
Appendix D-2

Cultural Resources Report

CULTURAL RESOURCES REPORT

FOR

THE HISTORICAL ASSESSMENT OF THE PROPERTY

AT

250 EDDIE JONES WAY

OCEANSIDE, CALIFORNIA

Prepared by:
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March 5, 2022

March 5, 2022

City of Oceanside
Planning Department
300 North Coast Highway
Oceanside CA 92054

**REFERENCE: RESULTS OF THE HISTORICAL AND CULTURAL
ASSESSMENT FOR 250 EDDY JONES WAY, OCEANSIDE, CALIFORNIA,
92058**

I. INTRODUCTION

This letter details the findings of the historical assessment conducted for a set of industrial buildings located at 250 Eddy Jones Way in the City of Oceanside, California 92058 (Figures 1 and 2). This study was conducted to assess the property's potential for historical significance as defined by the California Environmental Quality Act, as well as the impact of the proposed project. This building was not included in the City of Oceanside's Historical Resources Inventory conducted in 1992.

The project is in North 1/2 of the Southeast 1/4 of Section 13, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle (see Figure 2) in the City of Oceanside. The subject property is situated just north of the Oceanside Municipal Airport and north of the 76 Expressway.

See Appendix "B" for full legal descriptions.

The Assessor's Parcel Numbers are 145-021-32, 145-021-30 and 145-021-29.

II. PROJECT DESCRIPTION

The project plans for demolition of the existing structures to make way for new development in the way of industrial warehousing.



Figure 1 Project Location within San Diego County, California

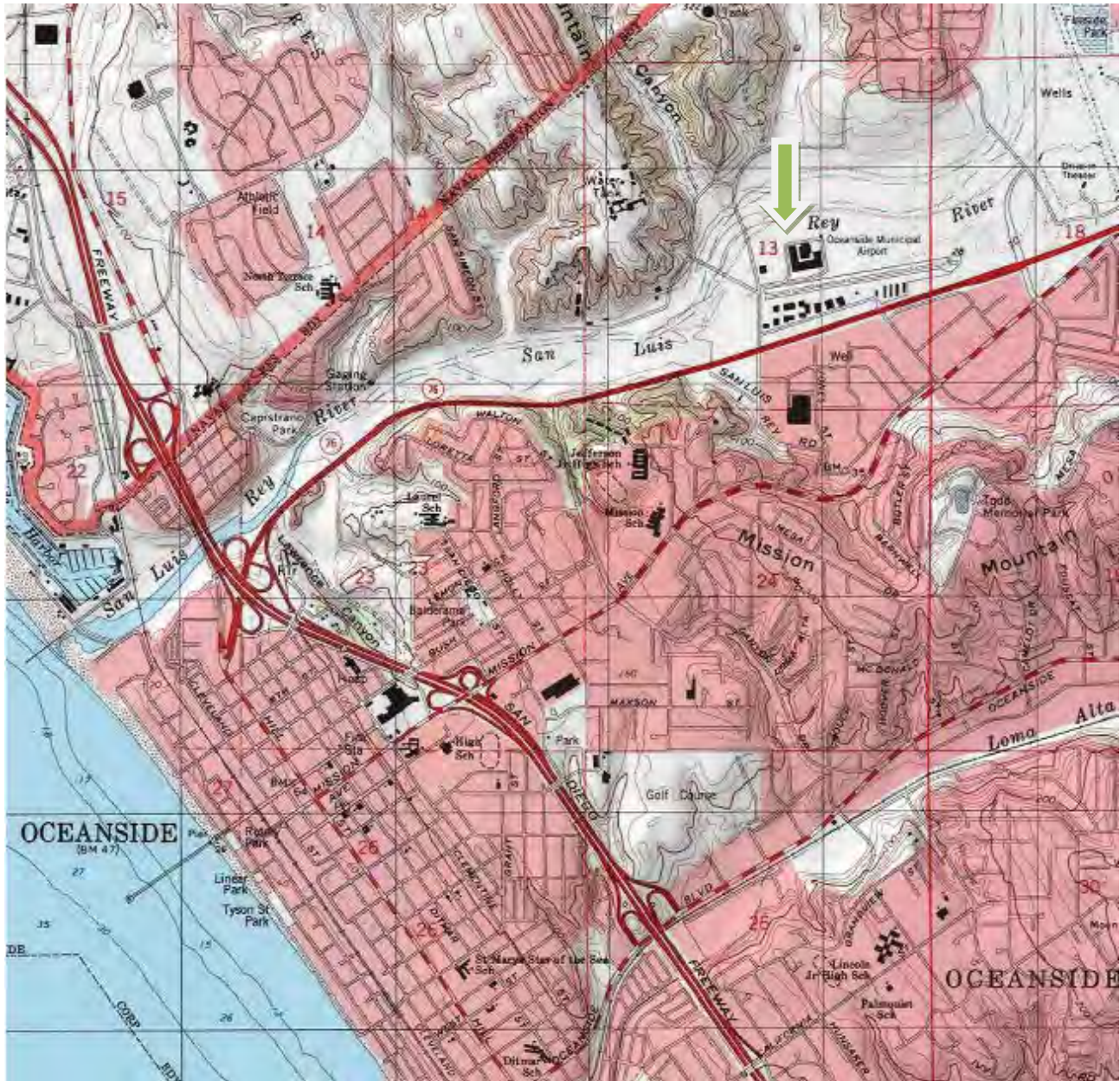


Figure 2 Project Location on USGS 7.5 Oceanside Quadrangle

III. HISTORICAL CULTURAL ENVIRONMENT

The subject property is located in Section 13, a tract of land near the northern border of the City limits of Oceanside in the San Luis Rey Valley. The San Luis Rey River and basin runs directly through this tract. For decades much of this area was agricultural land divided in large parcels and farmed by different ranchers in the area. By 1946 a municipal airport on the southern portion of Section 13 was established. The immediate and surrounding area was largely undeveloped until the 1950's when the Roymar Land Company established an industrial park. State Route 76, a four-lane road known as the San Luis Rey Mission Expressway parallels the San Luis Rey River up to the Oceanside Municipal Airport, which is just south of the former Deutsch plant. Eddy Jones Way, the business entrance to the plant, was named after Edward Jones, president of Deutsch's electronic components division.

HISTORICAL OVERVIEW

In 1883 Andrew Jackson Myers applied for and received a land grant of 160 acres which is now downtown Oceanside. He hired Cave Johnson Coutts, Jr. to survey and subdivide his new town site. Myers is credited with being the founder of Oceanside.

John Chauncey Hayes became the exclusive real estate agent for A. J. Myers. Hayes served as Justice of the Peace and postmaster and was the editor of his own newspaper, *The South Oceanside Diamond*. When Hayes drew the petition for the town's first post office, the name "Ocean Side" was used, but this was later changed to simply "Oceanside."

In the 1880's the unincorporated property was owned by John Chauncey Hayes. Born in Los Angeles in 1852, Hayes was the son of Benjamin R. Hayes, an attorney and noted California historian. J. Chauncey Hayes graduated from Santa Clara College, then studied law with his father, and was admitted to the bar in 1877. He settled in the San Luis Rey Valley and served as justice of the peace and authored his famous "San Luis Rey statutes."

Hayes established South Oceanside, a small township just south of the City of Oceanside, which at one time had its own bank, school, cemetery, several brick residences and a newspaper, the *South Oceanside Diamond*, of which he was the editor. J. Chauncey Hayes lived in Oceanside since its inception and died in 1934 at the age of 82.

On July 3, 1888, Oceanside was incorporated as a city with a vote of 74 to 53. Founder Andrew Jackson Myers, was the first to vote. Oceanside was the third city in San Diego to incorporate. The population was about 1000.

By the 1890's Oceanside had three hotels; the South Pacific, the St. Cloud and the Tremont, two drug-stores, two livery stables, two blacksmiths, a hardware store, a bakery, a harness

shop, a lumber yard, a barber shop, a newspaper, a school, the Oceanside Bank, along with six churches.

When the 101 Highway was paved between San Diego and Los Angeles through Oceanside the city welcomed more development. In the 1920's the city prospered and the city went through a building boom. Streetlights were installed, a new pier was constructed and a grand new theater, "The Palomar", was built. At the end of the decade Oceanside had a population of just over 3,500.

The Depression years greatly impacted the city and growth slowed. But in 1942 a dramatic change occurred with the purchase of the Rancho Santa Margarita y Los Flores by the U. S. Government for a military base. The building of Camp Joseph H. Pendleton created an urgent need for housing and new schools as Oceanside's population nearly tripled from 4,500 to well over 12,000 residents by 1950.

New housing expanded into South Oceanside as well as the San Luis Rey Valley. In the 1950s Marc and Roy Josepho established the Roymar Land Co. and built one of Oceanside's earliest industrial centers.

With the advent of the new Highway 101 (or Interstate 5) in the 1950s, traffic was largely diverted from Hill Street and the downtown business district suffered. With the establishment of a modern shopping mall in Carlsbad, many of the stores in downtown Oceanside eventually vacated by the late 1960s.

Continued growth brought new subdivisions, including Fire Mountain which was once North Carlsbad. New development included the opening of Tri-City Hospital and the building of the Oceanside Small Craft Harbor in 1963. By the end of the decade the population was just under 40,000 people.

In 1970 Oceanside's population reached 38,000. The landscape of Oceanside's business district continued to change with the departure of car dealerships such as Weseloh Chevrolet, Dixon Ford and Rorick Buick and others. Car Country Carlsbad opened in 1972 and eventually nearly every new car dealership would make the move from Hill Street.

Left with a declining business district, in 1975 the Oceanside city council unanimously approved a redevelopment plan calling it the "greatest thing in the world that will ever happen to Oceanside." It would take more than a decade to see the transformation of downtown Oceanside.

In the 1980s a new transit center was built and the City dedicated its sixth pier in 1987. A new Civic Center and Public Library was opened and became the cornerstone for downtown redevelopment in 1990. Since that time the downtown neighborhoods have been 'rediscovered' and have once again become a desirable place to live and work.

Since the 1990s, increased commercial and industrial development have diversified Oceanside's economic base. In 1999 a master-planned business park was established and with the opening of the Ocean Ranch Corporate Center, Oceanside has welcomed national and world-wide corporations.

In 2018 Oceanside was selected as one of California's premier state-designated cultural districts by the California Arts Council. Two oceanfront resort hotels were opened in 2021 as Oceanside continues to establish itself as a destination city.

IV. METHODS AND RESULTS

Background studies consisting of archival research from the Oceanside Historical Society, examination of City Directories, City of Oceanside Lot Assessment Books, San Diego County Master Property Record, a field check of the property, research of various newspapers, and recorded deeds were conducted as part of the project. Primary, Continuation and Building, Structure and Object forms for the resource were completed and appear in this report as Appendix A.

DESCRIPTION OF RESOURCE

The resource is a large, 172,305-square-foot industrial complex located on 31 acres bounded by Highway 76 and the San Luis Rey River. The original structure was L-shaped, but over the years additional buildings were added.

A view of the resource is shown in Figure 4 with additional views in Appendix C.

HISTORY OF OWNERSHIP

History of ownership was determined through Lot Assessment Books from the City of Oceanside, a search through newspaper denoting real estate sales and transfers, and recorded Deeds through the San Diego County Recorder's Office.

In 1874 Amos Ladd applied for a received a land grant of 164 acres located in the North Half of the Southeast Quarter of Section 13, along with Tract 3 and 4 of Section 18. In the 1870 US Census Ladd was living at Warner's Ranch. In the 1872 San Diego County voter registration records, Ladd is listed as a 62-year-old male from Indiana, and his occupation as a "ranchero" at Monserate, (or the Fallbrook area). Ladd died in 1881. The land may have been transferred to his son after his death.

In 1906 the Pacific Light & Power Co. bought large amounts of property from Oceanside to Bonsall along the San Luis Rey River, including the subject property in Section 13.

C. R. Mambert of Los Angeles acquired the land in 1911. The Oceanside Blade reported: *"C. R. Mambert of Los Angeles, this week bought through the Hayes Land Co. from the Pacific Light & Power Co., tract E in the San Luis Rey valley. The land is 80 acres near the foot of the Amick grade and the price paid was \$8000. Mr. Lambert (sic) plans to plant sugar beets and beans on the property."*

One year later in 1912 Mambert sold the section of land to Roswell Henry Wilson of Monrovia and Wilson is shown to be the owner in a 1912 published plat map (See Attachments).

Hans P. Johnson eventually acquired the subject property along with additional acreage. Johnson was a naturalized citizen from Denmark who immigrated to the United States in 1884. He married Mary Hansen in 1890 in Chicago, Illinois and the couple had four children, Elizabeth, Walter, Herbert and Adelaide and the family lived for a time in Wisconsin before moving to Burbank, California in about 1904.

Hans then moved his family to Oceanside in 1911 after working on the county highway, grading for the new San Luis Rey River Bridge (built in 1910). He owned and farmed hundreds of acres in Sections 14 and 23 (adjacent to Section 13) and also owned several lots within the city limits. In 1923 he acquired three lots on what is present day Mission Avenue in downtown Oceanside and developed what became known as the "Johnson block".

In 1935 Hans divided up his large real estate holdings, deeding most to his sons Walter and Herbert. Walt Johnson was assistant chief with the Oceanside Volunteer Fire Department in 1925. In August of 1929, Walter Johnson was appointed the new fire chief and the following year, Fire Station No. 1 was opened on Third Street (now Pier View Way).

John T. Wayne wrote a history of the Oceanside Fire Department in 1977 in and noted Johnson's long career. *"In 1959, Walter Johnson retired after serving thirty years as chief of the fire department. Long before he was appointed chief in 1929, Walter Johnson had been an active volunteer and assistant chief. While chief, he had been instrumental in opening two fire stations, and had been a strong supporter for the standardization of hose threads for the fire service. He brought pride to his community and the fire department by being one of seven members of the State Fire Advisory Board, which included in part: the State Fire Marshall, and the fire chiefs of Los Angeles, San Francisco, and San Diego. Walter Johnson had become a legend in his own time and was respected by the citizens of Oceanside and his fire department."*

In 1955 Walter Johnson and his wife Virginia sold 296 acres, which included the subject property, to Marc and Roy Josepho. The Oceanside Blade Tribune reported the sale: *"Oceanside Fire Chief Walter Johnson, a rancher in the San Luis Rey Valley for some 40 years, is selling 296 acres of his land adjacent to the Oceanside Municipal Airport it was disclosed. Ray Wilcox who is handling the transaction, said the buyers are Marc and Roy Josepho, whose father owns the High Hope ranch in the valley. The land will be used for farming for the present, Wilcox said. The transaction is now in escrow. All the land lies outside the city limits, and only about 130 acres of it is flat irrigated land. The rest is in the*

river basin and is undeveloped. The adjacent area within the city is zoned for industrial use, and a city-owned tract there is leased to Fred House for the airport operation."

Marc and Roy were the sons of Anatol Marco Josepho, who made a fortune in 1927 with the sale of photo machine. The elder Josepho raised show cattle on the Hi-Hope Ranch located in the San Luis Rey Valley, and had a brand, the 4J (which was a 4 and J combined to represent the four Josepho's: Anatole, Ganna (his wife), and sons Marc and Roy.

That same year the Josepho brothers purchased the Johnson land, they made an offer to purchase 85 acres of City owned land in the San Luis Valley for industrial development. They sought to combine the city land, on which the Oceanside airport was then situated, with 35 acres of the Johnson tract. Their agent Ray Wilcox said that *"the Josepho brothers will agree to post with the City of Oceanside a performance bond in the amount of \$25,000 to guarantee that at least that amount of funds will be expended within two years on the consolidated tract in flood control, industrial planning and designing, advertising and building of industrial structures."*

In addition, the Josepho's *"would agree to title reservations regarding city water rights and existing leases and rights of way" and that "the Oceanside airport would continue to operate for the present, and probably would not be disturbed before the proposed Northern San Diego County airport on the Kelly property is developed."*

It was noted by Wilcox in his proposal that Oceanside had tried "with notable lack of success" to attract "industrial payrolls for over 65 years." He noted several causes for failure including *"unfavorable locations of sites, lack of engineering and planning, lack of capital outlay funds for promotion and development and unnecessary red tape binding the projects inescapably before they were born."* Wilcox said Marc and Roy Josepho "could overcome these difficulties."

In an article published in the Oceanside Blade Tribune Wilcox declared that, *"Marc and Roy Josepho are young, aggressive, college-bred men who have chosen manufacturing and light industrial development for their life work. They are financially and morally capable of fulfilling any commitments they may undertake."* He also stated that the money necessary for flood control, engineering and promotion was "available to the Josepho brothers at all times."

The newspaper went on to report that "If the sale is made, Wilcox said the brothers would annex the required portion of the Johnson purchase to the city, thereby placing the whole industrial tract under the jurisdiction of the council and planning commission."

Marc and Roy Josepho established the Roymar Land Co. and began plans for an industrial and housing developments. In 1956 it was announced that Triplett Electric Instrument Co. would establish a factory in Oceanside. In 1962 Swan Electronics was built, and ACDC Electronics opened in 1969. Oceanside had a growing electronic industry it had hoped for with hundreds of needed jobs.

In 1962 the Josepho Brothers purchased the 46-acre Oceanside Municipal Airport for \$41,000 in order to expand their industrial park development. They announced plans to donate land for a new airport situated northeast of the airfield.

In 1966 Marc and Roy Josepho sold the subject property to the Deutsch Company owned by Alexander S. Deutsch. Alex Deutsch was born in 1910 in Los Angeles, the son of Herman and Vilma (Mandel) Deutsch, natives of Hungary. Herman Deutsch immigrated to the United States in 1902. He and Vilma married in 1908 and by 1920 Herman was operating a furniture store in Los Angeles.

Alex Deutsch graduated from the University of California Berkeley in 1932 and by 1936 married Eleanor Geller. The couple had two sons, Carl Richard and David Allen.

In 1938 Alex Deutsch founded a metal parts manufacturing company in Los Angeles. He and his brother Lester established American Screw Products, eventually constructing a large plant at 7000 Avalon Boulevard in Los Angeles which produced aircraft fittings during World War II, along with refrigerator valves.

With war production ceasing, in December of 1945 the Deutsch Bros. announced a consolidation of all their plants with the purchase of an eight-acre factory building formerly occupied by Aerion in Burbank, California. The brothers also owned and consolidated the Central Metals Co. and California Aluminum Products. The Aero Tool Co. then began to manufacture Deutsch designed aluminum products. The Deutsch Co. would later open a plant in Beaumont, California, and in 1959 announced a new Electronic Components Division factory in nearby Banning.

On April 4, 1966, groundbreaking ceremonies occurred for a new \$830,000 Deutsch Co. plant in Oceanside, producing electronic connectors for the Defense Department, NASA, and private aircraft manufacturers. It was announced that the plant would employ 500 persons and that the facility would open in the fall.

The company had been leasing a building located at 3018 San Luis Rey Road in 1965 but this new, larger location offered accessibility to the Oceanside Municipal Airport and a “taxiway leading directly to the plant doors” would provide “rapid transportation of components and personnel.”

Deutsch Co. negotiated this taxiway with the City of Oceanside in 1966 asking for “a 25-foot strip approximately 1572 feet long” along the south side of their parcel where their new plant was being built. The company offered to trade “the portion of City owned land north of the airport runway and west of the east line of Section 13.” Stating in a proposal that “this would enable us to square off and make more useable the portion of Section 13 which we are in the process of acquiring. We would suggest that this trade be on an acre for acre basis.”

In addition, Deutsch requested that the City release the 40 foot easement across the newly acquired property “as permitted by the relocation of the San Luis Rey River Channel” and that “the City of Oceanside agree to use its maximum effort to assure that the material taken from the new San Luis Rey River Channel be used to fill up the existing channel in order to permit proper development of the industrial site north of the airport.”

The large plant was built just south of the San Luis Rey River but within its floodplain or basin. There had not been a threat of flooding since 1916. The Flood of 1916 was considered a “100-year flood” at the time because of its scope and damage. On January 10th of that year, over 10 inches of rain fell. It was estimated the San Luis Rey Valley was “inundated with 89,000 cubic feet of water a second.” The San Luis Rey River was filled with debris including houses, barns, and livestock from ranches located in the Valley. Pine trees from as far as Palomar Mountain were brought down in the flood waters and deposited on the Oceanside beach. Bridges were wiped out; railroad tracks were mangled or displaced, and roads were destroyed. In San Diego County twenty-two people were killed, including three residents of the San Luis Rey Valley.

The first flood to impact the Deutsch property was in 1969, an event that would reoccur and disrupt operations several times. In 1978 after heavy rains, the San Luis Rey River crested at a flow of 30,000 cubic feet per second, when the normal would be 2.5 cubic feet per second or 450 gallons a minute. Another substantial flooding occurred in 1980 and again in 1983.

By 1984 Alex Deutsch built his own levees to protect his property without permission from the City of Oceanside. The Army Corps of Engineers were planning a 250-year flood control channel, but Deutsch argued the cost of such a project was exorbitant, and that the length of time to build such a plan too great. In 1990 the Oceanside City Council voted to support Deutsch’s campaign to redesign the \$43.6 million San Luis Rey Flood Control project, reducing the channel width from 500 to 400 feet. The flood control project would eventually be completed in stages over several years.

The San Diego Union reported in 1980 that three of the largest manufacturing firms in Oceanside were ACDC Electronics, with 580 employees; Deutsch Co., with 500 and Hobie Cat with 300. Today the largest private employers are Genentech Pharmaceuticals, Hydranautics, Nitto Denko, Gilead Sciences and Hobie Cat.

Alex Deutsch died in 1996 at the age of 86. The plant that bore his name continued operation until it was purchased in 2012 by TE Connectivity. In 2018 TE Connectivity announced the plant’s closure, impacting 360 employees.

In 2021 the property was sold to its current owner.

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145-020

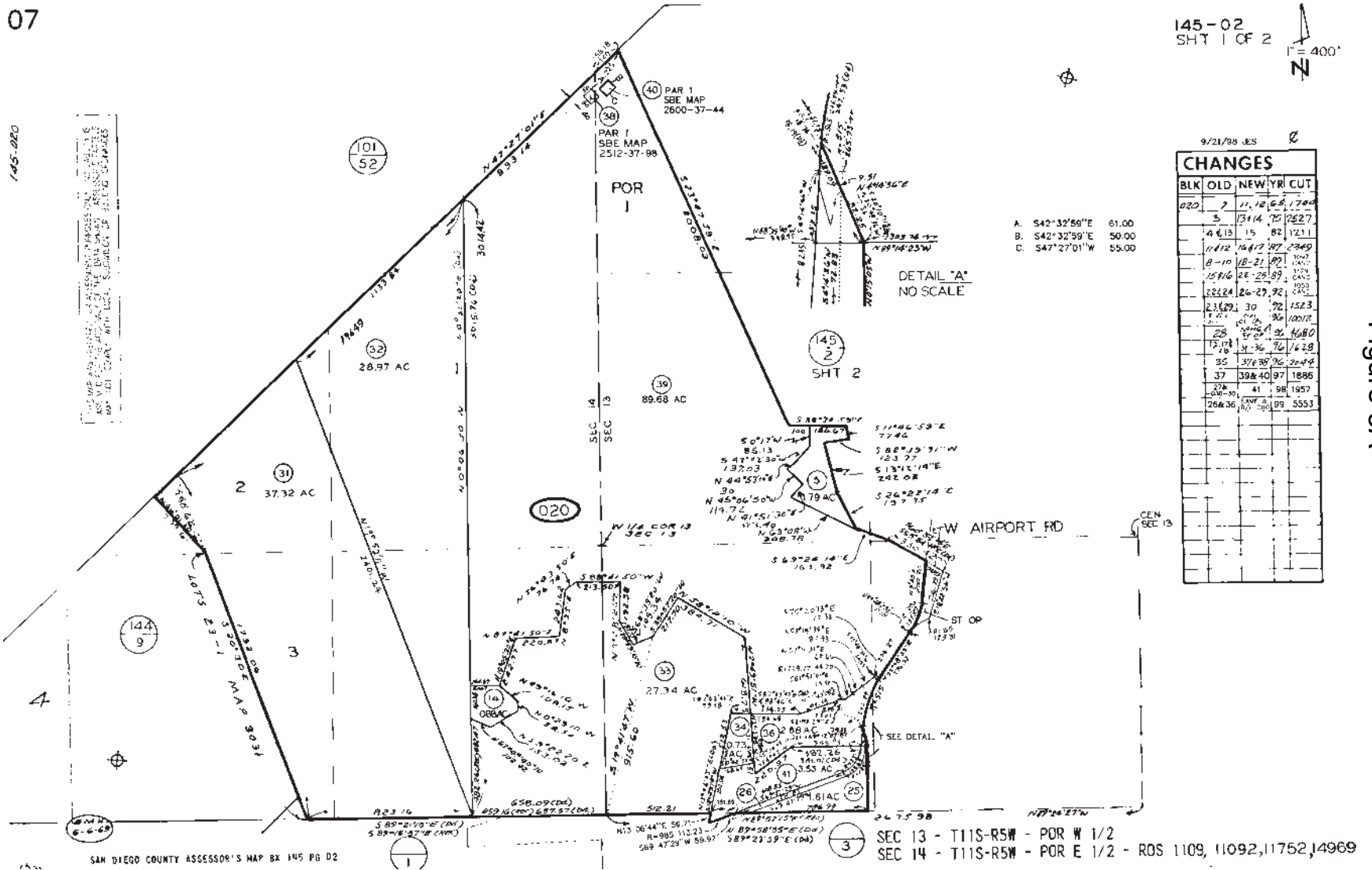


Figure 3A

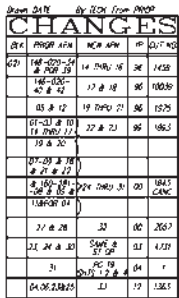




Figure 4 Google Maps View of 250 Eddy Jones Way, Oceanside, California

ANALYSIS OF SUBJECT RESOURCE ARCHITECTURE

The resource at 250 Eddy Jones Way is an industrial complex. It is currently vacated. There is no architectural style attributed to the buildings. The builder of the original portion of the plant was the firm of MacIntosh and MacIntosh of Los Angeles.

V. ELIGIBILITY CRITERIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Under the California Environmental Quality Act (CEQA), a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

In order to be eligible for listing under the California Register/National Register (the standards of which are both very similar), a resource must be significant within a historic context and must also meet one or more of the following criteria:

Criterion A: Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.

Criterion B: Have an unequivocal association with the lives of people significant in the past.

Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.

Criterion D: Have yielded or may be likely to yield information important in local, state or national prehistory or history.

VI. REGISTER STANDARDS

CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information

potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

Criterion A: Event. To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A – the property’s specific association must be considered important as well.

Criterion B: Person. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic event. Significant individuals must be directly associated with the nominated property.

Properties eligible under Criterion B are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual’s significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

Criterion C: Design/Construction: Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular theme in his or her craft.

Criterion D: Information Potential. Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

Integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling and association.

VII. APPLICATION OF CRITERIA FOR 250 EDDY JONES WAY

Criterion A (association with a significant historical event): No known significant event occurred on the property, before or after the resource was constructed. The property is not significant under Criterion A.

Criterion B (association with a historic person or persons): The resource is not associated with any historic person in Oceanside's history. The resource is not significant under Criterion B.

Criterion C (represents a significant design or style of construction): There is no design style attributed to the set of buildings. The resource is not significant under Criterion C.

Criterion D (ability to yield further information): It is unlikely that any further information of importance would be revealed with additional study. The resource is not significant under Criterion D.

VIII. INTEGRITY

Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location. Location is the place where the historic property was constructed or the place where the historic event occurred.

FINDING: The location of the structures has not changed therefore it retains the location element for integrity purposes.

Design. Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the

original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

FINDING: The building has no design element.

Setting. Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

FINDING: The setting has not changed since.

Materials. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

FINDING: The buildings do not reflect a particular period of time.

Workmanship. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

FINDING: There is no particular quality of workmanship demonstrated in the construction of this set of buildings.

Feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

FINDING: The resource does not reflect any particular period of time.

Association. Association is the direct link between an important historic event or person and a historic property.

FINDING: The subject resource is not linked directly to any historic important event or person.

IX. CONCLUSION

The subject property, an industrial plant located at 250 Eddy Jones Way, is not eligible for listing under any Criterion. While the Deutsch plant was at one time a large employer, it was not the largest, nor was it the first to be built in the Royamar Industrial Park and/or the San Luis Rey Valley. While Alex Deutsch may be considered a noteworthy person, he did not reside in Oceanside and his impact in the community was not felt beyond the plant that bore his name. Since the resource does not rise to any level of historical significance, mitigation measures are not required.

Should you have any questions, please feel free to call me at 760-390-4192.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristi Hawthorne".

Kristi S. Hawthorne

X. RESOURCES

"An Illustrated History of Southern California," The Lewis Publishing Company, 1890

Bureau of Land Management Records

City of Oceanside Newsletter, Oceanside, California, February 1966

Daily Banning Record (Banning, California) · Fri, Sep 4, 1959 · Page 1

Daily Record (Banning, California) · Wed, Nov 8, 1961 · Page 2

"History of San Diego County", Published by San Diego Press Club, 1936

Hollywood Citizen-News (Hollywood, California) · Fri, Dec 7, 1945 · Page 17

Hollywood Citizen-News (Hollywood, California) · Mon, Jul 14, 1947 · Page 12

Minutes of the Oceanside City Council, Regular Meeting, January 12, 1966

The North County Blade-Citizen (Oceanside, California) · Thu, Feb 15, 1990 · Page 9

Oceanside Lot Assessment Books 1894-1953

Oceanside Blade Tribune 1892-1983

Oceanside Historical Society Photo Collection

Plat map, Township 11 South, Range 5 West, S.B.M., 1912, Library of Congress

South Oceanside Diamond 1888-1889

San Diego Union Tribune 1871-1983

The Los Angeles Times (Los Angeles, California) · Thu, Mar 19, 1981 · Page 32

The Los Angeles Times (Los Angeles, California) · Wed, May 25, 2011 · Page 38

Thomas Guide, 1956, Thomas Bros. Maps

Times-Advocate (Escondido, California) · Fri, Apr 3, 1987 · Page 4

Topographical Map, 1901, US Geological Survey, San Luis Rey Quadrangle

UCSB Library Geospatial Collection

www.ancestry.com

APPENDIX A
BUILDING FORMS

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

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

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 250 Eddy Jones Way, Oceanside CA

P1. Other Identifier: _____

*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 Oceanside Date _____ T 11S; R 5W; 1/4 of 1/4 of Sec; SB B.M.

*c. Address 250 Eddy Jones Way City Oceanside Zip 92058

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The project is in North 1/2 of the Southeast 1/4 of Section 13, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle (see Figure 2) in the City of Oceanside. The subject property is situated just north of the Oceanside Municipal Airport and north of the 76 Expressway. The Assessor's Parcel Numbers are 145-021-32, 145-021-30 and 145-021-29.

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

The resource is a large, 172,305-square-foot industrial complex located on 31 acres bounded by Highway 76 and the San Luis Rey River. The original structure was L-shaped, but over the years additional buildings were added.



P3b. Resource Attributes: (List attributes and codes) HP8 - industrial building

*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site
☐ District ☐ Element of District ☐ Other
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Top: Google Maps view 2022; Bottom: South Elevation, 3-3-2022

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
Constructed 1966



*P7. Owner and Address:

RPG Oceanside Eddy Jones Way Owner LLC 1200
1001 Pennsylvania Ave NW
Washington, DC 20004-2505

*P8. Recorded by: (Name, affiliation, and address)

Kristi S. Hawthorne
601 South Ditmar Street
Oceanside CA 92054

*P9. Date Recorded: 3/05/2022

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Results of the Historical Building Assessment for 250 Eddie Jones Way,

Oceanside, CA 92054 *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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial _____

Page 2 of 6 *Resource Name or # (Assigned by recorder) 250 Eddy Jones Way, Oceanside CA 92058
*Recorded by: Kristi S. Hawthorne *Date 3/5/2022 ☒ Continuation ☐ Update

History of ownership was determined through Lot Assessment Books from the City of Oceanside, a search through newspaper denoting real estate sales and transfers, and recorded Deeds through the San Diego County Recorder's Office.

In 1874 Amos Ladd applied for a received a land grant of 164 acres located in the North Half of the Southeast Quarter of Section 13, along with Tract 3 and 4 of Section 18. In the 1870 US Census Ladd was living at Warner's Ranch. In the 1872 San Diego County voter registration records, Ladd is listed as a 62-year-old male from Indiana, and his occupation as a "ranchero" at Monserate, (or the Fallbrook area). Ladd died in 1881. The land may have been transferred to his son after his death.

In 1906 the Pacific Light & Power Co. bought large amounts of property from Oceanside to Bonsall along the San Luis Rey River, including the subject property in Section 13.

C. R. Mambert of Los Angeles acquired the land in 1911. The Oceanside Blade reported: *"C. R. Mambert of Los Angeles, this week bought through the Hayes Land Co. from the Pacific Light & Power Co., tract E in the San Luis Rey valley. The land is 80 acres near the foot of the Amick grade and the price paid was \$8000. Mr. Lambert (sic) plans to plant sugar beets and beans on the property."*

One year later in 1912 Mambert sold the section of land to Roswell Henry Wilson of Monrovia and Wilson is shown to be the owner in a 1912 published plat map (See Attachments).

Hans P. Johnson eventually acquired the subject property along with additional acreage. Johnson was a naturalized citizen from Denmark who immigrated to the United States in 1884. He married Mary Hansen in 1890 in Chicago, Illinois and the couple had four children, Elizabeth, Walter, Herbert and Adelaide and the family lived for a time in Wisconsin before moving to Burbank, California in about 1904.

Hans then moved his family to Oceanside in 1911 after working on the county highway, grading for the new San Luis Rey River Bridge (built in 1910). He owned and farmed hundreds of acres in Sections 14 and 23 (adjacent to Section 13) and also owned several lots within the city limits. In 1923 he acquired three lots on what is present day Mission Avenue in downtown Oceanside and developed what became known as the "Johnson block".

In 1935 Hans divided up his large real estate holdings, deeding most to his sons Walter and Herbert. Walt Johnson was assistant chief with the Oceanside Volunteer Fire Department in 1925. In August of 1929, Walter Johnson was appointed the new fire chief and the following year, Fire Station No. 1 was opened on Third Street (now Pier View Way).

John T. Wayne wrote a history of the Oceanside Fire Department in 1977 in and noted Johnson's long career. *"In 1959, Walter Johnson retired after serving thirty years as chief of the fire department. Long before he was appointed chief in 1929, Walter Johnson had been an active volunteer and assistant chief. While chief, he had been instrumental in opening two fire stations, and had been a strong supporter for the standardization of hose threads for the fire service. He brought pride to his community and the fire department by being one of seven members of the State Fire Advisory Board, which included in part: the State Fire Marshall, and the fire chiefs of Los Angeles, San Francisco, and San Diego. Walter Johnson had become a legend in his own time and was respected by the citizens of Oceanside and his fire department."*

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In 1955 Walter Johnson and his wife Virginia sold 296 acres, which included the subject property, to Marc and Roy Josepho. The Oceanside Blade Tribune reported the sale: "Oceanside Fire Chief Walter Johnson, a rancher in the San Luis Rey Valley for some 40 years, is selling 296 acres of his land adjacent to the Oceanside Municipal Airport it was disclosed. Ray Wilcox who is handling the transaction, said the buyers are Marc and Roy Josepho, whose father owns the High Hope ranch in the valley. The land will be used for farming for the present, Wilcox said. The transaction is now in escrow. All the land lies outside the city limits, and only about 130 acres of it is flat irrigated land. The rest is in the river basin and is undeveloped. The adjacent area within the city is zoned for industrial use, and a city-owned tract there is leased to Fred House for the airport operation."

Marc and Roy were the sons of Anatol Marco Josepho, who made a fortune in 1927 with the sale of photo machine. The elder Josepho raised show cattle on the Hi-Hope Ranch located in the San Luis Rey Valley, and had a brand, the 4J (which was a 4 and J combined to represent the four Josepho's: Anatole, Ganna (his wife), and sons Marc and Roy.

That same year the Josepho brothers purchased the Johnson land, they made an offer to purchase 85 acres of City owned land in the San Luis Valley for industrial development. They sought to combine the city land, on which the Oceanside airport was then situated, with 35 acres of the Johnson tract. Their agent Ray Wilcox said that "the Josepho brothers will agree to post with the City of Oceanside a performance bond in the amount of \$25,000 to guarantee that at least that amount of funds will be expended within two years on the consolidated tract in flood control, industrial planning and designing, advertising and building of industrial structures."

In addition, the Josepho's "would agree to title reservations regarding city water rights and existing leases and rights of way" and that "the Oceanside airport would continue to operate for the present, and probably would not be disturbed before the proposed Northern San Diego County airport on the Kelly property is developed." It was noted by Wilcox in his proposal that Oceanside had tried "with notable lack of success" to attract "industrial payrolls for over 65 years." He noted several causes for failure including "unfavorable locations of sites, lack of engineering and planning, lack of capital outlay funds for promotion and development and unnecessary red tape binding the projects inescapably before they were born." Wilcox said Marc and Roy Josepho "could overcome these difficulties."

In an article published in the Oceanside Blade Tribune Wilcox declared that, "Marc and Roy Josepho are young, aggressive, college-bred men who have chosen manufacturing and light industrial development for their life work. They are financially and morally capable of fulfilling any commitments they may undertake." He also stated that the money necessary for flood control, engineering and promotion was "available to the Josepho brothers at all times."

The newspaper went on to report that "If the sale is made, Wilcox said the brothers would annex the required portion of the Johnson purchase to the city, thereby placing the whole industrial tract under the jurisdiction of the council and planning commission."

Marc and Roy Josepho established the Roymar Land Co. and began plans for an industrial and housing developments. In 1956 it was announced that Triplett Electric Instrument Co. would establish a factory in Oceanside. In 1962 Swan Electronics was built, and ACDC Electronics opened in 1969. Oceanside had a growing electronic industry it had hoped for with hundreds of needed jobs.

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In 1962 the Josepho Brothers purchased the 46-acre Oceanside Municipal Airport for \$41,000 in order to expand their industrial park development. They announced plans to donate land for a new airport situated northeast of the airfield.

In 1966 Marc and Roy Josepho sold the subject property to the Deutsch Company owned by Alexander S. Deutsch. Alex Deutsch was born in 1910 in Los Angeles, the son of Herman and Vilma (Mandel) Deutsch, natives of Hungary. Herman Deutsch immigrated to the United States in 1902. He and Vilma married in 1908 and by 1920 Herman was operating a furniture store in Los Angeles.

Alex Deutsch graduated from the University of California Berkeley in 1932 and by 1936 married Eleanor Geller. The couple had two sons, Carl Richard and David Allen.

In 1938 Alex Deutsch founded a metal parts manufacturing company in Los Angeles. He and his brother Lester established American Screw Products, eventually constructing a large plant at 7000 Avalon Boulevard in Los Angeles which produced aircraft fittings during World War II, along with refrigerator valves.

With war production ceasing, in December of 1945 the Deutsch Bros. announced a consolidation of all their plants with the purchase of an eight-acre factory building formerly occupied by Aerion in Burbank, California. The brothers also owned and consolidated the Central Metals Co. and California Aluminum Products. The Aero Tool Co. then began to manufacture Deutsch designed aluminum products. The Deutsch Co. would later open a plant in Beaumont, California, and in 1959 announced a new Electronic Components Division factory in nearby Banning.

On April 4, 1966, groundbreaking ceremonies occurred for a new \$830,000 Deutsch Co. plant in Oceanside, producing electronic connectors for the Defense Department, NASA, and private aircraft manufacturers. It was announced that the plant would employ 500 persons and that the facility would open in the fall.

The company had been leasing a building located at 3018 San Luis Rey Road in 1965 but this new, larger location offered accessibility to the Oceanside Municipal Airport and a "taxiway leading directly to the plant doors" would provide "rapid transportation of components and personnel."

Deutsch Co. negotiated this taxiway with the City of Oceanside in 1966 asking for "a 25-foot strip approximately 1572 feet long" along the south side of their parcel where their new plant was being built. The company offered to trade "the portion of City owned land north of the airport runway and west of the east line of Section 13." Stating in a proposal that "this would enable us to square off and make more useable the portion of Section 13 which we are in the process of acquiring. We would suggest that this trade be on an acre for acre basis."

In addition, Deutsch requested that the City release the 40 foot easement across the newly acquired property "as permitted by the relocation of the San Luis Rey River Channel" and that "the City of Oceanside agree to use its maximum effort to assure that the material taken from the new San Luis Rey River Channel be used to fill up the existing channel in order to permit proper development of the industrial site north of the airport."

The large plant was built just south of the San Luis Rey River but within its floodplain or basin. There had not been a threat of flooding since 1916. The Flood of 1916 was considered a "100-year flood" at the time because of its scope and damage. On January 10th of that year, over 10 inches of rain fell. It was estimated the San Luis Rey Valley was "inundated with 89,000 cubic feet of water a second." The San Luis Rey River was filled with debris including houses, barns, and livestock from ranches located in the Valley. Pine trees from as far as Palomar Mountain were brought down in the flood waters and deposited on the Oceanside beach. Bridges were wiped out; railroad tracks were mangled or displaced, and roads were destroyed. In San Diego County twenty-two people were killed, including three residents of the San Luis Rey Valley.

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The first flood to impact the Deutsch property was in 1969, an event that would reoccur and disrupt operations several times. In 1978 after heavy rains, the San Luis Rey River crested at a flow of 30,000 cubic feet per second, when the normal would be 2.5 cubic feet per second or 450 gallons a minute. Another substantial flooding occurred in 1980 and again in 1983.

By 1984 Alex Deutsch built his own levees to protect his property without permission from the City of Oceanside. The Army Corps of Engineers were planning a 250-year flood control channel, but Deutsch argued the cost of such a project was exorbitant, and that the length of time to build such a plan too great. In 1990 the Oceanside City Council voted to support Deutsch's campaign to redesign the \$43.6 million San Luis Rey Flood Control project, reducing the channel with from 500 to 400 feet. The flood control project would eventually be completed in stages over several years.

The San Diego Union reported in 1980 that three of the largest manufacturing firms in Oceanside were ACDC Electronics, with 580 employees; Deutsch Co., with 500 and Hobie Cat with 300. Today the largest private employers are Genentech Pharmaceuticals

Hydranautics, Nitto Denko, Gilead Sciences and Hobie Cat.

Alex Deutsch died in 1996 at the age of 86. The plant that bore his name continued operation until it was purchased in 2012 by TE Connectivity. In 2018 TE Connectivity announced the plant's closure, impacting 360 employees.

In 2021 the property was sold to its current owner.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

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*Resource Name or # (Assigned by recorder) 250 Eddy Jones Way, Oceanside CA 92058

B1. Historic Name: Deutsch plant

B2. Common Name:

B3. Original Use: industrial B4. Present Use: industrial

*B5. Architectural Style: Art Deco/Streamline Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
1966

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location:

*B8. Related Features:

B9a. Architect: unknown b. Builder: MacIntosh and MacIntosh, Los Angeles

*B10. Significance: Theme n/a Area _____

Period of Significance 1960s to 1980s Property Type Industrial Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located in Section 13, a tract of land near the northern border of the City limits of Oceanside in the San Luis Rey Valley. The San Luis Rey River and basin runs directly through this tract. For decades much of this area was agricultural land divided in large parcels and farmed by different ranchers in the area. By 1946 a municipal airport on the southern portion of Section 13 was established. The immediate and surrounding area was largely undeveloped until the 1950's when the Roymar Land Company established an industrial park. State Route 76, a four-lane road known as the San Luis Rey Mission Expressway parallels the San Luis Rey River up to the Oceanside Municipal Airport, which is just south of the former Deutsch plant.

The subject property and buildings therein located at 250 Eddy Jones Way is not eligible for listing under any Criterion.

B11. Additional Resource Attributes: (List attributes and codes) none

(Sketch Map with north arrow required)

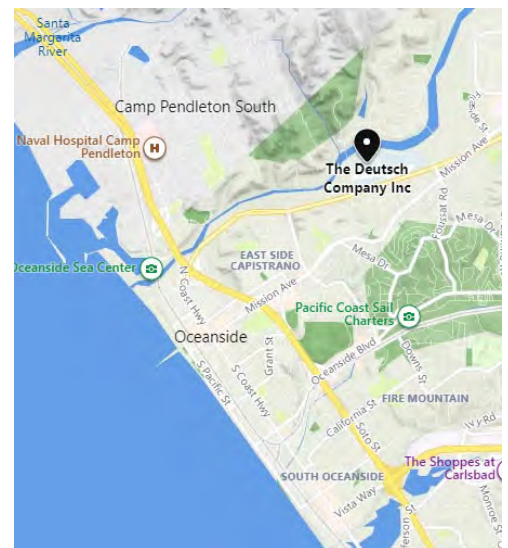
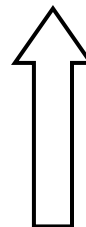
*B12. References: Oceanside Blade Tribune, The Los Angeles Times, San Diego Union Tribune; Oceanside Historical Society Photo Collection, Recorded Deeds, San Diego County Recorder's Office; City of Oceanside

B13. Remarks:

*B14. Evaluator: Kristi S. Hawthorne, 601 South Ditmar Street, Oceanside, California 92054

Date of Evaluation: 03/4/2022

North



(This space reserved for official comments.)

APPENDIX B

LEGAL DESCRIPTION/DEEDS

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

AM 1.2. S. 8.

Form 529 6-31

WALTER JOHNSON and VIRGINIA JOHNSON, husband and wife

FOR A VALUABLE CONSIDERATION, do hereby

GRANT to MARG A. JOHNSON, a married man, as his separate property, as to an undivided one half interest; and ROY P. JOHNSON, a single man, as to an undivided one half interest.

the real property in the

County of San Diego,

State of California, described as:

PARCEL 1: The North Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 13, Township 11 South, Range 5 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 27, 1870.

EXCEPTING therefrom that portion lying Southeasterly of a line described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence along the Southerly line of said Section, South $89^{\circ} 44' 55''$ East, 863.49 feet to the Northwesterly line of the right of way described in Deed to State of California, recorded February 27, 1940, as Document No. 9068, in Book 895, page 370 of Official Records, and the true point of beginning of the line herein described; thence along said Northwesterly line North $89^{\circ} 28' 30''$ East to the Easterly line of said Section.

ALSO EXCEPTING therefrom that portion, if any, included within the right of way conveyed or purported to be conveyed to the City of Cosanside by Deed recorded in Book 179, page 199 of Deeds, and the Amendment thereof recorded in Book 200, page 91 of Deeds, records of San Diego County.

ALSO EXCEPTING therefrom that portion thereof lying within the following described parcel of land: Beginning at a concrete monument marking corner corner to Section 13 and 24 of Township 11 South, Range 5 West, and Sections 20 and 29, Township 11 South, Range 4 West; thence North $0^{\circ} 04' 58''$ East along Township line, 393.45 feet to corner line of that 160 foot right of way described in Deed to State of California, recorded February 27, 1940, in Book 895, page 370 of Official Records; thence along corner line of said right of way North $89^{\circ} 28' 30''$ East, 105.05 feet; thence at right angle North $89^{\circ} 36' 20''$ West, 80 feet to Northwesterly line of said 160 foot right of way and true point of beginning; thence along said Northwesterly line North $89^{\circ} 28' 30''$ East, 1160.05 feet to angle point in said Northwesterly line; thence continuing along said Northwesterly line North $89^{\circ} 26' 00''$ East, 160.05 feet; thence leaving said Northwesterly line North $89^{\circ} 44' 59''$ East, 320.00 feet; thence South $89^{\circ} 22' 54''$ East, 1249.33 feet; thence South $89^{\circ} 30' 30''$ East, 300.60 feet to true point of beginning.

PARCEL 2: That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 11 South, Range 5 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 27, 1870, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 24; thence along the Westerly line of said Northeast Quarter of the Northeast Quarter, South $0^{\circ} 14' 10''$ East, 1237.44 feet to the Northwesterly line of the right of way described in Deed to State of California, recorded August 27, 1945, as Document No. 66104, in Book 1343, page 363 of Official Records, being a point on a curve concave Northwesterly, having a radius of 683 feet, a radial line through said point bearing South $89^{\circ} 30' 25''$ East; thence Northwesterly along said right of way through a central angle of $29^{\circ} 06' 54''$, a distance of 24.44 feet to the Westerly line of San Luis Rey Road No. 2, according to Map thereof on file in the office of the County Surveyor of said San Diego County; thence along said Westerly and Northwesterly line as follows: North $0^{\circ} 20'$ West, 175.01 feet to the beginning of a tangent 330 feet radius curve concave Easterly, Northwesterly along said curve through a central angle of $69^{\circ} 00'$, a distance of 200.56 feet, tangent to said curve North $43^{\circ} 30'$ East, 575.00 feet to the beginning of a tangent 2030 foot radius curve concave Southeasterly, Northwesterly along said curve through a central angle of $6^{\circ} 55' 30''$ a distance of 241.27 feet, and tangent to said curve North $89^{\circ} 28' 30''$ East, 50.16 feet to an intersection with the Northwesterly line of the heretofore mentioned right of way described in said Deed to State of California, being a point on a 2000 foot radius curve concave

Southeasterly, a radial line through said point bearing North $50^{\circ} 48' 03''$ East; thence Northeasterly along said curve through a central angle of $11^{\circ} 11' 33''$ a distance of 305.38 feet; thence continuing along said Northeasterly line, tangent to said curve North $50^{\circ} 23' 30''$ East 37.27 feet to the Northerly line of said Section 24; thence along said Northerly line North $89^{\circ} 44' 55''$ East, 880.40 feet to the point of beginning.

PARCEL 3: That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 11 South, Range 5 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 27, 1870, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 24; thence along the Westerly line of said Northeast Quarter of the Northeast Quarter South $0^{\circ} 14' 19''$ East, 1237.14 feet to the Northeasterly line of the right of way described in Deed to State of California, recorded August 27, 1943, as Document No. 55184 in Book 1543, page 353 of Official Records, being a point on a curve concave Northeasterly having a radius of 680 feet, a radial line through said point bearing South $25^{\circ} 38' 25''$ East; thence Northeasterly along said right of way through a central angle of $7^{\circ} 37' 40''$ a distance of 50.53 feet (record 58.08 feet) to an intersection with the Easterly line of San Luis Rey Road No. 2, according to Map thereof on file in the Office of the County Surveyor of said San Diego County; and the true point of beginning of the property herein described; thence along the Easterly and Southeasterly line of said San Luis Rey Road No. 2, as follows: North $6^{\circ} 56' 10''$ East 140.62 feet to the beginning of a tangent 270 foot radius curve concave Easterly, Northerly along said curve through a central angle of $89^{\circ} 08'$ a distance of 236.00 feet, tangent to said curve North $43^{\circ} 30'$ East, 578.50 feet to the beginning of a tangent 1970 foot radius curve concave Southeasterly, Northeasterly along said curve through a central angle of $2^{\circ} 06' 40''$, a distance of 72.59 feet to an intersection with the Northeasterly line of the heretofore mentioned right of way described in said Deed to State of California being a point in a 1000 foot radius curve concave Southeasterly a radial line through said point bearing North $63^{\circ} 06' 22''$ East; thence along said Northeasterly line of said right of way, as follows: Southwesterly along said curve through a central angle of $11^{\circ} 29' 00''$ a distance of 210.49 feet, tangent to said curve South $15^{\circ} 25' 20''$ West, 275.69 feet; South $40^{\circ} 28' 55''$ West 216.30 feet to the beginning of a tangent 680 foot radius curve concave Northeasterly, and Southwesterly along said curve through a central angle of $16^{\circ} 31' 10''$ a distance of 106.90 feet to the true point of beginning.

PARCEL 4: The South 37.26 Acres of Lot 2, and that portion of the Southwest Quarter and the East Half of the Northwest Quarter of Section 18, Township 11 South, Range 4 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 27, 1870, lying Northerly and Westerly of a line described as follows:

Beginning at the North Quarter corner of said Section 18; thence along the North and South center line of said Section, South $0^{\circ} 22' 47''$ West, 1210.10 feet to the Northeasterly corner of Parcel 2 of the land described in Deed to Ben McDaniel et al, recorded March 25, 1953, as Document No. 57235, in Book 4414 page 440 of Official Records, and the true point of beginning of the line herein described; thence along the Northerly line of said McDaniel land North $80^{\circ} 57' 15''$ West (record North $00^{\circ} 45' 35''$ West) 78.42 feet to Northeasterly corner of said land; thence along the Northeasterly line of said McDaniel land South $89^{\circ} 39' 14''$ West (record South $30^{\circ} 27' 58''$ West) 1070.17 feet to the most Westerly corner of said McDaniel land; thence along the Southwesterly line of said McDaniel land South $80^{\circ} 55' 48''$ East (record South $80^{\circ} 57' 33''$ East) 607.07 feet to the Northeasterly line of the right of way described in deed to State of California, recorded February 27, 1940, as Document No. 9002, page 370 of Book 995, of Official Records; thence along said right of way line, South $09^{\circ} 16' 00''$ West, 1429.51 feet, and South $20^{\circ} 25' 20''$ West to the Westerly line of said Section 18.

EXCEPTING therefrom that portion thereof lying within the following described parcel of land:

Beginning at corner monument marking corner common to Sections 15 and 24 of Township 11 South, Range 5 West, and Sections 18 and 19, Township 11 South, Range 4 West, thence North $0^{\circ} 04' 33''$ East along Township line 203.45 feet to center line of that 100 foot right of way described in Deed to State of California, recorded February 27, 1940, in Book 995, page 370 of Official Records; thence along center line of said right of way North $50^{\circ} 25' 39''$ East, 185.95 feet; thence at right angles North $89^{\circ} 56' 20''$ West, 50 feet to Northeasterly line of said 100 foot right of way and true point of beginning; thence along said Northeasterly line North $50^{\circ} 23' 30''$ East, 1120.05 feet to angle point in said Northeasterly line; thence continuing along said Northeasterly line North $00^{\circ} 16' 00''$ East, 100.05 feet; thence leaving said Northeasterly line North $39^{\circ} 14' 00''$ West, 300.00 feet; thence South $89^{\circ} 22' 54''$ West, 1249.38 feet; thence South $50^{\circ} 56' 30''$ East, 330.00 feet to the true point of beginning.

PARCEL 5: An easement and right of way over a strip of land 5 feet in width for water lines and other utility lines over a portion of the Southwest Quarter of Section 18, Township 11 South, Range 4 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey approved December 27, 1870, the Southeasterly line of said strip of land being described as follows:

Beginning at concrete monument marking corner common to Sections 18 and 24 of Township 11 South, Range 5 West, and Sections 18 and 19, Township 11 South, Range 4 West; thence North $0^{\circ} 04' 13''$ East along Township line 293.45 feet to center line of that 100 foot right of way described in Deed to State of California, recorded February 27, 1940, in Book 995, page 370 of Official Records; thence along center line of said right of way North $50^{\circ} 25' 30''$ East, 185.95 feet; thence at right angles North $39^{\circ} 36' 30''$ West, 50 feet to Northwesternly line of said 100 foot right of way and true point of beginning; thence along said Northwesternly line North $50^{\circ} 25' 30''$ East, 1150.05 feet to angle point in said Northwesternly line; thence continuing along said Northwesternly line North $50^{\circ} 16' 00''$ East 100.05 feet to the Easterly terminus of said Southeasterly line.

Dated: January 23, 1955

Virginia Johnson
Virginia Johnson

State of California
County of San Diego

ss.

On January 14, 1955
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared

Walter Johnson and

Virginia Johnson

known to me and whose names are
subscribed to this instrument and acknowledged that
they executed the same
in the presence of me and the seal.



(Seal) *Walter Johnson*
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 9176
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST COMPANY
JAN 21 1955
at 9:00 A.M.
BOOK 5503 PAGE 566
OFFICIAL RECORDS
County of San Diego, California
Fee \$ 2.80, Folio 14
ROGER N. HOWE, County Recorder

By *H. I. Howe* Deputy

Compared
H. I. Howe
Deputy County Recorder

GRANT OF EASEMENTS

THIS GRANT OF EASEMENTS is made this *24th* day of *January* 1966
by MARC A. JOSEPHO and ROY P. JOSEPHO (hereinafter referred to
as "Grantors") to THE DEUTSCH COMPANY, ELECTRONIC COMPONENTS
DIVISION, ALEX DEUTSCH, TRUSTEE FOR THE GLNA ELIZABETH DEUTSCH
AGE 21 TRUST, CARL R. DEUTSCH and DAVID A. DEUTSCH, (hereinafter
referred to as "Grantee").

RECITALS

A. Contemporaneous with this Grant of Easements, Grantee is
acquiring by purchase from Grantors certain real property located in
San Diego County, California, described in Exhibit A attached hereto and
made a part hereof. The said real property is hereinafter referred to as
the "Dominant Land."

B. Grantee may hereafter acquire additional real property
adjoining the Dominant Land. The said real property is hereinafter
referred to as the "Adjoining Land."

C. Neither the Dominant Land nor the Adjoining Land has present
access to any public road.

D. Grantors own real property located at the southern boundary
of the Dominant Land, which real property has access to public roads. The
said real property (hereinafter referred to as the "Servient Land") is
described in Exhibit B attached hereto and made a part hereof.

E. As part of the transaction whereby Grantee is acquiring the
Dominant Land, Grantee desires, and Grantors are willing to grant,
easements in accordance with the terms of this Grant of Easements.

17886
FILE/PAGE No.
RECORDED REQUEST OF
TITLE INSURANCE & TRUST CO.
FEB 1 9:00 AM '66
SERIES 7 BOOK 1966
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

5680

⑦

NOW, THEREFORE, in consideration of the above premises and of the covenants and agreements herein, Grantors do hereby grant easements in accordance with the terms and conditions following:

1. Easement Appurtenant to Dominant Land

Grantors hereby grant to Grantee an easement upon the Servient Land for roadway and utility purposes for the benefit of and as an appurtenant to the Dominant Land. The said easement shall inure to the benefit of and may be used by all persons who may become owners of the Dominant Land or any portion thereof.

2. Easement Appurtenant to Adjoining Land

Grantors hereby grant to Grantee an easement upon the Servient Land for roadway and utility purposes for the benefit of and as an appurtenant to any real property which adjoins the Dominant Land (other than the Servient Land) and which shall hereafter be owned by Grantee or a parent or subsidiary corporation of Grantee; by a person owning at least 10% of the stock of Grantee or any such parent or subsidiary corporation or by a trust created in whole or in part by such person; by any corporation, partnership, joint venture, association or other organization in which Grantee or any parent or subsidiary corporation of Grantee owns an interest of at least 10%; or by any other person who owns an interest of at least 10% in such corporation, partnership, joint venture, association or other organization, or by a trust created in whole or in part by such person. The said easement shall inure to the benefit of and may be used only by corporations, partnerships, joint ventures, associations or other organizations, persons and trusts described in the preceding sentence.

3. Termination of Easements

At such time as the western boundary of the Dominant Land is served or connected to a public road or dedicated public street, then the roadway easements herein created shall automatically terminate and thereupon the

Grantee and/or its successors in interest shall release and/or quitclaim all interest in said easements to Grantors, and shall thereupon cease to use said easements and shall cause said easements to be vacated.

4. Right to Grant Further Easements

The Grantors herein expressly reserve and retain the right to grant the use of the easements herein granted to others and for the benefit of other property.

5. Paving and Maintenance

a. The Grantors agree to pave forty (40) feet of the width of the easements to a standard comparable to the existing adjoining public road, but such paving shall not be required to be more than armor coat quality. The Grantors further agree to accomplish the paving of said road area within sixty (60) days after the close of Escrow No. 3441, pending at Oceanside Federal Savings and Loan Association between the parties hereto.

b. The parties hereto understand that the City of Oceanside will agree to maintain the said roadway in the same manner as a public road. If the City of Oceanside shall not agree to provide such roadway maintenance, then Grantors agree to maintain said roadway in good repair.

6. Utilities

The Grantors agree to cause the extension of public utilities to a point on a boundary of the Dominant Land; provided, however, that Grantee shall pay its pro rata share of the cost of so extending such public utilities. The pro rata share to be paid by Grantee shall be determined by the Office of the Oceanside City Engineer, and such determination shall be conclusive upon the parties hereto.

IN WITNESS WHEREOF, this Grant of Easements is executed on
the date first above written.

Marc A. Josepho
MARC A. JOSEPHO

Roy P. Josepho
ROY P. JOSEPHO

BY: *The Deutsch Company*
GRANTEE *Elec. Equip. Co., Inc.*
Robert H. [Signature]
Vice President

Subscribed and sworn to before me this
9 day of *January*, 1966.
Eva M. Staats Notary Public
My Comm. Exp. May 18, 1969



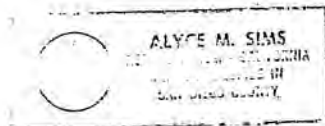
OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

STATE OF CALIFORNIA)
COUNTY OF San Diego ss

On January 9, 1966, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared
MARC A. JOSEPHO, known to me to be the person whose name is sub-
scribed to the within instrument and acknowledged that he executed the
same.

WITNESS my hand and official seal.

(Seal)



Alyce M. Sims
Notary Public in and for said County and
State

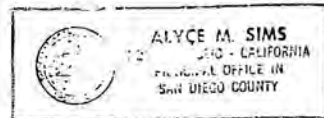
* * * *

STATE OF CALIFORNIA)
COUNTY OF San Diego ss

On January 9, 1966, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared
ROY P. JOSEPHO, known to me to be the person whose name is sub-
scribed to the within instrument and acknowledged that he executed the
same.

WITNESS my hand and official seal.

(Seal)



Alyce M. Sims
Notary Public in and for said County and
State

MY COMMISSION EXPIRES NOV. 28, 1969

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

EXHIBIT A

That certain portion of the North Half of the Southeast Quarter of Section 13, Township 11 South, Range 5 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, according to United States Government Survey approved December 27, 1870, described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Southeast Quarter of Section 13, as shown on Map of Record of Survey No. 3211, filed in the Office of the County Surveyor of said County; thence along the North line of said North Half of the Southeast Quarter of Section 13, South $89^{\circ}57'46''$ East 2663.94 feet to the Northeast corner of said Southeast Quarter of Section 13; thence along the East line of said Southeast Quarter South $0^{\circ}04'33''$ West 134.91 feet to a point in the Northerly line of that certain parcel of land granted to the City of Oceanside by Deed recorded June 4, 1962, as File No. 94349 of Official Records in the Office of the County Recorder of said County; thence along said Northerly line, South $68^{\circ}27'36''$ West 1196.52 feet to an angle point therein; thence continuing along said Northerly line, South $80^{\circ}02'30''$ West 1572.65 feet to a point in the West line of said Southeast Quarter of Section 13, said point being distant along said West line, North $0^{\circ}07'30''$ West 478.70 feet from the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13; thence along said West line North $0^{\circ}07'30''$ West 847.91 feet to the Point of Beginning.

Map

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

EXHIBIT B

241

An easement for public roadway purposes, 60 feet wide, over that portion of Lot 6 of the Oceanside Industrial Subdivision, according to Map thereof No. 3748, filed in the Office of the County Recorder of San Diego County and over a portion of the Northwest Quarter of the Southeast Quarter of Section 13, Township 11 South, Range 5 West, San Bernardino Meridian, all in the City of Oceanside, County of San Diego, State of California, the Northeasterly and Northerly line of said easement being described as follows:

Beginning at the most Easterly corner of said Lot 6, Oceanside Industrial Subdivision; thence along the Northeasterly line thereof, North $39^{\circ}36'30''$ West 1050.34 feet to an angle point therein; thence continuing along said Northeasterly line and its Northwesterly prolongation, North $64^{\circ}59'51''$ West 923.19 feet more or less to an intersection with the Southerly boundary of the land described in Deed to the City of Oceanside, recorded June 4, 1962, as Document No. 94349 of Official Records in the Office of said County Recorder of San Diego County; thence along said Southerly boundary, South $80^{\circ}02'30''$ West to the West line of said Northwest Quarter of the Southeast Quarter of Section 13.

The Southerly line of said 60 foot easement shall be extended Westerly so as to intersect with said West line of the Northwest Quarter of the Southeast Quarter of Section 13.

M. J.
R. J.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

932262

242

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name
Street
Address
City & State
THE DEUTSCH COMPANY
Box 90395
Los Angeles, California
90009

FILE/PAGE No. 17887

RECORDED REQUEST OF
TITLE INSURANCE & TRUST CO.
FEB 1 9:00 AM '66

SERIES 7 BOOK 1966
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

\$3.60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street
Address
City & State
The Deutsch Company
Box 90395
Los Angeles, California
90009

Affix I.R.S. \$ 110.00 IN THIS SPACE

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 405 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARC A. JOSEPHO AND ROY P. JOSEPHO

hereby GRANT(S) to THE DEUTSCH COMPANY, Electronic Components Division

the following described real property in the City of Oceanside
County of San Diego, State of California:

see attached legal description

Dated January 12, 1966

STATE OF CALIFORNIA

COUNTY OF San Diego

On January 19, 1966

before me, the under-
signed, a Notary Public in and for said State, personally appeared

Marc A. Josepho and
Roy P. Josepho

known to me
to be the person(s) whose names are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature

MY COMMISSION EXPIRES NOV. 23, 1969

Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. 832262

Escrow or Loan No. 3441

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

Parcel 1:

That certain portion of the North Half of the Southeast Quarter of Section 13, Township 11 South, Range 5 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, according to the official plat thereof, described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Southeast Quarter of Section 13, as shown on Map of Record of Survey No. 3211, filed in the Office of the County Surveyor of said County; thence along the North line of said North Half of the Southeast Quarter of Section 13, South $89^{\circ} 57' 46''$ East, 2663.94 feet to the Northeast corner of said Southeast Quarter of Section 13; thence along the East line of said Southeast Quarter, South $0^{\circ} 04' 33''$ West, 134.91 feet to a point in the Northerly line of that certain parcel of land granted to the City of Oceanside, by deed recorded June 4, 1962, as File No. 94349 of Official Records, in the Office of the County Recorder of said County; thence along said Northerly line, South $68^{\circ} 27' 36''$ West, 1196.52 feet to an angle point therein; thence continuing along said Northerly line, South $80^{\circ} 02' 30''$ West, 1572.65 feet to a point in the West line of said Southeast Quarter of Section 13, said point being distant along said West line, North $0^{\circ} 07' 30''$ West, 478.70 feet from the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13; thence along said West line North $0^{\circ} 07' 30''$ West, 847.91 feet to the point of beginning.

Parcel 2:

An easement for public roadway purposes over a strip of land 60 feet wide, in the Northwest Quarter of the Southeast Quarter of Section 13, Township 11 South, Range 5 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, according to the official plat thereof, the Westerly line of said 60 foot strip being described as follows:

Beginning at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence along the West line thereof, North $0^{\circ} 07' 30''$ West, 178.70 feet to the true point of beginning, being the Southwest corner of the land described in deed to the City of Oceanside, recorded June 4, 1962, as Document No. 94349 of Official Records in the office of the County Recorder of San Diego County; thence continuing North $0^{\circ} 07' 30''$ West, 300 feet to the Northwest corner of said land.

The Easterly line of said 60 foot strip to terminate in the Southerly and Northerly boundaries of said City of Oceanside land.

Parcel 3:

An easement for public road purposes, 60 feet wide, over that portion of Lot 6 of the Oceanside Industrial Subdivision, according to Map thereof No. 3748, filed in the Office of the County Recorder of San Diego County, and over a portion of the Northwest Quarter of the Southeast Quarter of Section 13, Township 11 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof, all in the City of Oceanside, County of San Diego, State of California, the Northeasterly and Northerly line of said easement being described as follows:

Beginning at the most Easterly corner of said Lot 6, Oceanside Industrial Subdivision; thence along the Northeasterly line thereof, North 39° 36' 30" West 1050.34 feet to an angle point therein; thence continuing along said Northeasterly line and its Northwesterly prolongation, North 64° 59' 51" West, 923.19 feet, more or less, to an intersection with the Southerly boundary of the land described in deed to the City of Oceanside, recorded June 4, 1962, as Document No. 94349 of Official Records in the office of said County Recorder of San Diego County; thence along said Southerly boundary, South 80° 02' 30" West, to the West line of said Northwest Quarter of the Southeast Quarter of Section 13. 241

The Southerly line of said 60 foot easement shall be extended West-erly so as to intersect with said West line of the Northwest Quarter of the Southeast Quarter of Section 13.

x *[Signature]* *[Signature]*

APPENDIX C

ADDITIONAL VIEWS OF 250 EDDY JONES WAY



Above: View of former Deutsch plant, northeast elevation, looking south

Below: Plant looking southwest





Above: Hangar at Eddy Jones Way

Below: Eddy Jones Way, looking east, airport to the south





Above: North portion of property looking east; view of eating/outdoors area for plant employees

Below: Same as above, but with plant's west elevation in view





Above: West elevation of plant, looking east

Below: rear of hangar, looking south





Above: Portion of west elevation, close-up.

Below: Northwest elevation and view of original plant building





Above: Guard or security building located north elevation

Below: Looking east, former employee entrance





Views of plant buildings and layout





South Elevation and main entrance to building





Above: South elevation, view of “courtyard” to main entrance

Below: South elevation, view of buildings east of main entrance



ATTACHMENTS

News Article

Link: <https://sandiegouniontribune.newsbank.com/doc/image/v2:136E6A0F0DF56B38@NGPA-CASD-13C812D99817BED2@2439121-13C36AC8669432EF@38-13C36AC8669432EF@>

Date: 1965-12-26 Paper: San Diego Union Page: 39

EMPLOYMENT OPPORTUNITIES WITH THE DEUTSCH COMPANY IN OCEANSIDE

One of Southern California's more progressive manufacturing industries is now opening new facilities in Oceanside, California.

Immediate positions are available in all areas of responsibility to staff the following departments.

AUTOMATIC SCREW MACHINES

Swiss Type (Tornos & Bechler)
Acme Gridley

INJECTION MOLDING

Rubber & Plastic

TOOL ROOM

GENERAL MAINTENANCE

Investigate these outstanding opportunities. If you are seeking permanent employment with excellent working conditions and individual growth, don't miss this opportunity to enter on the ground floor; apply now by calling or writing today.

THE DEUTSCH COMPANY E.C.D.

3018 San Luis Rey Rd.
(714) 722-7977

or

(714) 722-7474

an equal opportunity employer



Aerial of Oceanside Municipal Airport (right) and original landing strip (left), circa 1964



COMPILED BY
ASSISTANT CITY MANAGER
ERNEST A. TAYLOR

CITY OF OCEANSIDE NEWSLETTER

DISTRIBUTION 7200 COPIES, LAURENCE BORDEN

FEBRUARY 1966

2204 MAXSON ST.
OCEANSIDE, CALIF.

SURVEY OF BUENA VISTA LAGOON REQUESTED

The Oceanside City Council, at a regular meeting held January 1966, passed a Resolution requesting Assemblyman Hale Ashcraft to introduce a Resolution in the Assembly which would authorize the State of Beaches and Parks to make a survey of the Buena Vista Lagoon with the view to create a state park. The City Council's Resolution pointed out the virtues of the Buena Vista Lagoon as a wildlife area as well as its natural beauty and suggested that its potential recreation area is unlimited.

Efforts to get the State to survey the Buena Vista Lagoon are being made jointly by the City Council of the City of Oceanside and the City Council of the City of Carlsbad, which has passed a similar

CITY SELLS LAND FOR INDUSTRY

The City Council of the City of Oceanside has agreed to sell approximately 3-1/2 acres of land on the north side of the Oceanside runway to the Deutsch Company for industrial purposes. The Company has purchased approximately 35 acres of land from the Land Company adjacent to this property on which an industrial plant will be built. The sale of this land to the Deutsch Company will provide additional frontage on the Airport and will permit planes to land and taxi to their plant where materials can be unloaded. They will also be able to load finished products into their planes for shipment to other plants and consumers.

The sale of this City property to the Deutsch Company is made on conditions that if they do not use the land for industrial purposes within a ten-year period the City will have the right to buy it at the same price the Deutsch Company pays the City for the

The Deutsch Company is a manufacturer of electrical components. It is anticipated that several hundred people will be hired. The Company is presently operating in a building in the Roymar I Tract, located in the San Luis Rey Valley, and has plants in Los Angeles, in the Eastern states and in some foreign countries.

The City of Oceanside welcomes the Deutsch Company and its industry.

REEVES RUBBER COMPANY DUE TO START CONSTRUCTION



View of Deutsch Plant, Municipal Airport, October 16, 1966

THE SAN DIEGO UNION

SAN DIEGO COUNTY

FRIDAY MORNING, JULY 8, 1966



—Bert Winford Photo

PLANT RISING AT OCEANSIDE

Beams rise on the new Deutsch Electronic Components Co. plant in the San Luis Rey industrial tract at

Oceanside. Buildings will house 1,200 workers in the 80,000-square-foot assembly section plating plant.



Deutsch Plant and airport runway, 1969



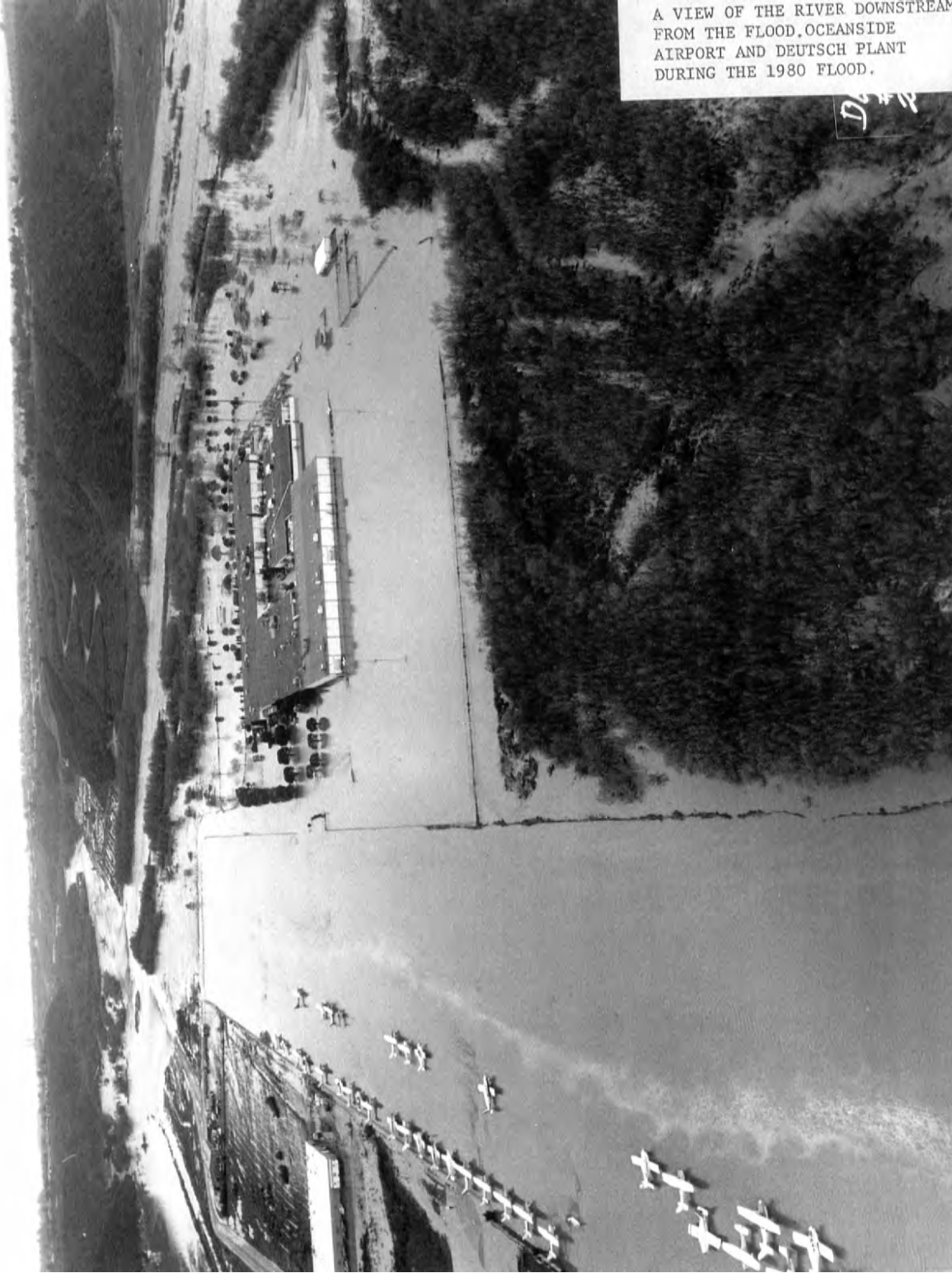
Aerial of Municipal Airport and Deutsch Plant (to the north), 1973



Aerial of Roymar Industrial Center, Municipal Airport and Deutsch Plant, Feb 12, 1976



Deutsch Plant flood waters, 1980



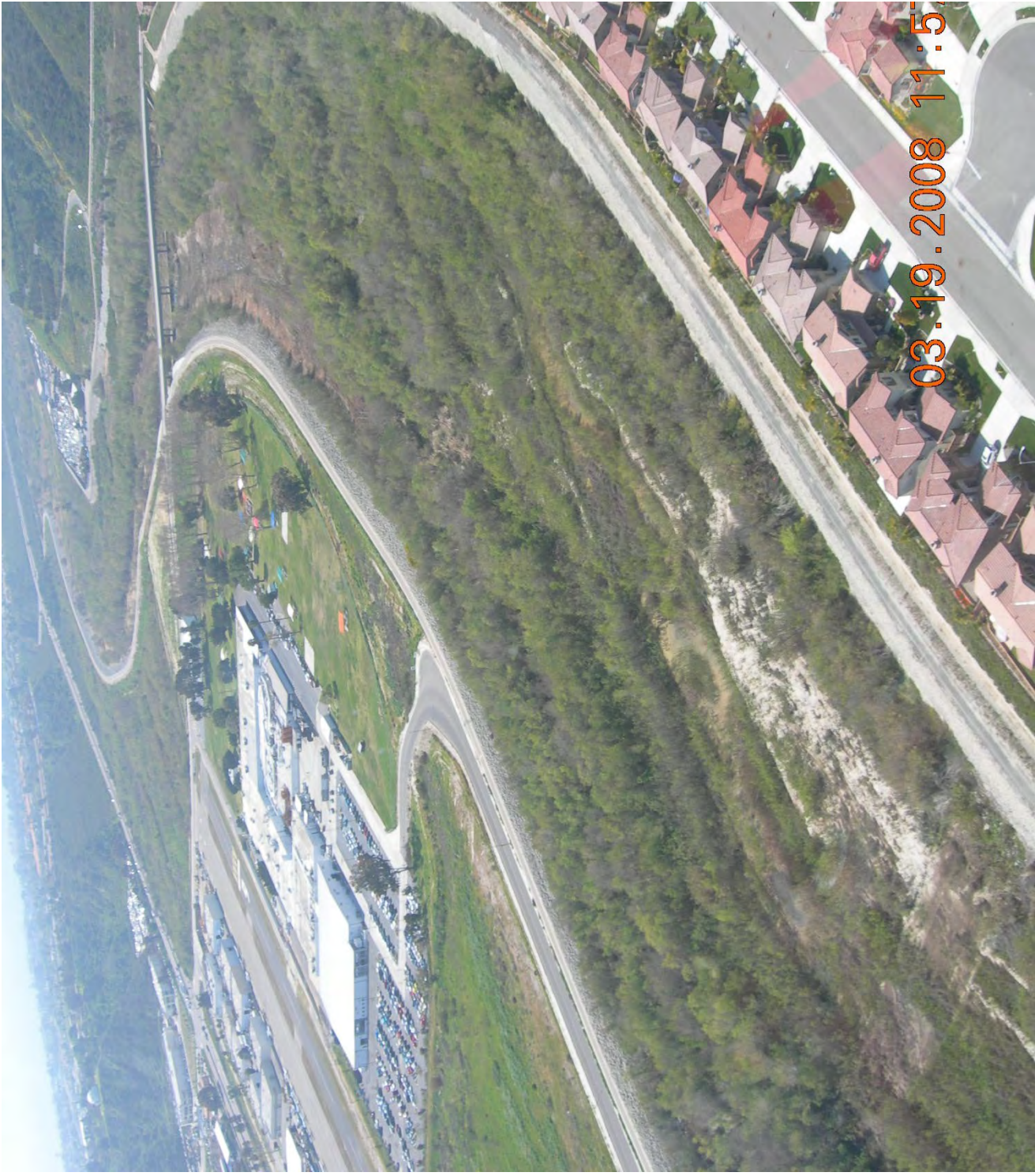
A VIEW OF THE RIVER DOWNSTREAM
FROM THE FLOOD.OCEANSIDE
AIRPORT AND DEUTSCH PLANT
DURING THE 1980 FLOOD.

Deutsch Plant and airport runway during 1980 flooding



ERECTED BY PRIVATE FUNDS AFTER THE 1980 FLOOD VIEW OF DEUTSCH RING DIKE AND RIP RAP LEVEE ON THE SOUTH SHORE WHICH PROTECTS OWNERS FROM 100-YEAR FLOOD.

Aerial of Deutsch Plant and San Luis Rey River after levee constructed in 1980



Aerial view of Deutsch plant looking southwest, 2008