



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

Cultural Resources Survey Report for Phap Vuong Monastery PDS2014-MUP-14-010 APN# 227-010-57

Negative Findings



Overview of survey area, Northeast

Kassandra Nearn
May 4, 2018

**SDC PDS RCVD 01-25-19
MUP14-010**

National Archaeological Data Base Information

Authors:	Kassandra Nearn
Firm:	County of San Diego
Report Date:	May 4, 2018
Report Title:	Cultural Resources Survey Report for Tran (Phap Vuong) Monastery; PDS2014-MUP-14-010; APN# 227-010-57; Negative Findings
Type of Study:	Intensive Pedestrian
New Sites:	None
Updated Sites:	None
USGS Quad:	Valley Center
Acreage:	8.9
Key Words:	Valley Center USGS Quad, Negative Survey, Hidden Meadows, Escondido

May 4, 2018

South Coastal Information Center
Arts and Letters 106
5500 Campanile Drive
San Diego, CA 92182
Attn: Jaime Lennox

RE: Tran (Phap Vuong) Monastery; PDS2014-MUP-14-010
Cultural Resources - Negative Findings

Dear Ms. Lennox:

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: Valley Center; Date: No Date; Section: N/A; Township: N/A; Range: N/A;
Land Grant: Rincon Del Diablo

Address: 715 Vista Avenue
City: Escondido; State: California

UTM: 11S 3668252.7 mN/ 492204.9 mE; Thomas Brothers: 1109/H5

Other Locational Data: From Interstate 15, take exit 32 to CA-78E. Continue from CA-78E onto E Lincoln Parkway, and then turn left onto Gamble Street. Continue north on Gamble Street for 0.4 mile, then turn right onto E El Norte Parkway. Continue on E El Norte Parkway for 0.4 mile, and then turn left onto N Ash St. Continue north for 0.7 miles. The Project site is on the west side of the street between the southern intersection of Hubbard Ave and N Ash Street, and the northern intersection of N Ash St and Vista Ave.

Assessor Parcel Number(s): 227-010-57

Elevation: 800 feet AMSL

Owner and Address: Vui Tran
715 Vista Avenue
Escondido, CA 92026

Survey Type: Intensive Pedestrian
Date of Survey: April 27, 2017
Field Crew: Cassandra Nearn

Description: The field survey was conducted using standard archaeological procedures and techniques. Continuous parallel transects of approximately 5 meters were walked in a north/south direction. The site is overgrown with non-native grasses, resulting in low visibility for the southern portion of the survey area (10-20%), with the exception of some exposed areas from grading and road cuts (Figure 1). The remainder of the survey area has been cleared or graded and had fair to good visibility (Figure 2). The ground surface consisted of medium compact soils with dispersed decomposed granite. The entire parcel has been heavily disturbed.



Figure 1. Survey Area, view south.



Figure 2. Graded portion of survey area, view south.

The northwest corner has been developed for the existing office building, associated gardens, and existing paved parking lot. The northeast portion has been previously graded, including an approximately 100 by 40 meter area adjacent to N Ash Street that is currently being used as construction storage and will serve as new parking for the proposed project. Several rock piles were observed north and west of the graded area and were inspected for cultural materials or features. The granitic rock piles are highly weathered and exfoliated, and no cultural features or other materials were observed. The remainder of the parcel has been disturbed historically through agricultural uses, and is now largely overgrown with the exception of an unimproved road adjacent to N Ash St. No cultural materials were observed as a result of this survey.

This project is the construction of a new 8,272 square foot Monastery Hall and an 80-space parking lot.

Prior Research: Staff conducted a records search of the surrounding area using the California Historic Resources Inventory System (CHRIS). Sixty-five cultural studies have been conducted within a one mile radius. A total of sixteen archaeological sites, 10 historic resources, and five historic property inventory listings were also identified within a one-mile radius. The nearest site is approximately 0.2 miles from the subject property and consists of a historic reservoir facility. The nearest prehistoric site is 0.37 miles away. The results of the records search are detailed in the following tables.

Table 1. Cultural Studies within a One-Mile Radius

Report Number	Title	Author	Year
SD-04119	Draft Environmental Impact Report for San Marcos Assembly Hall	Recon	1976
SD-00215	Cultural Resources Inventory and Significance Assessment: Eagles Bluff, Oceanside	RBR & Associates, Inc.	1985
SD-00434	An Archaeological Survey of the Fig & Sheridan Tract, Escondido, California	Paul G. Chace & Associates	1977
SD-00438	An Archaeological Survey, Sheridan Manor.	Paul G. Chace	1977
SD-00480	An Archaeological Assessment of the McKellar Development, City of Escondido.	Paul G. Chace & Associates	1980
SD-01404	Archaeological Investigations of the Von Seegern Annexation Project Escondido, California.	WESTEC Services, Inc.	1977
SD-00792	An Archaeological Survey for the North Reidy Creek Channel Improvement (E.R. 86-41)	Paul G. Chace & Associates	1988
SD-01275	Oak Creek (Escondido Tract 391) Archaeological Mitigation Report City of Escondido.	MSA, Inc.	1981
SD-01398	Archaeological Investigation of Escondido Tract 16. 348 SDM-W-2177 Escondido	Flower, Ike, and Roth Archaeological Consultants	1979
SD-01406	An Archaeological Survey of Meadowview Estates, Escondido, California.	Paul G. Chace & Associates	1982
SD-01586	The Archaeology of Escondido Woods SDi-4942 and SDi-4943	Paul G. Chace & Associates	1978
SD-01689	A Cultural Resource Study of Proposed Access Roads Between the Escondido Substation and the Proposed Substation Site at Rainbow	RECON	1979
SD-01776	Results of an Archaeological Evaluation of Cultural Resource W-3461/SDi-9907 at the Sheridan Colony Project	Brian F. Smith and Associates	1989
SD-02648	AN ARCHAEOLOGICAL SURVEY OF THE MALONE LOT SPLIT PROJECT ESCONDIDO, COUNTY OF SAN DIEGO	BRIAN F. SMITH AND ASSOCIATES	1990
SD-03605	CULTURAL RESOURCE INVENTORY OF THE PROPOSED ESCONDIDO CHURCH AND SCHOOL PROJECT CITY OF ESCONDIDO, CALIFORNIA	RUDY VERDIN, APOSTOLIC ASSEMBLY OF ESCONDIDO	1999
SD-00073	An Archaeological Test Excavation at Oak Creek.	American Pacific Environmental Consultants Inc.	1980
SD-04172	CULTURAL RESOURCE SURVEY FOR ISKCON CULTURAL CENTER ESCONDIDO, CALIFORNIA	GALLEGOS AND ASSOCIATES	1999
SD-04306	ARCHAEOLOGICAL SURVEY OF THE DALEY RANCH NORTH OF ESCONDIDO, SAN DIEGO COUNTY	WESTEC SERVICES, INC.	1976
SD-08874	ARCHAEOLOGICAL INVESTIGATIONS OF THE VON SEGGERN ANNEXATION PROJECT, ESCONDIDO, CALIFORNIA	WESTEC SERVICES, INC	1977
SD-08909	Archaeological Survey for Escondido Woods Escondido, California	William H. Breece	1978
SD-05712	ARCHAEOLOGICAL SURVEY FOR ESCONDIDO MASTER PLAN CORRECTION OF DISCREPANCY FOR PARCEL P11, SITE EPS-30H/CA-SDI-12547H	OGDEN	1993
SD-09205	CULTURAL RESOURCE SURVEY FOR A PARCEL LOCATED ON LEHNER AVENUE, CITY OF ESCONDIDO, CALIFORNIA	KYLE CONSULTING	2004
SD-06796	AN ARCHAEOLOGICAL SURVEY FOR THE HIDDEN VALLEY RANCH PROJECT ESCONDIDO CALIFORNIA	BRIAN F. SMITH & ASSOC.	2001
SD-08309	AN ARCHAEOLOGICAL SURVEY FOR THE GLENBROOK VILLAGE PROJECT, ESCONDIDO, CALIFORNIA	BRIAN F. SMITH AND ASSOCIATES	2003

Report Number	Title	Author	Year
SD-08868	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR TPM 20761, LOG NO. 03-08-043, EATON/GROENENBERG APN 227-010-56	COUNTY OF SAN DIEGO	2003
SD-06747	ARCHAEOLOGICAL & PALEONTOLOGICAL MONITORING REPORT INCLUDING ANALYSIS OF RECOVERED MATERIALS FOR THE W HOTEL DEVELOPMENT SITE IN DOWNTOWN SAN DIEGO, SAN DIEGO COUNTY, CA	CHAMBERS GROUPS, INC.	2002
SD-08951	ARCHAEOLOGICAL SURVEY REPORT FOR THE E.I.R. OF THE PROPOSED ESCONDIDO REGIONAL SHOPPING CENTER NORTH WEST OF RTS. 78 AND 395, ESCONDIDO, CA	ARCHAEOLOGICAL ASSOCIATES	1978
SD-08596	APPENDICES-RECLAIMED WATER DISTRIBUTION SYSTEM PROJECT: DRAFT ENVIRONMENTAL IMPACT REPORT	KELLER ENVIRONMENTAL ASSOC.	1992
SD-00691	Archaeological Survey for the Proposed Realignment of Valley Center Road, Valley Center, California	San Diego County Engineer Department	1974
SD-09670	Cultural Resources Survey Report for TPM 20960, Log No. 05-08-025 - Hooper Project APN 224-290-73-00-00, Negative Findings	San Diego County Department of Planning and Land Use	2005
SD-10308	CULTURAL RESOURCE SURVEY FOR APPROXIMATELY 13 ACRES LOCATED IN THE CITY OF ESCONDIDO, CALIFORNIA	Kyle Consulting	2006
SD-10426	ARCHAEOLOGICAL RESOURCES SURVEY, BOOKER ESCONDIDO PROPERTY, ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA	AFFINIS	2006
SD-10432	CULTURAL RESOURCES SENSITIVITY ANALYSIS FOR THE CARRYOVER STORAGE AND SAN VICENTE DAM RAISE PROJECT (CSP) ALTERNATIVES ANALYSIS	ASM AFFILIATES, INC.	2006
SD-12655	HISTORIC AND ARCHAEOLOGICAL RESOURCES SURVEY, VISTA FLUME STUDY, VISTA, SAN MARCOS, AND ESCONDIDO SAN DIEGO COUNTY, CALIFORNIA	AFFINIS	2009
SD-12987	EL NORTE PROPERTY AFFORDABLE HOUSING PROJECT-CULTURAL RESOURCES	AFFINIS	2011
SD-08588	DRAFT ENVIRONMENTAL IMPACT REPORT FOR EXPANSION OF WASTEWATER TREATMENT FACILITY	CITY OF ESCONDIDO	1980
SD-13464	EL NORTE APARTMENTS ARCHAEOLOGICAL MONITORING	AFFINIS ENVIRONMENTAL SERVICES	2012
SD-13541	ETS #8021; TL 688 AND TL 6932 RELOCATION AND UNDERGROUND CONVERSION PROJECT	E2M	2009
SD-14771	A CULTURAL RESOURCES STUDY FOR THE SDCWA MICROWAVE COMMUNICATIONS PROJECT SAN DIEGO COUNTY, CALIFORNIA	LSA ASSOCIATES, INC.	2013
SD-14792	HUBBARD HILL 1220 HUBBARD PLACE, ESCONDIDO, CA 92027	LSA ASSOCIATES	2013
SD-15151	CULTURAL RESOURCES ASSESSMENT OF THE CROWN CASTLE/ VERIZON FIBER PUC PROJECT, SAN DIEGO, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1404)	BCR CONSULTING LLC	2015
SD-15420	Vista Verde Reservoir Cultural Resources Survey	HELIX Environmental Planning	2012
SD-15850	CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR VERIZON WIRELESS CANDIDATE 'JESMOND DENE', 2401 NORTH BROADWAY, ESCONDIDO , SAN DIEGO COUNTY, CALIFORNIA	FirstCarbon Solutions	2014
SD-16390	HIDDEN VALLEY ESTATES PROJECT, TM 932; CULTURAL RESOURCES UPDATE STUDY	HELIX Environmental Planning	2015

Report Number	Title	Author	Year
SD-02764	CULTURAL RESOURCE LITERATURE REVIEW FOR THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK FOCUSED PLANNING AREA, SAN DEIGO COUNTY, CALIFORNIA	GALLEGOS & ASSOCIATES	1993
SD-01497	Archaeological Feasibility Study of Arxegos Property, Valley Center	RECON	1986
SD-02308	RESULTS OF AN INITIAL CULTURAL RESOURCE SURVEY OF THE EL NORTE PARKWAY IMPROVEMENT PROJECT, CITY OF ESCONDIDO, CONSTRAINTS ANALYSIS.	BRIAN F SMITH & ASSOCIATES	1990
SD-02333	FRIENDLY HILLS RANCH ARCHAEOLOGICAL REPORT	CHRISTOPHER DROVER	1977
SD-02745	HISTORICAL/ARCHAEOLOGICAL TEST REPORT FOR DALEY RANCH ESCONDIDO, CALIFORNIA	GALLEGOS & ASSOCIATES	1992
SD-03435	Draft Cultural Resources Evaluation of the San Diego County Water Authority Emergency Water Storage Project	OGDEN	1994
SD-00843	An Archaeological Assessment of the Kapernick Property Near Valley Center, County of San Diego (T.P.M. #16462)	Paul G. Chace & Associates	1980
SD-02384	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT	CALTRANS	1991
SD-00083	Addendum to Archaeological Investigation on the Glade Lot Split	American Pacific Environmental Consultants, Inc.	1979
SD-01779	Archaeological/Historic Report on the East Valley Annexation, City of Escondido	Scientific Resource Surveys, Inc.	1981
SD-08230	SAN DIEGO GAS & ELECTRIC VALLEY RAINBOW INTERCONNECT 230KV, 69KV AND SAN DIEGO COUNTY SUBSTATION CULTURAL SURVEYS	EDAW, INC.	2003
SD-04429	SPANISH VALLEY PROPERTY ARCHAEOLOGICAL RECONNAISSANCE	ASM	1979
SD-07322	TELECOMMUNICATIONS SITES SD 304-02, 336-03, 342-02, 367-01, 368-01, 381-02, 395-01, 397-01, 399-01, 401-02	AFFINIS	1999
SD-06786	CULTURAL RESOURCES REVIEW PHASE II: HISTORIC RESOURCES INVENTORY	RECON	1980
SD-07729	MANAGEMENT PLAN FOR CDF'S HISTORIC BUILDINGS AND ARCHAEOLOGICAL SITES	CDF	2000
SD-04834	FRIENDLY HILLS RANCH ARCHAEOLOGICAL REPORT	CHRISTOPHER E. DROVER	1977
SD-05215	Addendum a Cultural Resource Survey of the Central Valley Center Sewer (in two parts)	Paul Chace and Associates	1986
SD-07291	Test Excavation Program Addendum to an Archaeological Survey of the Leads Property, Near Valley Center	Paul G. Chace and Associates	1979
SD-05233	Watershed Work Plan Escondido Watershed, San Diego County California	ESCONDIDO SOIL CONSERVATION DISTRICT	1961
SD-06764	CULTURAL RESOURCES ASSESSMENT OF AT&TS PROPOSED SAN BERINARDINO TO SAN DIEGO FIBER OPTIC CABLE SAN BERNARDINO RIVERSIDE AND SAN DIEGO COUNTIES, CA	PEAK & ASSOCIATES, INC. AND BRIAN F. MOONEY ASSOCIATES	1990
SD-06000	RESULTS OF AN ARCHAEOLOGICAL STUDY OF A PROPOSED IMPROVEMENT FOR THE VALLECITOS WATER DISTRICT	BRIAN F. SMITH & ASSOC.	1997

Table 2. Archaeological Resources within a One-Mile Radius

Trinomial	Primary Number	Description
SDI-004944	37-004944	Prehistoric artifact scatter
SDI-022005	37-036304	Canyon Grove
SDI-015357	37-017523	Bedrock milling features
SDI-001058	37-001058	Lithic scatter
SDI-012545	37-012545	Prehistoric habitation site
SDI-001057	37-001057	Prehistoric artifact scatter
SDI-009907	37-009907	Bedrock milling
SDI-004943	37-004943	Bedrock milling
SDI-001049	37-001049	Late Prehistoric habitation site
SDI-012548	37-012548	Bedrock milling
SDI-000151	37-000151	Site form blank
SDI-001050	37-001050	Lithic scatter
SDI-004488	37-004488	Lithic scatter
SDI-009907	37-009907	Bedrock milling
SDI-012546	37-012546	Bedrock milling
SDI-015357	37-017523	Bedrock milling

Table 3. Historic Resources within a One-Mile Radius

Primary Number	Description
P-37-018750	Single story cottage style house
P-37-018751	One story bungalow
P-37-018745	One story bungalow
P-37-018738	Single story cottage style house
P-37-018899	One story bungalow
P-37-018746	One story bungalow
P-37-018752	One story bungalow
P-37-018749	One story neo-classical row house
P-37-032874	Lindley reservoir
P-37-030889	Vista Irrigation District bench flumes

Table 4. Historic Property Listings within a One-Mile Radius

Address	Name
650 El Norte Parkway	Lehner House
1410 Sheridan Ave	Conway House
700 E El Norte Parkway	N/A
853 Farr Ave	N/A
1325 Rimrock Drive	Prior House

Native American Consultation: A Sacred Lands file search was conducted by the Native American Heritage Commission (NAHC). No Sacred Lands were identified by the Native American Heritage Commission (NAHC). Pursuant to AB-52, Native American consultation was conducted with traditionally and culturally affiliated tribes including: the San Luis Rey Band of Mission Indians, Viejas Band of Kumeyaay Indians, Pala Band of Mission Indians, Rincon Band of Luiseño Indians, Lipay Nation of Santa Ysabel, and the Campo Kumeyaay Nation. Due to the extensive cultural history of the project site and surrounding area, monitoring of ground disturbing activities by an archaeologist and a Native American monitor was requested.

Recommendations: Portions of the project site have been graded and utilized for agriculture historically. The majority of the project site is disturbed only through agricultural activity, which does not preclude the possibility of inadvertent discoveries of cultural material during ground disturbing activities. Due to the cultural sensitivity of the surrounding area and low visibility for much of the project site

during pedestrian survey, a monitoring program is recommended for grading and earth disturbing activities associated with project construction.

If you have any questions, please contact me at (858) 495-5452.

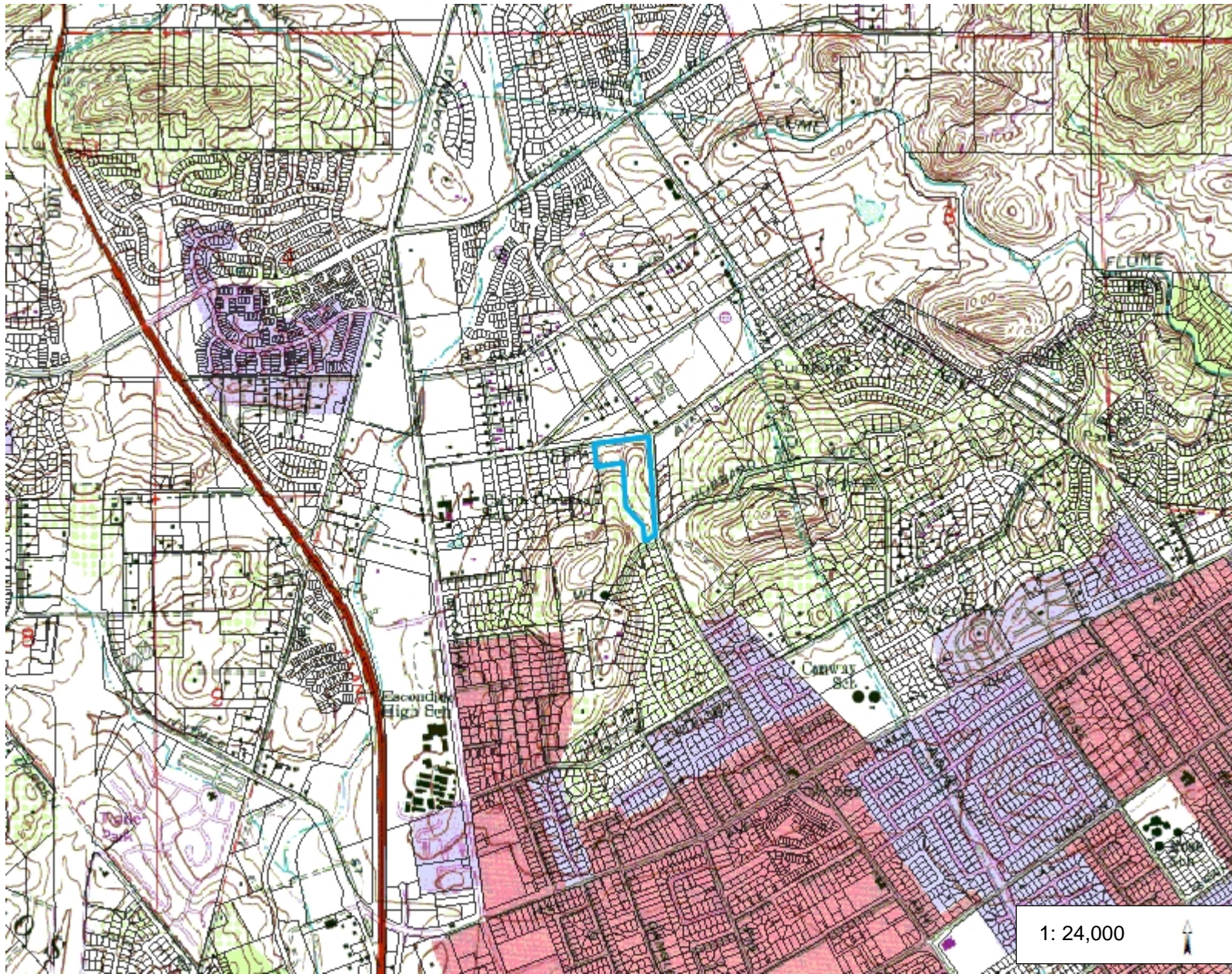
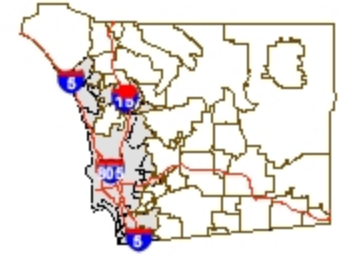
Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Nearn', is positioned below the word 'Sincerely,'.

Kassandra Nearn, Staff Archaeologist, M.A., RPA
Planning & Development Services

Attachment
USGS Topographical Map – Valley Center
Project Plans

Tran Monastery; PDS2014-MUP-14-010



Legend

- Parcels
- County Boundary
- USGS 7.5 Minute Quad Image
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24

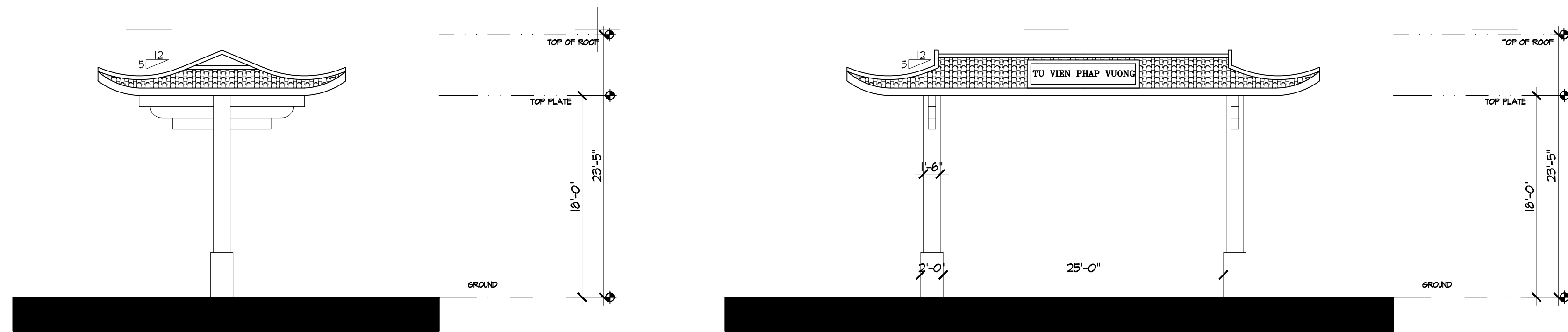
Notes

0.8 0 0.38 0.8 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

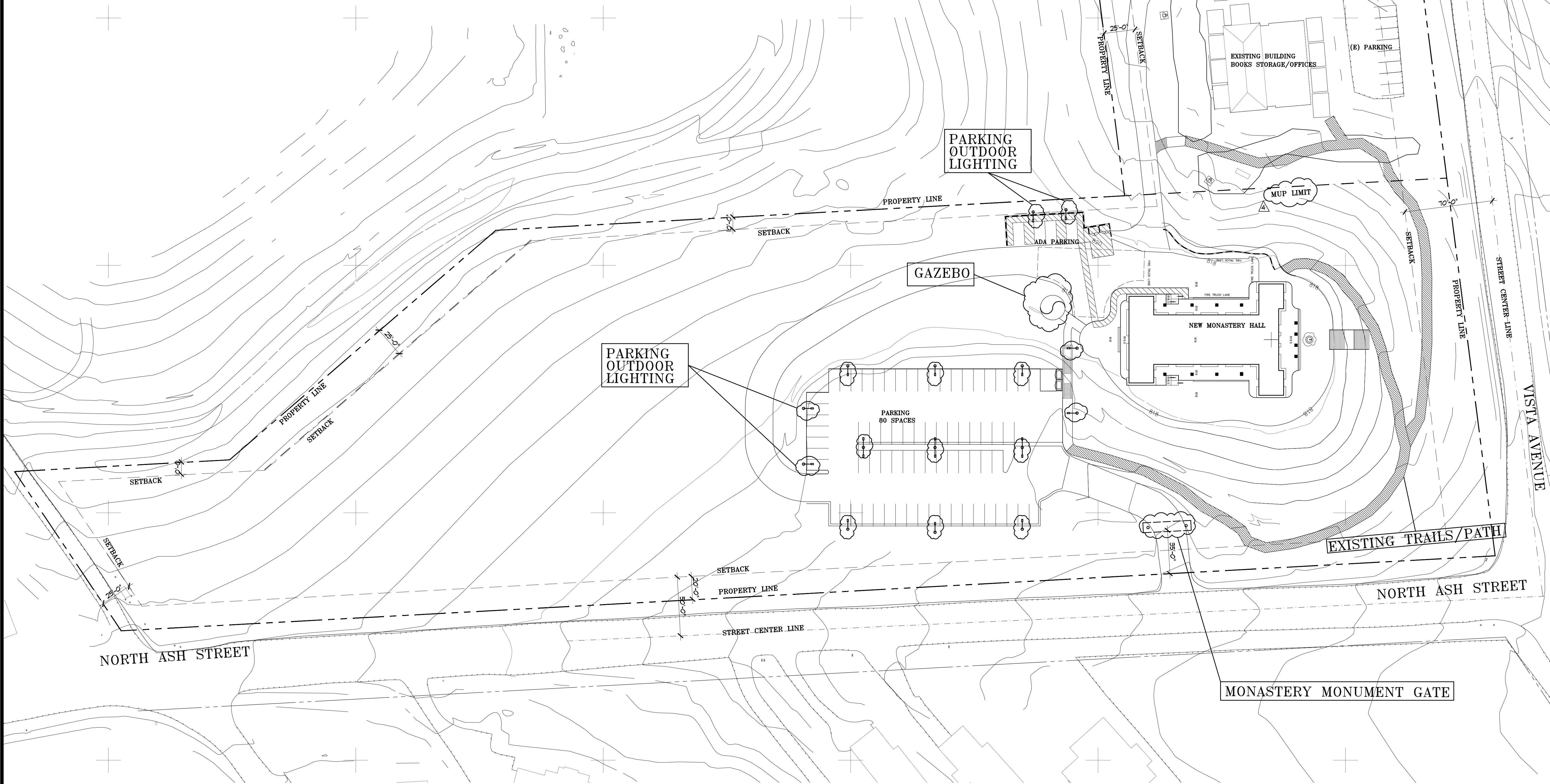
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



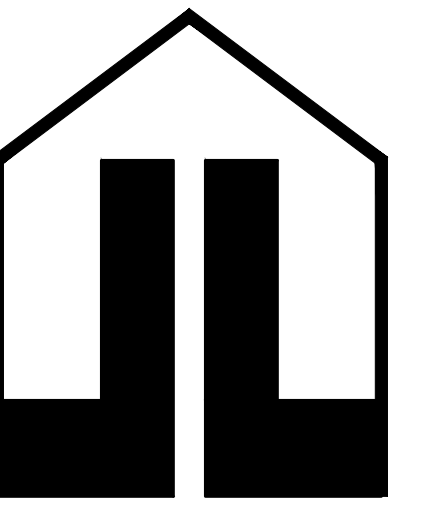
MONASTERY MONUMENT GATE

SCALE 1/8" = 1'-0"



SITE PLAN

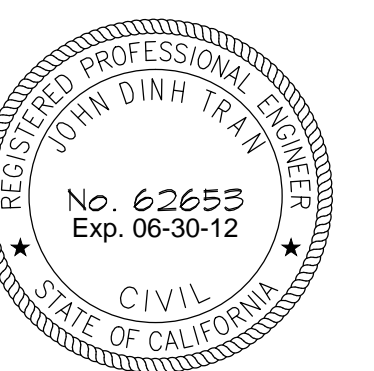
SCALE 1" = 40'



PHAP VUONG MONASTERY

715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010



Sheet Title

SITE PLAN

No.	Revisions	Date
1	FIRST SUBMITTAL	1-22-14
2	MUP REVIEW	12-01-15
3	2ND MUP REVIEW	1-12-16
4	3RD MUP REVIEW	1-19-16
5	FIRE LANE REVIEW	6-13-16

Drawn	FH
Checked	JL
Date Print	6-20-16
Scale	-
Project No.	-
Sheet No.	-

T-2