally a rectangular 18 x 24' structure with a single panel entry door with one light. There is a concrete porch step and dormered porch roof. An addition was constructed on the north elevation in 1951. The front (east) elevation addition has the identical door and window configuration as the original structure. The south elevation has two, one over one, double hung wood frame windows, the one near the front (east) elevation has an air conditioning unit affixed to the top of the window and it no longer opens. There is also a three light fixed window flanked by one three-lite window on either side on this elevation. The north elevation has two one over one double-hung windows and a two over two double hung window. There is a small sliding window at the western end of the north elevation, likely the bathroom. The north elevation has a roll-up door and is faced with wood boards. Each of the other elevations has a single window of varying styles. In 1965, an 18' x 30' addition was constructed at the rear of the residence. There have been three carport additions on the property. The first is situated at the southwest corner of the building and has been enclosed at some point; it currently appears to be inhabited. The enclosed carport has another carport attached to the north.

The structure is in poor shape and the additions have altered the integrity of the original 1944 construction.

At 9224 Winter Gardens is a square, concrete block structure. It has a hip roof covered in composition shingles. The west elevation has a single entry door and a single window that has been replaced with a smaller metal-framed sliding window. Two wood framed windows are boarded up on the east elevation and on the south elevation there is a square wooden addition with a flat roof covered in asphalt rolled roofing material. There is a large garage door on the north elevation and a very large detached covered area to the rear of the building

Neither of these structures is significant per CEQA. Department of Recreation forms have been completed and will be submitted to the Southern California Information Center.

If you have any questions, please contact me at (858) 695-5446.

Sincerely,



Heather Thomson

County of San Diego
Planning & Development Services

Attachment
USGS Topographical Map – EL Cajon