

APPENDIX 4.5

Cultural Resources

**PHASE I ARCHAEOLOGICAL SURVEY OF THE
SANTA PAULA WEST SPECIFIC PLAN AREA, SANTA
PAULA, VENTURA COUNTY, CALIFORNIA**

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MANAGEMENT SUMMARY

An intensive Phase I archaeological survey was conducted for the Santa Paula West Specific Plan Area, an approximately 53-acre study area in Santa Paula, Ventura County, California. This investigation involved an archival records search, a review of existing published and unpublished references on local prehistory and history, and a pedestrian survey of the project area.

No previously undocumented archaeological resources were found in the project area.

1. INTRODUCTION

At the request of Mr. Brian McCarthy of Meridian Consultants, Westlake Village, California, an intensive Phase I archaeological survey was conducted for the Santa Paula West Specific Plan Area, Santa Paula, Ventura County, California (Figures 1 and 2, Appendix A). The study area covers 53 acres. It is located north of Highway 126 and the Santa Clara River, and south of Harvard Road. The old bed of the Southern Pacific Railroad runs through the approximate middle of the study area, which is roughly one-half mile east of Santa Paula. Adams Barranca, an ephemeral but down-cut drainage, is at the western limit of the study area.

This study was conducted to fulfill the regulatory requirements for identification of cultural resources in compliance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA).

The purpose of this Phase I archaeological survey was to provide a background review of pertinent previous research and an archival records search in order to establish whether any known archaeological sites were present in or near the study area, and/or whether any systematic study of the study area had been conducted by archaeologists; an intensive, pedestrian survey of the study area in order to identify any previously unrecorded cultural resources; and, should any be found within the subject property, a preliminary assessment of such resources. This manuscript constitutes a report on this Phase I archaeological study. Subsequent sections provide background to the investigation, including the results of the archival records search; a summary of the field surveying techniques employed; the results of the fieldwork; and management recommendations.

2. PROJECT AREA BACKGROUND

ETHNOGRAPHIC BACKGROUND

Ventura County, including the study area, lies within the territory of the Ventureño dialect of the Chumash ethnolinguistic group (Kroeber 1925). The Chumash were Hokan speaking people, who occupied the region from Topanga Canyon northwest to approximately San Luis Obispo. Because of their location in an area of early Spanish missionization, Chumash culture and life ways were heavily disrupted prior to any modern efforts at ethnographic research, hence our knowledge of them is limited. However, based on fragmentary records and various means of inferential and analogical studies, a certain amount can be reconstructed about their way of life.

The Chumash followed a hunting-gathering-fishing subsistence pattern, which incorporated a heavy reliance on maritime resources, including pelagic and littoral fishes, and shellfish. Indeed, the bountiful sea resources that they exploited may have been a key factor in their evolutionary success (Landberg 1965): at the time of the arrival of the Spanish the Chumash had reached levels of population density, and complexities in social organization, unequaled worldwide by other non-farming groups (Moratto 1984:118). These included permanent coastal villages along the Channel Islands area containing as many as 1,000 inhabitants (Brown 1967), as well as a hierarchical sociopolitical organization consisting of at least two major chiefdoms (Whitley and Beaudry 1991). Further, based on recent reconstructions using mission registers, the Chumash appear to be a matrilocal, and perhaps matrilineal, clan-based society (Johnson 1988).

The coastal Ventura County region, including the lower reaches of the Santa Clara Valley, was apparently a portion of a paramount Chumash capital at the village of Muwu, at modern Point Mugu (Whitley and Beaudry 1991; Whitley and Clewlow 1979). This served as the center of Lulapin, one of the two known historical chiefdoms, and was a domain whose limits stretched from the southeastern extreme of Chumash territory to Dos Pueblos, just beyond modern Santa Barbara. Correspondingly, the Mugu locale has been documented, both archaeologically and ethnographically, as the center of a considerable amount of aboriginal activity (Whitley and Beaudry 1991; Whitley and Clewlow 1979).

With reference to the study area, it is apparent from various records (see Kroeber 1925; Brown 1967; Applegate 1974, 1975; King 1975) that the villages in this region tended to be localized in two general areas: along the coast, *per se*, and along the major drainages (specifically, the Santa Clara and Sespe Rivers and Santa Paula Creeks). The nearest recorded historical villages to the study area, accordingly, are Sa'aqtik'oy, at modern Saticoy; Mupu, in Santa Paula along Santa Paula Creek, on the modern campus of Thomas Aquinas College; Malalal, near the confluence of the Santa Clara River and Sespe Creek, putatively in old Sespe Village on the northwest side of this confluence; and Seqpe, up Sespe Creek from the Santa Clara. Each of these villages is a considerable distance from the study area, and thus a considerable distance from areas of known historical Chumash occupation.

ARCHAEOLOGICAL BACKGROUND

The archaeological basis for the regional prehistoric sequence in Ventura County lies ultimately in the research of David Banks Rogers (1929), who worked on the Channel Islands and along the Santa Barbara coastline. William J. Wallace (1955) subsequently modified the terminology of Rogers' scheme, and improved with additional and more detailed data and radiocarbon dates. More recently, King (1981) has suggested certain refinements to Wallace's proposed framework.

Wallace's chronology for southern coastal California includes four time periods, the earliest of which (Early Man/Big Game Hunting period) was considered speculative, and thought to correlate with the end of the Pleistocene. Although it is likely that occupation of the southern California coastal region occurred during this early time period, to date the only evidence of such has been limited to a few discoveries of fluted projectile points, found in isolated locales. However, the characteristic geomorphological instability of the California coastline, combined with the major change in erosional/degradational regimes that occurred at the end of the Pleistocene, does not favor the preservation of remains from this or earlier period (Whitley and Dorn 1993).

With the transition towards a modern environment, starting approximately 9,000 to 10,000 years ago, however, an adaptation referred to as the Early Millingstone period (or Early Horizon) began and is evident in the archaeological record. Most sites of this stage date between 8,500 and 3,500 years in age, and are dominated by assemblages containing large numbers of ground stone artifacts, along with crude choppers and other core/cobble tools. These are thought to represent an adaptation to gathered foods, especially a reliance on hard-shelled seeds.

More recently, it has been suggested that scraper planes, in particular, may have served in the processing of agave (Kowta 1969; Salls 1985); that the association of ground stone and core/cobble tools represents a generalized plant processing toolkit, rather than one emphasizing hard-seeds, *per se* (Whitley 1979), and one that was used in appropriate environmental settings throughout the prehistoric past; that is, that the so-called 'early millingstone toolkit' is environmentally rather than chronologically specific and reflects localized exploitation patterns, rather than a wide-ranging adaptational strategy (Leonard 1971). However, on the coastal strip, there continues to be evidence that such sites date to the earlier end of the time-frame, and they are generally located on terraces and mesas, above the coastal verge.

Recent studies by Erlandson (1988; see also Erlandson and Colton 1991) provide evidence of a significant, even if small, population of coastal hunter-gatherers in the region before 7,000 years ago, or at the beginning of the Early Millingstone period. Erlandson has shown that these were neither "big game" hunters, nor specialized, hard-seed gatherers, but instead generalized foragers that relied on a variety of different kinds of terrestrial, coastal and marine resources, and that they were adapted to estuarine embayments that have long since disappeared from the local environment. Further, his evidence indicates that their primary protein sources were shellfish and other marine resources. Extending a pattern first identified by Meighan (1959) on the Channel Islands, in other words, this suggests that the adaptation to the seashore is a very ancient and long-lived tradition in local prehistory.

Following the Early Millingstone, a transitional stage, referred to as the Intermediate (or Middle) Period, occurred. It is believed to have gotten underway about 3,500 years ago, and to have lasted until about A.D. 1000. It is marked on the coast by a growing exploitation of marine resources, the appearance of the hopper mortar and stone bowl/mortar, and a diversification and an increase in the number of chipped stone tools. Projectile points, in particular, are more common at sites than previously, while artifacts such as fish hooks and bone gorges also appear. Further, there is substantial evidence that it was at the beginning of this Intermediate period that inland sites, such as those found in the Conejo Corridor on the north side of the Santa Monica Mountains, were first established and occupied, suggesting the exploitation of more varied environments and perhaps an increase in population (Whitley and Beaudry 1991), as well as a movement of coastal sites down towards the beaches. In general, however, the Intermediate period can be argued to have set the stage for the accelerated changes that took place immediately following it.

With the transition to the Late Prehistoric period at A.D. 1200, which followed the introduction of the bow and arrow at about A.D. 500 and represented by a major reduction in the size of projectile points, we can correlate local prehistory with Chumash society as described (even if in abbreviated form) by early chroniclers and missionaries. However, this is not to suggest that society was in any way static, for the transition to the Late Prehistoric period was marked by the evolution and eventual dominance of a sophisticated maritime economy.

Further, the rise in Chumash social complexity has been shown to have been associated with the development of craft specialization, involving the use of standardized micro-drills to mass produce shell beads on Santa Cruz Island (Arnold 1987), and to have occurred during the Late Prehistoric period.

HISTORICAL BACKGROUND

The missionization and Spanish colonization of the Ventura County region altered traditional Chumash society irrevocably. Although Juan Rodriguez Cabrillo stopped in the area in A.D. 1542 while exploring the coast, and Sebastián Vizcaíno sailed by in 1602 (Bancroft 1963), this historical period effectively began with the passing of the Gaspar de Portolá expedition through the area in 1769 - 1770 (Bolton 1971; Boneu 1983). Portolá was followed in quick succession by a number of other explorers, such as Juan Bautista de Anza in 1775-1776 (Bolton 1931) and José Longinos Martinez in 1792 (Simpson 1938). However, it was the establishment of the Mission of San Buenaventura, at modern Ventura, in 1782 (Triem 1985) that truly spelled the end of the aboriginal period.

This project's study area is located relatively close to the original Ventura mission in modern terms, but in earlier times was some distance from the mission proper. It was not until 1840, in fact, that any significant evidence for historical use of the general region surrounding the study area occurred. On April 28 of that year, Governor Juan B. Alvarado granted the 17,733.33 acres Rancho Santa Paula y Saticoy to Manuel Jimeno Casarin. This rancho was patented to John P. Davidson, James Blair, Stephen M. Tebbets, Joseph B. Crockett and Edward D. Baker in 1872 (Robinson 1956).

The town of Santa Paula developed shortly thereafter, stimulated by three factors: citrus farming; the development of oil production in the region; and the arrival of the Southern Pacific Railroad, in 1887 (Triem 1985).

The development of the citrus industry was the impetus for the creation of the Limoneira Company, established in 1893 by Wallace Hardison and Nathan Blanchard, who had demonstrated great local success at citrus farming. Their initial investment was a 400-acre tract that was 5 miles west of Santa Paula. In order to adequately irrigate this property, they also acquired the water rights to Santa Paula Creek. In 1896, Hardison enlisted his nephew, Charles C. Teague, to manage his California business affairs while he pursued a South American mining interest. With some effort, Teague consolidated his uncle's various business holdings, putting the Limoneira Company on the road to financial success with Santa Paula itself growing and developing accordingly (Teague 1944).

Blanchard retired in 1898 and was replaced by Teague, then 25 years old, as Limoneira manager, a position Teague held until 1950. (In 1904, he also became part owner and in 1917 company president.) Under Teague's direction, Limoneira became one of the largest lemon producers in the world. The company was also instrumental in revolutionizing the industry. Teague was responsible for developing fruit storage and curing techniques that allowed for the sale of fruit, picked in the winter/spring, during the height of the summer, when prices were highest. He also oversaw the development of practical and efficient orchard heaters and fruit washers. And he was a major force in the development of cooperative marketing, for the both the citrus and the walnut industries (Teague 1944).

Limoneira developed orchards east and west of Santa Paula, resulting in the largest amount of acreage in the world devoted to citrus (Triem 1985).

Charles Teague published his autobiography, *Fifty Years a Rancher*, in 1944. Although it contains some personal details of his early years, it is primarily an account of his involvement in the development and growth of the citrus and walnut industries. Befitting the fact that the Limoneira Company was the largest producer of lemons in the first few decades of the twentieth century, Teague's impact and influence were not just local, but in fact national. He was awarded an honorary doctorate of law by the University of California in 1924, and was appointed to the Federal Farm Board in 1929, based on a personal plea from President Herbert Hoover. Teague arguably can be cited as Ventura County's most prominent and influential citizen, certainly for the first half of the twentieth century if not for the century in its entirety.

The study area has thus been in continuous use since the beginning of the 20th century, for farming, reflecting the area's agricultural history.

3. ARCHIVAL RECORDS SEARCH

An archival records search was conducted at the South Central Coast Information Center (SCCIC), located at the California State University, Fullerton, by SCCIC staff members to determine: (i) if prehistoric or historical archaeological sites had previously been recorded within the study area; (ii) if the study area had been systematically surveyed by archaeologists prior to the initiation of this field study; and/or (iii) whether the region of the field project was known to contain archaeological sites and to thereby be archaeologically sensitive. The complete results of this archival record search are included in this document as Appendix B.

The records search included a review of all maps and files housed at the IC related to the project area, as well as determining if any previously recorded cultural resources identified within the project area are listed on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). A records search of the Native American Heritage Commission (NAHC) Sacred Lands Files was also requested from the NAHC.

Files and records indicate that six studies have been conducted that intersect at least a portion of the project area, with one (VN-00396) encompassing the entire project (Table 1). Because of the age of this survey (1977), an intensive re-examination was however required. An additional six studies have been conducted within some portion of the ½-mile radius around the project area (Table 2). None of these studies resulted in the documentation of any cultural resources either within or near the project area.

In summary, the archival record searches indicated that the study area had been surveyed previously, and that no prehistoric or historic cultural resources had been identified at that time.

Table 1 **Previously Conducted Cultural Resource Projects Within Santa Paula West Project Area.**

NADB Number	Author(s)	Date	Report Title
VN-00396	Lopez, Robert	1977	<i>An Archaeological Survey of the City of Santa Paula's 1998 General Plan Study Area.</i>
VN-01265	Reed, L. W.	1992	<i>Consolidated Report: Cultural Resources Studies for the Proposed Pacific Pipeline Project.</i> Peak and Associates.
VN-01801	Wlodarski, Robert J.	1999	<i>A Cultural Resource Evaluation for the Santa Paula Branch Line, Recreational Trail Master Plan, County of Ventura, California.</i> Historical, Environmental, Archaeological, Research, Team.
VN-02274	Maki, Mary K.	2003	<i>Phase I Archaeological Survey Report of Approximately 12000 Linear Feet for the Todd Lane Drain Project, Santa Paula, Ventura County, California.</i> Conejo Archaeological Consultants.
VN-02872	Fortier, Jana	2009	<i>TEA-21 Rural Roadside Inventory: Native American Consultants and Ethnographic Study for Caltrans District 7, Ventura County.</i> ICF Jones & Stokes.
VN-02873	Fortier, Jana	2009	<i>TEA-21 Rural Roadside Inventory: Native American Consultants and Ethnographic Study for Caltrans District 7, County of Los Angeles.</i> ICF Jones & Stokes.

Table 2. Previously Conducted Cultural Resource Projects within 1/2-Mile Radius of Santa Paula West Project Area

NADB Number	Author(s)	Date	Report Title
VN-00623	Pence, Robert L.	1988	<i>Archaeological Reconnaissance of the Twyford Plant Laboratories Site Santa Paula, California.</i> Pence Archaeological Consulting.
VN-00831	Lopez, Robert	1976	<i>An Archaeological Survey of the Area of the Proposed Upgrading of the Santa Paula Wastewater Treatment Plant.</i>
VN-01102	Singer, Clay A.	1977	<i>Preliminary Cultural Resource Survey and Potential Impact Assessment for Thirteen Areas in Southern Ventura County, California.</i> ARI.
VN-01250	Santoro, Loren, and A. George Toren	1993	<i>Phase I Cultural Resource Survey Peck Road Drain – Unit II Ventura County, California.</i> Ogden Environmental and Energy Services Company, Inc.
VN-02390	Jordan, Stacey C., and Joshua D. Patterson	2006	<i>Archaeological Survey Report for the Southern California Edison Company Replacement of 30 Deteriorated Poles, Private and Public Inholdings, Ventura, Los Angeles, and Santa Barbara Counties, California.</i> Mooney, Jones & Stokes.
VN-02917	Drover, Christopher, and Patrick O. Maxon	2010	<i>Phase I Cultural Resources Assessment, Santa Paula Water Project Phases 1A, 1B, and 2, Santa Paula, Ventura County, California.</i> BonTerra Consulting.
VN-02960	Wlodarski, Robert J.	2011	<i>A Phase I Archaeological Study for the Proposed Bender Calpipe Project Located South of Highway 126, West of Shell Road/Peck Road and East of Todd Lane, City of Santa Paula, County of Ventura, California.</i> Historical, Environmental, Archaeological, Research, Team.
VN-03075	Fulton, Phil	2012	<i>Cultural Resource Assessment Class I Inventory, Verizon Wireless Services Peppertree Facility, City of Santa Paula, Ventura County, CA.</i> LSA Associates.
VN-03103	Billat, Lorna	2012	<i>AT&T Colo Diamond, 401 S Beckwith Rd, Santa Paula, Ventura County.</i> EarthTouch.

NAHC SACRED LANDS FILES SEARCH

A request was sent to the Native American Heritage Commission (NAHC) for a search of their Sacred Lands files. ASM received a response letter, dated October 1, 2014, indicated that the NAHC's search failed to indicate the presence of Native American cultural resources in the immediate project area (Appendix C). The letter also included a list of Native American individuals/organizations who may have knowledge of cultural resources in the project area or be able to advise with regard to locating areas of potential adverse impact with the project area.

4. FIELD SURVEY METHODS AND RESULTS

SURVEY METHODS

An intensive archaeological field survey of the Santa Paula West Specific Plan Area, Ventura County, was conducted by ASM Senior Archaeologist Sherri Andrews, M.A., J.D., RPA, on October 8, 2014. Field methods were designed to meet all professional requirements, including the *Secretary of the Interior's Standards and Guidelines*.

The ground surface was examined at 15-m transect intervals, with transects walked across all accessible portions of the study area to identify artifacts or other archaeological indicators that might be present on the ground surface. In addition, cut-banks of arroyos (where visible) and rodent hole back-dirt piles were also examined to ascertain whether buried archaeological deposits might be present.

Based on the lack of previously documented resources in the area revealed by the records searches, as well as the heavily modified nature of the project area as indicated by pre-field observation of aerial photographs, the likelihood of the presence of archaeological resources was deemed to be very low.

As discussed below, although primarily agricultural fields/orchards, two portions of the study area had been developed and they contain structures and other facilities. Neither of these areas were surveyed or evaluated during the field study, which then considered only the fields and orchards.

SURVEY RESULTS

The Santa Paula West Specific Plan Area study area consists primarily of the flood plain of the Santa Clara River, backed (to the north) by the steep foothills and slopes of the Santa Paula/San Cayetano Peaks ridge system. The entire study area has been heavily modified, with most currently in active cultivation or occupied by Bender Farms facilities and structures, a fresh cut flower grower and shipping company. There were no apparent natural landforms within the project area, with all surfaces appearing to at least having been leveled and graded, and all being regularly used and modified into the present (Figure 3, Appendix A).

The very northeastern portion of the project area, bounded by Telegraph Road to the north and Beckwith Road to the east, is an active and densely planted avocado grove. South of the avocado grove, and bounded on the south by the railroad, is a lot occupied by Bender Farms containing multiple structures, equipment areas, and other facilities (Figure 4, Appendix A). The Bender Farms facility is surrounded by chain-link fence topped with razor wire, and was not surveyed during this study.

South of the Bender Farms facility and the railroad, and bounded on the east by Todd Lane and State Route (SR-) 126 on the south, is a large lot that is in active cultivation and appears to be associated with the Bender Farms operation. The western half of the project area, both north and south of the railroad and bounded on the north by Telegraph Road, on the south by SR-126, and

on the west by Adams Barranca, is a recently plowed and furrowed field; historically this contained a lemon orchard. The 1966 topo map shows the project area in orchards prior to the arrival of the highway that appears on the 1968 topo.

A house is located at the very northwest corner of the project area along Telegraph Road (Figure 5, Appendix A). The immediate area of the house also was not surveyed and the potential historical significance of this structure, if any, was not evaluated during this project.

The field survey did not result in the discovery of any previously undocumented archaeological sites. Based on this fact, development within the agricultural fields and orchards that were surveyed areas does not have the potential to result in adverse impacts to cultural resources.

RECOMMENDATIONS

An intensive Phase I archaeological survey was conducted for the Santa Paula West Specific Plan study area, Santa Paula, Ventura County, California. This involved an archival records search of site maps and files at the SCCIC; a records search conducted by the NAHC of their Sacred Lands files; a background review of existing literature and studies; and an intensive, on-foot examination of the study area.

No cultural resources or sacred sites or lands had been previously recorded within or adjacent to the study area, according to the SCCIC and NAHC files and records.

An intensive Phase I archaeological survey was conducted of the agricultural fields and orchards within the Specific Plan area, which constitute the large majority of this area. A fenced and developed area containing structures and other facilities in the central southern portion of the Specific Plan area, and an existing house at the northeastern corner of the area, were not surveyed or evaluated.

Intensive Phase I survey of the study area indicates that no extant archaeological resources are present within the currently undeveloped portions of the Specific Plan area. Development and use of this area, therefore, does not have the potential to result in adverse impacts to cultural resources, and no further archaeological work is recommended. In the unlikely event that cultural resources are discovered during development of this area, however, it is recommended that an archaeologist be contacted to evaluate the find.

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APPENDICES

APPENDIX A:
REPORT FIGURES

CONFIDENTIAL APPENDIX B:
RECORD SEARCH

CONFIDENTIAL APPENDIX C:
NAHC SACRED LANDS FILE SEARCH

APPENDIX A:

REPORT FIGURES

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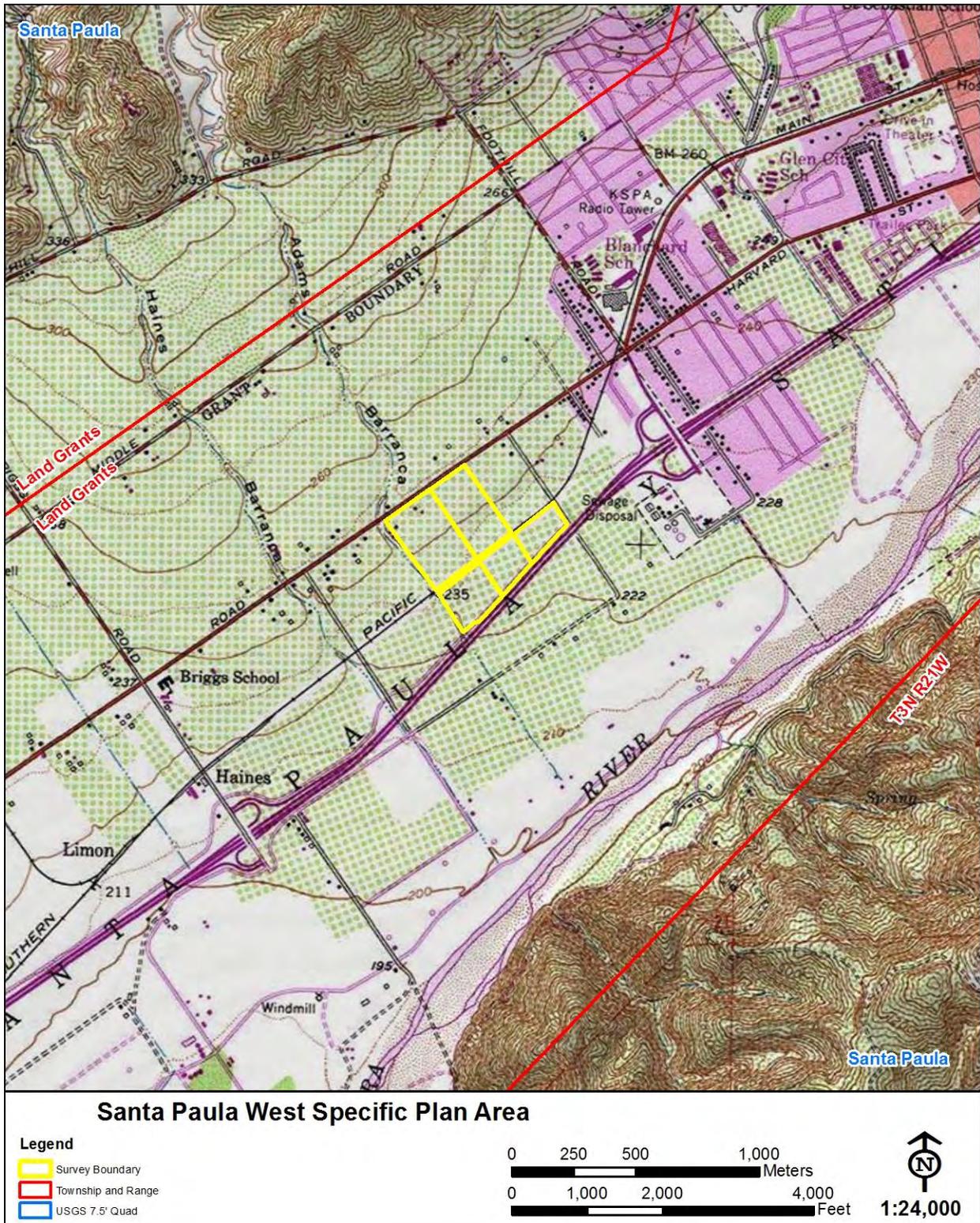


Figure 1. Location of Santa Paula West Specific Plan Project Area, Ventura County, California.

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Figure 2. Aerial view of location of Santa Paula West Specific Plan Project Area, Ventura County, California.

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Figure 3. Recently disked crop.



Figure 4. Bender Farms.

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Figure 5. House adjacent to Telegraph Road.

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SAN DIEGO NATURAL HISTORY MUSEUM
BALBOA PARK - SAN DIEGO SOCIETY OF NATURAL HISTORY - ESTABLISHED 1874

13 October 2014

Dr. David S. Whitley
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RE: Paleontological Resource Investigation, Santa Paula West SPA

Dear Dr. Whitley,

This letter report summarizes the results of a desktop paleontological resource investigation for the Santa Paula West SPA project site adjacent to the City of Santa Paula, Ventura County, California. The purpose of this report is to summarize the existing paleontological resource data within the project site in order to assist in planning and design efforts for any proposed specific plan updates and/or annexes. For the purposes of this report, paleontological resources consist of any remains or traces of past life, including body fossils (e.g., bones, teeth, shells, leaves, wood), trace fossils (e.g., burrows, tracks, footprints, feeding traces), and any impressions (e.g., molds or casts) of these fossils. Generally, fossils must be older than about 10,000 years (i.e., the end of the Pleistocene epoch), but organic remains of early Holocene age may also represent fossils because they are part of the record of past life.

Project Description:

The Santa Paula West, SPA project site lies directly west of the City of Santa Paula, in unincorporated central Ventura County, California. Santa Paula is located in the Santa Clara River Valley, approximately 15 miles inland from the Pacific Ocean, and about 50 miles northwest of Downtown Los Angeles. The project site is an approximately 55-acre parcel that is bounded on the north by Telegraph Road and a commercial lot, on the east by Beckwith Road and Todd Lane, on the south by State Route 126 (Santa Paula Freeway), and on the west by agricultural land (Figure 1). The boundary for the City of Santa Paula borders the northern and eastern sides of the project site.

Published geologic maps and reports (Morton, 1976; Tan et al., 2004; Dibblee et al., 2010) indicate that the project site is immediately underlain by Holocene-age (less than about 10,000 years old) alluvial deposits (Qa, Figure 1). These surficial sediments are primarily composed of sands, gravels, and cobbles. Coarser-grained gravels and cobbles are associated with alluvial fans building out onto the valley floor from the mouths of canyons in the uplands to the north and south. Finer-grained sediments represent channel, stream terrace, and/or overbank deposits created by the Santa Clara River as it migrated across its floodplain (Morton, 1976; Tan et al., 2004, Dibblee et al., 2010). Presumably, alluvial deposits of Pleistocene-age (about 2.6 million to 10,000 years old) underlie the Holocene-aged deposits at an unknown depth.

Paleontological Record Search:

A record search request of paleontological collections data at the Natural History Museum of Los Angeles County (LACM) generated a response that there are no recorded LACM fossil collecting localities in the immediate vicinity of the project site, nor are there any fossils known from Holocene- or Pleistocene-aged alluvial deposits in the entirety of the Santa Clara River Valley (S.A. McLeod, 23 September, 2014; personal communication). However, significant paleontological resources have been documented elsewhere in Ventura County. Pleistocene-aged alluvial deposits in Simi Valley and Thousand Oaks have yielded remains of extinct, large-bodied “Ice Age” mammals, including ancient horses, elephant-like mammoths and mastodons, and giant ground sloths (Lander, 2007 and references therein). In Simi Valley, deposits previously thought to be Holocene in age yielded remains of late Pleistocene-aged horses, mammoths, and bison (Lander, 2007 and references therein), thus indicating these deposits are older than previously thought.

Paleontological Resource Assessment:

The Bureau of Land Management (BLM) has developed the Potential Fossil Yield Classification (PFYC) system to aid in the assessment of paleontological resources from a given geologic formation. This management system involves the assignment of a class number ranging from Class 5 (very high potential) to Class 1 (very low potential), with subclasses to further define potential fossil yield (BLM, 2007). Formations that occur within the project site, both at the surface, and at depth, are assessed below.

Holocene-aged alluvial deposits: Under the BLM’s PFYC system, Holocene-aged alluvial deposits are assigned Class 2, low potential, due to their relatively young age. Geologic rock units with PFYC of 2 or lower generally do not require mitigation, although caution should be exercised during any future excavations, given the discovery of Pleistocene-aged fossils in deposits incorrectly mapped as Holocene in age in nearby Simi Valley.

Pleistocene-aged alluvial deposits: The distribution of vertebrate fossils in older alluvial deposits is not uniform and typically varies with sediment grain size. Thus, coarser-grained Pleistocene-aged alluvial deposits (e.g., conglomerates deposited in an alluvial fan setting) are typically assigned PFYC Class 3A (moderate potential), while finer-grained Pleistocene-aged alluvial deposits (e.g., sandstones and siltstones deposited in an alluvial floodplain) are assigned PFYC Class 4 (high potential). In the absence of information concerning subsurface geology within the project site, Pleistocene-aged alluvial deposits are assigned a PFYC Class 3B (unknown potential). Future geotechnical work (e.g., exploratory boreholes or other subsurface data) and/or a paleontological pedestrian survey of the project site may provide additional information which will allow for refinement of the PFYC class of Pleistocene-aged alluvial deposits within the project site, and also provide information concerning the depth below current grade of the contact between Holocene- and Pleistocene-aged deposits. Formations with PFYC of 3 or 4 typically require implementation of a paleontological mitigation program.

Potential Effects of Future Development:

Future surficial development (less than 10 feet below current grade) in the Santa Paula West SPA project site has a low potential for impacting paleontological resources, and thus paleontological mitigation is not recommended for any future surficial excavations (e.g., shallow grading). As discussed above, deep excavations (greater than 10 feet below current grade) have the potential to impact alluvial deposits of Pleistocene-age. Until additional subsurface data (e.g., geotechnical report) becomes available, it is recommended that any ground-disturbance activities

greater than 10 feet below existing grade be required to implement a full paleontological mitigation program.

If you have any questions concerning these findings please feel free to contact me at 619-255-0232 or tdemere@sdnhm.org.

Sincerely,

A handwritten signature in black ink that reads "Thomas A. Deméré". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Thomas A. Deméré
Director, Department of PaleoServices

Enc: Figure 1

Literature Cited:

- Bureau of Land Management (BLM), 2007. Potential Fossil Yield Classification (PFYC) System for Paleontological Resources on Public Lands. Instruction Memorandum No. 2008-009, released October 15, 2007.
- Dibblee, T.W., Jr, H.E. Ehrenspeck, and J.A. Minch. 2010. Geologic map of the Santa Paula Quadrangle, Ventura County, California: Dibblee Geological Foundation, Dibblee Foundation Map DF-41, scale 1:24,000.
- Lander, E.B., 2007 "Paleontological Resource Inventory and Impact Assessment Technical Report, prepared in support of East Area One Specific Plan, Santa Paula, Ventura County, California." Report from E.B. Lander (Paleo Environmental Associates, Inc.) to Impact Sciences, Inc. March, 2007.
- Morton, D.M. 1976. Reconnaissance Surficial Geologic Maps of the Santa Paula, Santa Paula Peak, Saticoy, and Ojai 7.5' Quadrangles, Ventura County, California. United States Geological Survey, Open File Map 76-212. Scale 1:24,000.
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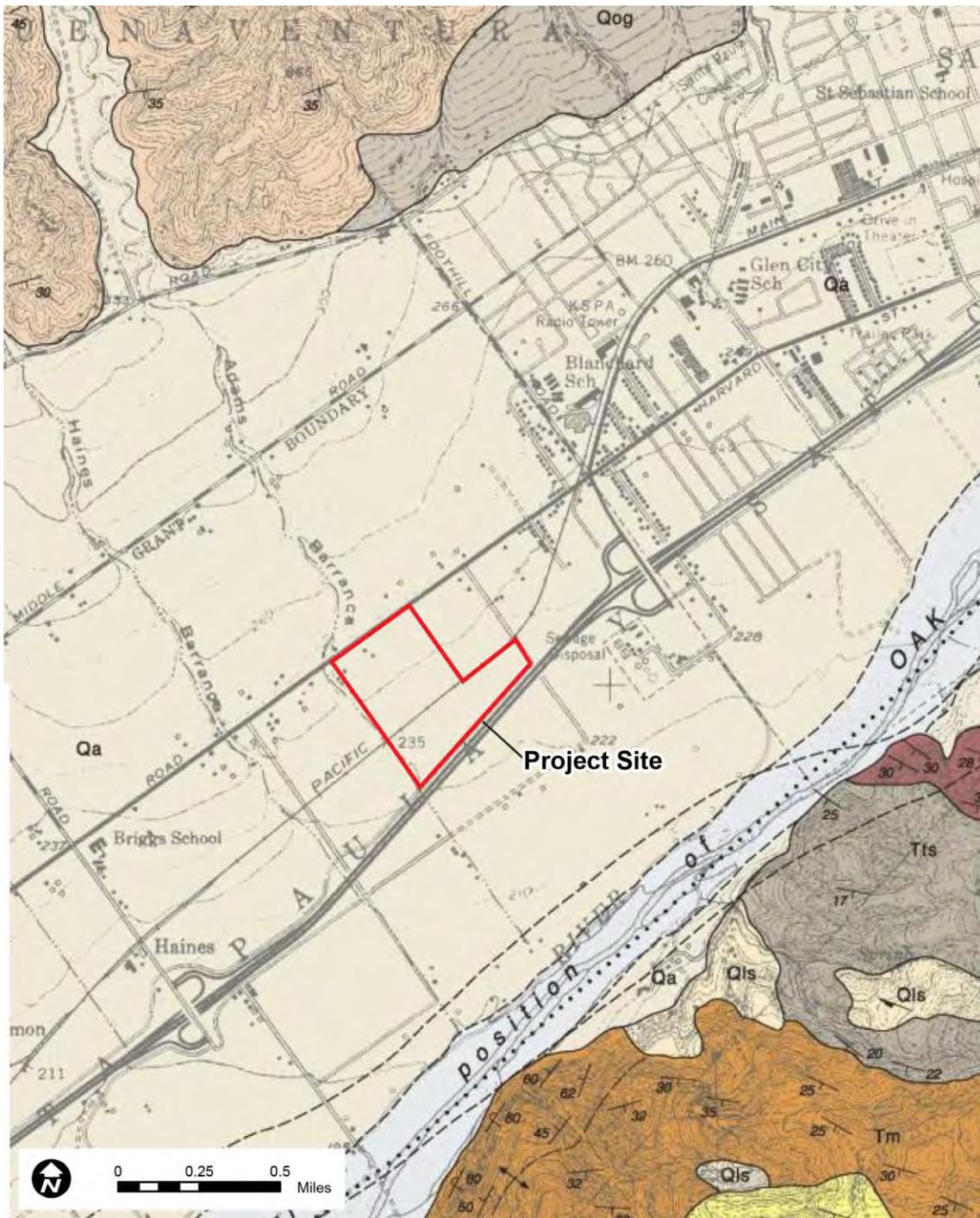
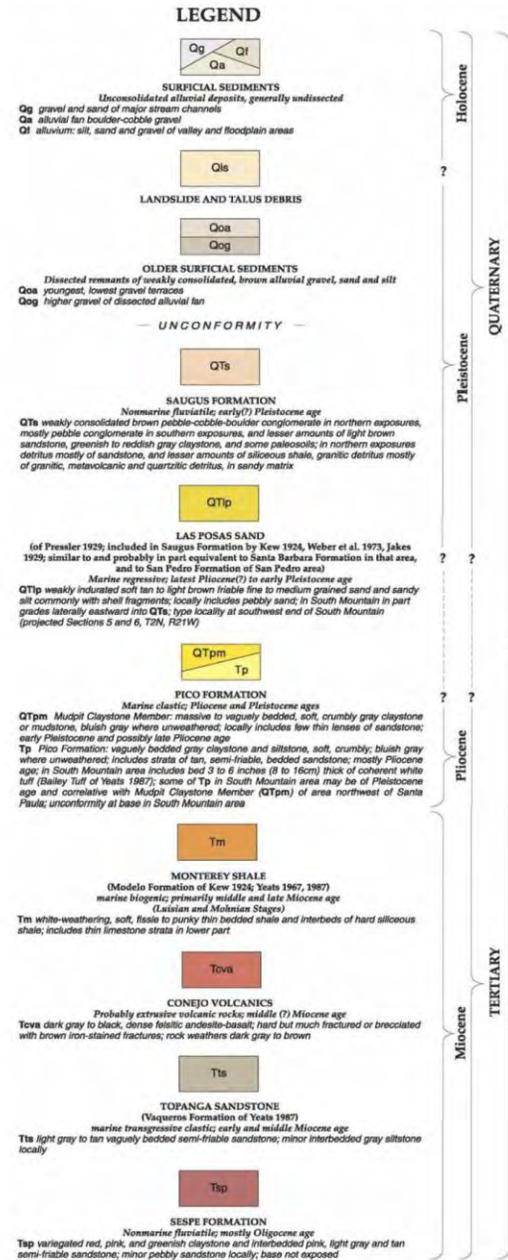


Figure 1: Project Map with Geology, Santa Paula West, SPA



Source: Geologic Map of the Santa Paula Quadrangle, Dibblee et al., 2010

Historic Resources Evaluation Report
15258 W. Telegraph Road
Santa Paula, Ventura County, California

Prepared for:

The City of Santa Paula
P.O. Box 569
Santa Paula, CA 93061-0569

Prepared by:

Meridian Consultants LLC
910 Hampshire Road, Suite V
Westlake Village, CA 91361

September 2015

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1.0 MANAGEMENT SUMMARY

The City of Santa Paula is conducting environmental review of the proposed Santa Paula West Business Park Specific Plan (“Specific Plan”), which would provide a comprehensive set of plans, exhibits, regulations, conditions, and programs to regulate the development of a portion of the West Area 2 planning area as identified in the City of Santa Paula General Plan. The Specific Plan and other off-site improvements to support the Specific Plan development are collectively referred to as the “Project.” Meridian Consultants LLC was retained to perform a historic resources evaluation of the property located at 15258 W. Telegraph Road, on the site of the Specific Plan Area, in accordance with the California Environmental Quality Act (CEQA). The purpose of the investigation is to provide the City of Santa Paula with information and recommendations to determine whether the project would cause substantial adverse changes to any historical resources, as defined by CEQA.

This report evaluates the historical and architectural significance of this property based on criteria established by the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Santa Paula. The report also assesses the potential for the project to adversely impact historical resources. This property presently contains a single-family home and agricultural fields.

Meridian Consultants examined existing data, historic resource survey reports, and other sources to develop a historic context to evaluate the historic significance of this property. A site visit was also completed in September 2015 to document the existing condition of this property.

Components of the property evaluated in this report, including a historic employee residence and cultivated fields associated with the historic Atmore Ranch, were identified as potentially eligible for listing in the NRHP and the CRHR as contributing elements within the Santa Clara Valley rural historic district, identified in the 1996 Ventura County Cultural Heritage Survey Phase V: Western Santa Clara Valley.

Based on the research and site survey conducted, due to a loss of historic integrity, including the demolition of the main ranch house and development of some of the previously cultivated fields, the property as a whole no longer retains sufficient historic integrity to qualify individually as a historic resource at the national, state, or local level.

The proposed development of the property in accordance with the Specific Plan would result in the demolition of the employee residence and loss of agricultural fields. This impact would be adverse due to the loss of elements that contribute to the Santa Clara Valley rural historic district. However, given the large size and complex nature of this rural historic district, the loss of a single employee residence and associated fields would not reduce the integrity of the historic district to the degree that it could no longer convey historic significance. The Santa Clara Valley rural historic district would remain eligible for listing in the NRHP and the CRHR. Therefore, impacts would be less than significant.

2.0 INTRODUCTION

2.1 PURPOSE OF THE REPORT

In September 2015, at the request of the City of Santa Paula, Meridian Consultants performed a historic resource evaluation of 15258 W. Telegraph Road, a property located just west of the City of Santa Paula in unincorporated Ventura County, California. This investigation is part of the environmental review process required under CEQA for the proposed annexation of the project site to the City of Santa Paula, adoption of the Santa Paula West Business Park Specific Plan, and amendment to the City of Santa Paula's 1978 Sphere of Influence (SOI) to include this expansion area.

The purpose of this historic resource assessment is to evaluate the eligibility of the property for inclusion in the NRHP or the CRHR, or designation as a local landmark, and if considered eligible for one of these designations, to assess the impacts the Project would have on the property. The investigation consisted of a site visit to the property and a review of existing information by Jeff Carr, Meridian Consultants Senior Planner/Cultural Resource Specialist.

2.2 PROJECT LOCATION

The City of Santa Paula is located in Ventura County, directly north of State Route (SR) 126 and the Santa Clara River, west of the City of Fillmore, and east of the City of San Buenaventura in the Santa Clara River Valley. The regional location is shown in **Figure 2.0-1, Regional Location Map**. Regional access to Santa Paula West is provided by SR 126.

The Project Site consists of 53.81 acres located near the western boundary of the City of Santa Paula, as shown in **Figure 2.0-2, Project Location Map**. The Project Site is bound to the north by Telegraph Road; to the south by SR 126; to the east by existing industrial and commercial development in the existing City limits; and to the west by the Adams Barranca and agricultural operations. The Project Site is bisected by the Ventura County Transportation Commission (VCTC) railroad right-of-way. Local access is provided by Telegraph Road, Beckwith Road, Clow Road, and Todd Lane.

The Project Site includes five Assessor Parcels, identified as Assessor Parcel Nos. (APNs) 098-0-010-150, 098-0-010-160, 098-0-010-190, 098-0-010-180, and 098-0-020-040.

2.3 PROJECT DESCRIPTION

As noted earlier, the proposed Santa Paula West Business Park Specific Plan is a comprehensive set of plans, exhibits, regulations, conditions, and programs for the orderly development of a portion of the West Area 2 of the City of Santa Paula General Plan. The Specific Plan and other off-site improvements to support the Specific Plan development are collectively referred to as the Project.

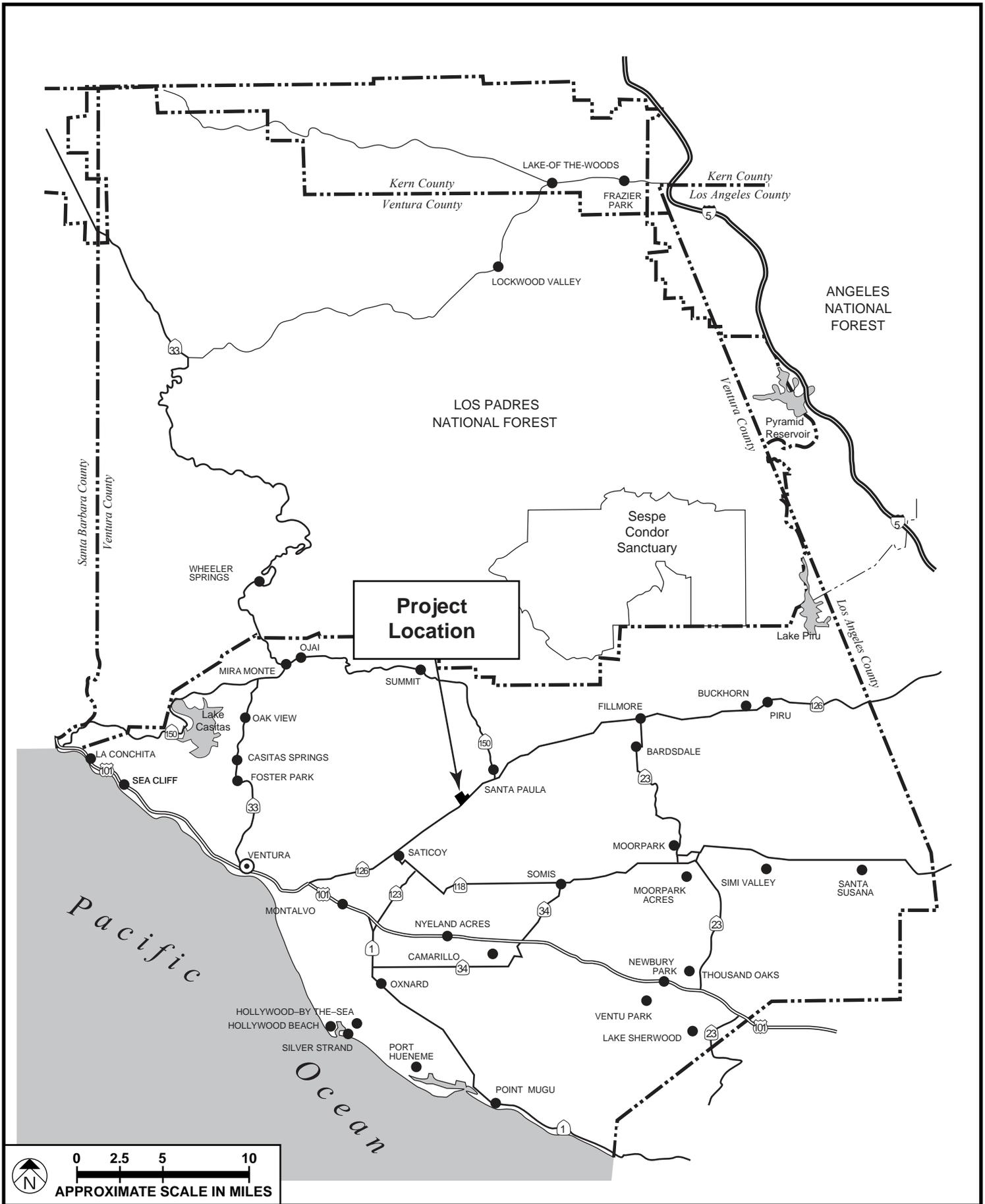
West Area 2 is identified as an expansion area in the City's 1988 General Plan. The General Plan envisions an amendment to the City of Santa Paula's 1978 Sphere of Influence (SOI) to include this expansion area and regulates the development of the Project Area as a coordinated office/industrial/business park use.

Figure 2.0-3, Conceptual Site Plan, shows the expected configuration of lots within the Specific Plan area. The sizes of the proposed parcels and the roadway layout are designed to achieve orderly and logical circulation within the Specific Plan area.

The Adams Barranca, located along the western boundary of the Project Site, would be zoned Open Space/Passive in the Specific Plan. A 64-foot-wide roadway for the extension of Faulkner Road through the Business Park would be dedicated to the City and would allow for integration of the Business Park with the existing developments to the east.

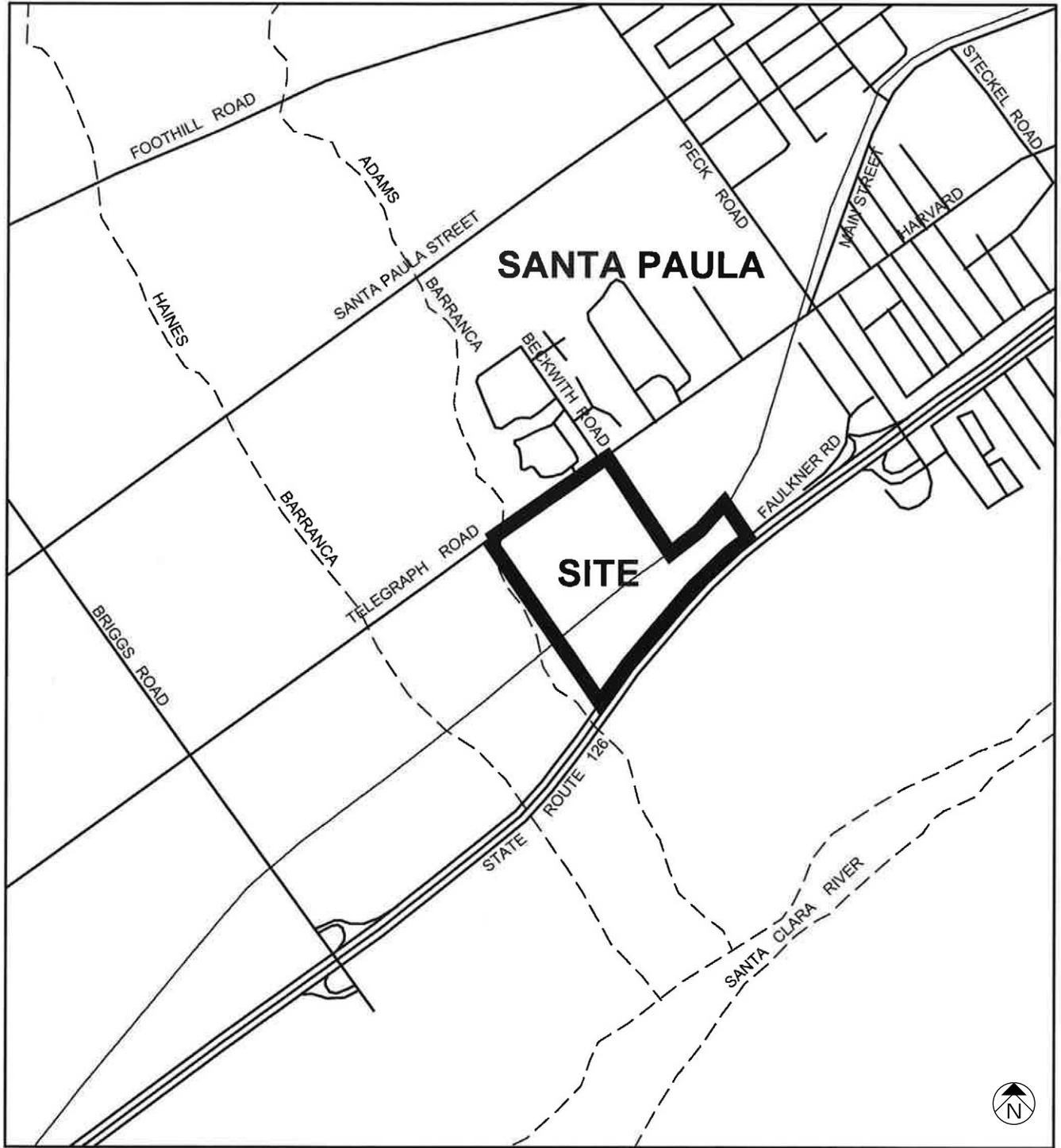
The areas along the VCTC railroad right-of-way would be improved with landscaped screening along the railroad corridor, and an existing at-grade crossing will be realigned approximately 100 feet to the east to align with Beckwith Road.

The Adams Barranca, SR 126, and parking lots would create a 50- to 100-foot-wide separation from the agricultural areas to the west and south.



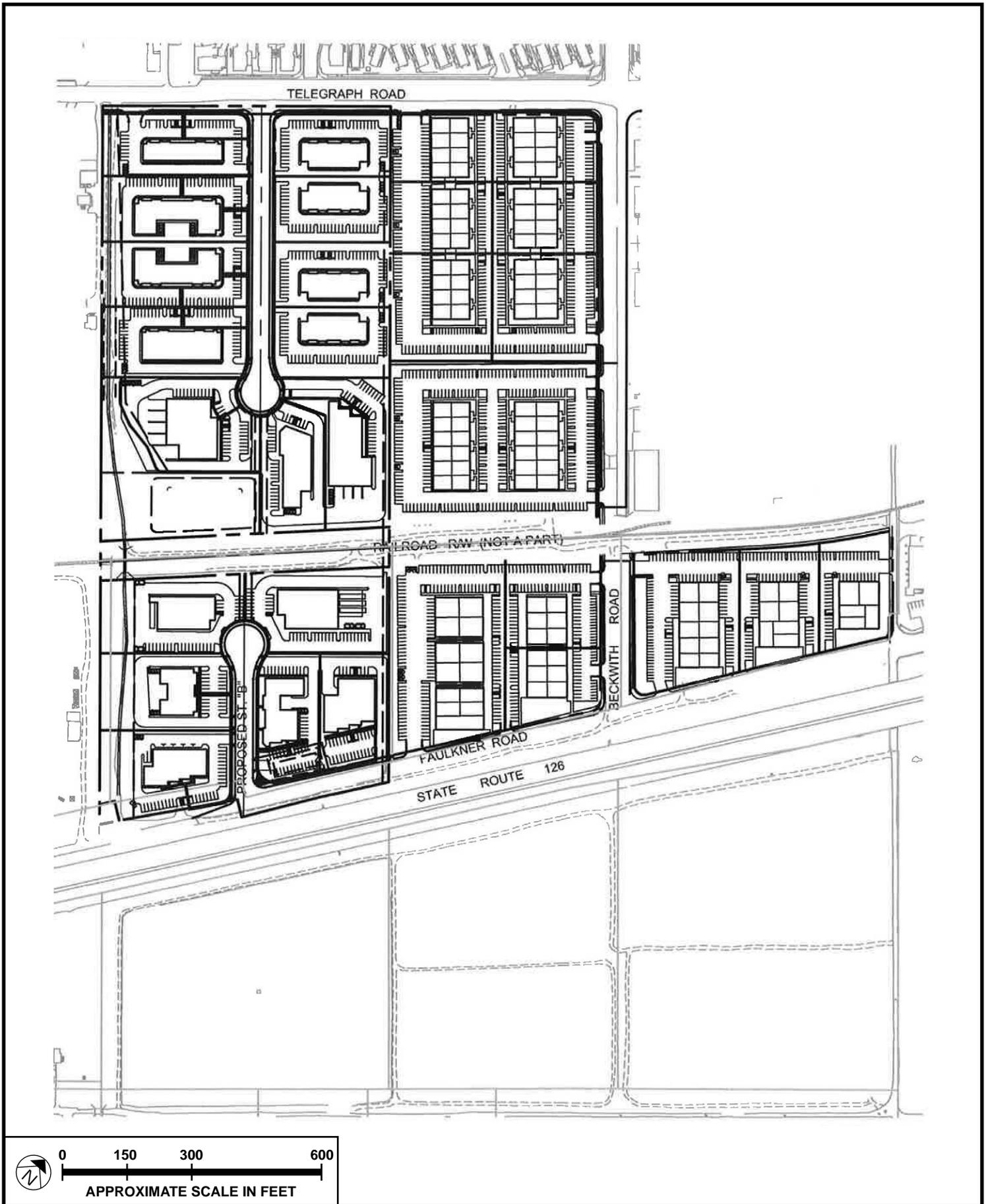
SOURCE: Meridian Consultants – 2015

FIGURE 2.0-1



SOURCE: Jensen Design and Survey – May 2014

FIGURE 2.0-2



SOURCE: Jensen Design and Survey – May 2014

FIGURE 2.0-3

Conceptual Site Plan

3.0 ADMINISTRATIVE SETTING

3.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The purpose of this investigation is to evaluate the historical significance and integrity of a potential historical resource within the Project Area to assist the City of Santa Paula in determining whether the proposed project would result in a substantial adverse change in the significance of the historical resource, pursuant to CEQA. A “historical resource” as defined by California Public Resources Code (PRC) Part 5020.1(j) “includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” Guidelines for CEQA further define a “historical resource” as any resource listed in or determined eligible for listing in the CRHR, included in a local register of historical resources, or determined to be historically significant by the lead agency.

3.2 HISTORIC RESOURCES EVALUATION

National Register of Historic Places

Administered by the National Park Service, the NRHP is part of a national recognition program to identify, evaluate, and protect America’s historic and archaeological resources. The NRHP recognizes properties that are historically significant at the local, state, and national level and uses criteria for evaluation that are nearly identical to those of the CRHR:

- Associated with events that have made a significant contribution to the broad patterns of our history (Criterion A)
- Associated with the lives of persons significant in our past (Criterion B)
- Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values (Criterion C)
- Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D)

Based on the NRHP standards, in addition to possessing significance under one or more criteria above, a property must also retain sufficient *integrity* to convey its historic significance. An evaluation of a property’s significance establishes whether the “essential physical features” that define the property’s significance remain intact. The NRHP considers integrity in terms of seven “aspects.” A property must not necessarily possess all aspects of integrity; relevant aspects will depend on why the property is significant. The seven aspects of integrity are listed below:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.

- *Design* is the composition of elements that constitute the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property that illustrates the character of the place.
- *Materials* are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period of history.
- *Feeling* is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.
- *Association* is the direct link between a property and the event or person for which the property is significant.

The age threshold for listing in the NRHP is 50 years. However, properties less than 50 years of age may be eligible for listing if they are of “exceptional importance,” as defined by NRHP guidelines.

California Register of Historical Resources

The CRHR is a program intended to promote the recognition and protection of resources of architectural, historical, archaeological, and cultural significance. The program facilitates the identification of historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding, and provides certain protections under CEQA. To be eligible for listing in the CRHR, a property must meet at least one of the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1)
- Associated with the lives of persons important to local, California or national history (Criterion 2)
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3)
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4)

Additionally, a resource would be automatically listed in the CRHR if it is listed in the NRHP or formally determined eligible by an agency for listing in the NRHP.

The age threshold for listing in the CRHR is 50 years so that sufficient time has passed to understand fully the historic significance of a resource. However, properties less than 50 years of age may be considered for listing in the CRHR if sufficient time has passed to understand the historic importance of a property.

City of Santa Paula Historic Landmark Ordinance

City of Santa Paula Ordinance No. 816 provides for the designation of City landmarks and establishes the criteria for designating a landmark nomination. The City's Design Assistance Committee makes determinations on whether a nominated property or structure meets one or more criteria below:

1. Historical & Cultural Significance

- a. The proposed landmark is particularly representative of a distinct historical period, type, style, region, or way of life.
- b. The proposed landmark is an example of a type of building which was once common, but is now rare.
- c. The proposed landmark is of a greater age than most of its kind.
- d. The proposed landmark is connected with a business or use which was once common, but now rare.
- e. The architect or builder was locally or nationally renowned.
- f. The site is the location of a significant local or national event.

2. Historic Architectural & Engineering Significance

- a. The construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
- b. The overall effect of the design of the proposed landmark is beautiful, or its details and materials are beautiful or unusual.

3. Neighborhood and Geographic Setting

- a. The proposed landmark materially benefits the historic character of the neighborhood.
- b. The proposed landmark in its location represents an established and familiar visual feature of the neighborhood, community or city.

Additionally, any structure, property, or area that meets one or more of the criteria above must also possess integrity in the areas of location, design, materials, construction and workmanship.

City of Santa Paula Ordinance No. 816 also provides for the designation of Historic Districts based on the following criteria:

1. The proposed historic district is a geographically definable area, urban or rural, possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development, or
2. The historic or aesthetic collective value of the district taken together may be greater than the value of each individual structure, or
3. The district meets the criteria that are listed for the designation of Landmarks provided in Section 17.55.080. (City of Santa Paula, Ordinance No. 816, Nomination of Landmarks) Section 106

3.3 IMPACT EVALUATION AND THRESHOLDS OF SIGNIFICANCE

Section 15064.5(b) of the CEQA Guidelines provides that a project with an effect that may cause a substantial adverse change in the significance of a historical resource may also have a significant effect on the environment. A substantial adverse change in the significance of a historical resource is defined as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. According to the CEQA Guidelines, a resource would be materially impaired when a project, “demolishes or materially alters in an adverse manner those physical characteristics of an historic resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(K) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.”

If a lead agency determines that a project would result in significant adverse changes in the significance of a historical resource, the agency must identify potentially feasible measures to mitigate those significant adverse changes.

4.0 HISTORIC CONTEXT

4.1 LOCAL HISTORY

The earliest historic, nonnative, use of the environs surrounding the Project Area dates to the mid-nineteenth century. On April 28, 1840, Governor Juan B. Alvarado granted Manuel Jimeno Casarin 17,733.33 acres of the Rancho Santa Paula y Saticoy. A later owner, T. W. More, sold approximately 15,000 acres to George G. Briggs in 1861. Formerly a horticulturist in Marysville, Briggs planted a 160-acre orchard thinking he could successfully cultivate fruit on the land. However, persistent drought made it difficult to sustain a productive fruit-growing operation; and in 1867, Briggs authorized land agent E. B. Higgins to subdivide the rancho into 150-acre parcels, which were sold to farmers from northern California, the East, and the Midwest.¹ The rancho was later patented in 1872 to John P. Davidson, James Blair, Stephen M. Tebbets, Joseph B. Crockett, and Edward D. Baker.² That same year, Nathan Blanchard and E. L. Bradley purchase 2,700 acres from Higgins. Three years later, Blanchard recorded the townsite of Santa Paula on a portion of that purchase.³

The town of Santa Paula would develop in the coming decades, driven by citrus farming, oil production in the region, and the coming of the Southern Pacific Railroad.⁴ Prior to the arrival of railroad, the agricultural economy of the area was restrained by the lack of a regional transportation network. However, after the establishment of the railroad, the citrus industry began a fast and steady period of growth. The growing citrus industry gave rise to the Limoneira Company, which was established by Wallace Hardison and Nathan Blanchard in 1893. The company acquired the water rights to Santa Paula Creek and began the company on 400 acres approximately 5 miles west of Santa Paula. Hardison's nephew, Charles C. Teague, managed his uncle's California businesses while Hardison was in South America pursuing his mining interests. Teague consolidated his uncle's holdings and grew Limoneira into a successful local company. In 1898, the 25-year-old Teague replaced a retiring Blanchard as Limoneira's manager and held that position until 1950. He became part owner in 1904 and company president in 1917. The company would grow to become one of the most successful lemon producers in the world—eventually holding the most acreage devoted to citrus—and was responsible for revolutionizing the industry. Under Teague, Limoneira developed fruit storage and curing techniques, allowing fruit picked in the winter and spring to be sold when prices were highest in the summer. Other important Limoneira advancements included the development of practical and efficient orchard heaters and fruit washers,

1 Solomon N. Sheridan, *History of Ventura County, California* (Chicago: S. J. Clarke Publishing Company, 1926).

2 W. W. Robinson, *The Story of Ventura* (Title Insurance and Trust, 1956).

3 San Buenaventura Research Associates, *CEQA Historic Resources Report, East Gateway Project, Santa Paula, CA* (Santa Paula, 2001), 4.

4 J. P. Triem, *Ventura County: Land of Good Fortune* (Chatsworth: Windsor Publications, 1985).

and the development of cooperative marketing for the citrus and walnut industries.⁵ New tree varieties were also developed during this period of innovation. Operations like Limoneira, the Teague-McKevett Company (founded 1908), and the Newhall Land and Farming Company's Orchard Farm (founded 1912) rapidly accelerated the region's shift to citrus cultivation, which progressed in waves of crops that included oranges, lemons, and, eventually, avocados, with one crop replacing another in succession.⁶

The expansion of the citrus industry accelerated dramatically in the period from 1920 to 1945. This expansion, along with the success of the oil industry, helped to spur the growth of Santa Paula, which saw the construction of new schools, banks, and commercial buildings, and the development of new residential lands tracts, for both the affluent and the working class.⁷ Affluent farmers relocated to the area, as did a multitude of farmworkers representing a variety of ethnic groups, including Chinese, Japanese, and Mexican immigrants, as well as Dust Bowl⁸ refugees. This diversity in social and economic character was evident in the residential buildings of the area, with ranch houses as the primary dwellings of the property owners. Through time, a family-owned ranch would be subdivided as children matured into adulthood, and new residences would be built. Housing was provided on both family farms and company farms for farmworkers, some of whom worked year-round while others worked seasonally. Types of worker housing included bunkhouses for single men, small family dwellings, and detached dwellings for ranch supervisors and labor supervisors.⁹

The two-decade period after World War II was characterized by increased suburban development, during which time agricultural lands in Southern California were redeveloped for the increasingly suburban populations. During this period, rootstock planted during the boom years became less profitable, and citrus diseases became widespread. The need to plant new trees combined with increasing land values due to development resulted in the reduction of the number of acres under cultivation, especially in Orange and Los Angeles Counties.¹⁰ However, the Santa Clara Valley managed to retain its citrus landscape because of its geography.

5 C. C. Teague, *Fifty Years a Rancher* (Los Angeles: Ward Ritchie Press, 1944).

6 San Buenaventura Research Associates, *Ventura County Cultural Heritage Survey Phase VI: Santa Clara Valley* (Santa Paula, 1999), 4.

7 Edwin M. Sheridan, *History of Ventura County, State of California, Its People and Its Resources* (Los Angeles: Harold McLean Meier, 1940), 163-164.

8 The Dust Bowl era was a period of severe dust storms and drought during 1930s that forced the relocation of millions of people from the Plains states.

9 San Buenaventura Research Associates (1999), 6.

10 San Buenaventura Research Associates (1999), 5.

4.2 DEVELOPMENT OF THE PROJECT AREA

The Project Area was part of a 75-acre ranch purchased by Richard Atmore in 1874. Atmore was a native of England who came to Santa Paula from Placerville, El Dorado County, in northern California.¹¹ Under Atmore, the ranch produced crops of barley, corn, potatoes, and alfalfa. Atmore also established an orchard, kept a large vegetable garden, and raised hogs. An 1879 description of the ranch also described a comfortable cottage, a yard filled with flowers and ornamental shrubbery, a row of willows on the east and south, a barn, and an 18-foot well.¹² The main house, a 2-story Italianate style residence, was likely constructed around the time of Atmore's purchase of the property. After Atmore's death on January 23, 1899, Ruben A. Atmore and his son, Edward, continued ranching and added 22 acres of land across Telegraph Road to their holdings. In the 1930s, Edward established a ranch of his own on Santa Paula Street. Presently, only one historic house remains on the property. This single-family employee residence appears to have been constructed in the 1920s or 1930s (based on period features like a Craftsman-style window); however, it does not appear on historic topographic maps until 1952. Within the last 20 years, the property was sold by the Atmore family to Bender Farms and McGrath Farms. Bender Farms developed portions of the property with modern agricultural-related buildings and parking areas. Aerial photography and a demolition permit indicate that the main Atmore residence and its associated barn and garage were razed sometime between 2007 and 2009.

11 Peggy Kelly, "Atmore Reunion Draws Members of Pioneering Family," *Santa Paula Times*, June 24, 2003, accessed September 28, 2015, http://www.santapaulatimes.com/news/archivestory.php/aid/4924/Atmore_reunion_draws_members_of_pioneering_family.html%20-%20June%2024.

12 Edwin Earl Hampton, Jr., *Ventura County: Garden of the World* (Ventura: Ventura County Historical Society, 2002).

5.0 DESCRIPTION OF THE POTENTIAL HISTORICAL RESOURCE

5.1 SURROUNDING SETTING

The Project Site is situated within the Transverse Ranges physiographic province of California. The primary faults, folds, mountains, and valleys of this region are all aligned in an east–west direction. The Transverse Ranges are a tectonically active region, with high rates of uplift, folding, and sedimentation.

The Project Site is located approximately 0.6 miles northwest of the Santa Clara River, which generally runs in an east–west direction south of the Project Site. The foothills of the Topatopa Mountains are to the north.

A variety of land uses surround the Project Site. Telegraph Road, which bounds the site along the north, is a two-lane roadway approximately 50 feet wide. North of Telegraph Road within the City limits are residential uses, consisting of a single-family residential neighborhood accessed from Country View Court, opposite the western portion of the Project Site, and a mobile-home residential community accessed from Valencia Way, opposite the eastern portion of the Project Site.

The southern portion of the Project Site is bound by SR 126, a four-lane freeway that runs east–west. South of SR 126 are agricultural operations and water storage basins. These agricultural lands contain row crops, avocados, and citrus, and extend to the Santa Clara River, which runs east–west along the base of South Mountain. A limited number of single-family residential units lie within some of the agricultural properties.

Along the East, the Project Site flanks the west and south boundaries of a light industrial area located immediately east of Beckwith Road and north of the VCTC railroad tracks. Beckwith Road is a two-lane road that separates the Project Site from the industrial uses to the east. The light industrial uses, which are within the City of Santa Paula limits, include office and warehouse buildings that house Cornerstone Molds and Machining, other related offices, and the Church of Christ–Buenaventura. The industrial properties also contain a construction equipment storage and maintenance facility operated by United Site Services.

The Adams Barranca is adjacent to the Project Site on the southwest and contains areas with riparian vegetation. Immediately west of Adams Barranca are agricultural operations consisting of orchards and a limited amount of livestock. Single-family residences are located within these agricultural operations.

5.2 SITE DESCRIPTION

The Project Site exhibits limited topographic variation and contains no natural slopes, rock outcrops, or other geological formations. The topography of the Project Site slopes gently, generally from north to south, with the highest elevation in the northern portion at approximately 250 feet above mean sea level (amsl) near Telegraph Road, and its lowest elevation at approximately 226 feet amsl near the boundary with SR 126.

An aerial view of the Project Site is provided in **Figure 5.0-1, Aerial Photograph of the Project Site/Photo Location Key**, and shows the main features. Photographs of the Project Site are provided in **Figure 5.0-2** through **Figure 5.0-10**. Approximately 49 acres of the 53.81-acre Project Site are currently used for agricultural production. The Project Site has undergone extensive surface grading and leveling as part of the ongoing agricultural operations. Several unpaved roads run throughout the Project Site, providing access to the existing agricultural operations. As noted earlier, the VCTC railroad right-of-way, containing railway tracks, bisects the Project Site. The southwest portion is bound by the lower reaches of the Adams Barranca, an improved channel that runs generally north–south.

The Project Site is currently farmed by two organizations, Bender Farms and McGrath Farms. Bender Farms grows avocados on approximately 9.2 acres of land in the northeastern portion of the site and herbs on approximately 12.3 acres within the southeastern portion of the site. Approximately 4.5 acres of the Bender Farms portion of the Project Site consists of maintenance equipment storage facilities related to agricultural operations, offices, and other ancillary uses, such as packing facilities and related farming materials. McGrath Farms grows a variety of row crops on approximately 27.5 acres of land that make up roughly the western half of the Project Site.

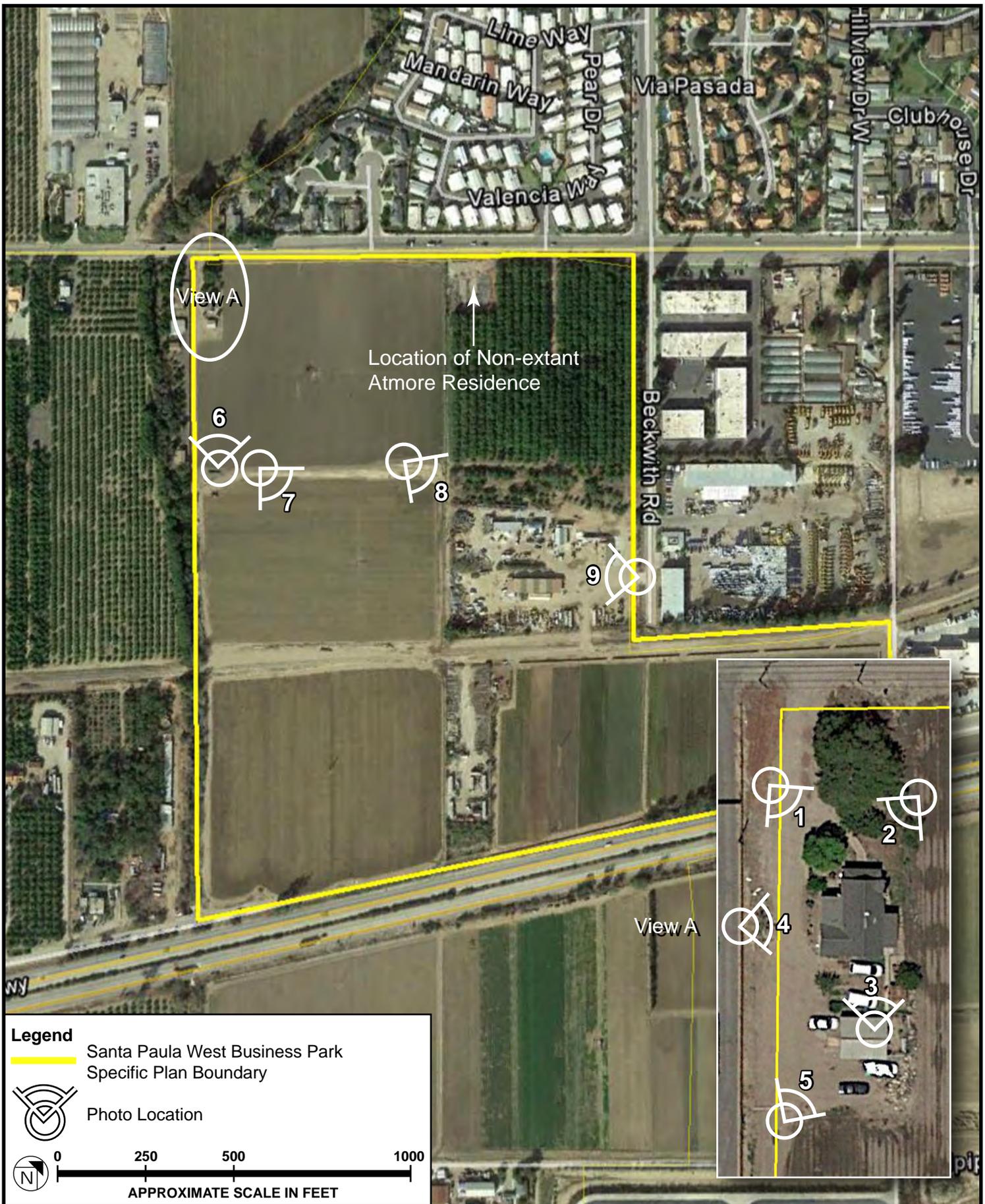
5.3 EMPLOYEE RESIDENCE AT 15258 W. TELEGRAPH ROAD

The employee residence is a rectangular-massed building of no discernable architectural style, save for one Craftsman-style, three-over-one wooden-sash window present on the front façade. The house consists of a front-gabled core with flanking side projections. A shed-roofed room projects off the kitchen on the east elevation, which provides rear access to the house through a notched porch at the southeast corner. The west elevation features a shed-roofed projection and a side-gabled projection, each corresponding to a bedroom. The symmetrical façade of the house is characterized by a hipped-roof, partial-width front porch. The porch roof is supported by 4x4 posts and has a beadboard ceiling. A vertical slat porch railing encloses the space, save for the front entrance, which is accessible via cast concrete steps. The house is clad in wide shiplap or novelty board siding; is capped by a medium-pitched, asphalt-shingle roof; and sits on a crawlspace. The perimeter foundation appears to be cast concrete. Fenestration is a mixture of one-over-one wooden- and vinyl-sash windows, with one vinyl-

sliding window on the east elevation and a three-over-one sash window on the façade. The house has enclosed eaves and louvered gable vents in each of the three gable ends. An exterior brick chimney is located on the east elevation of the house, toward the front, and corresponds to a fireplace in the front living room.

Two ancillary structures are directly behind, and to the south of, the employee residence. The first is a small manufactured shed south of the house. The second is a front-gabled garage clad in corrugated metal sheets.

The immediate setting around the employee residence is characterized by mature fruit trees, a small fenced yard, and a brick-paver path leading from the front of the house to dirt parking areas.



SOURCE: Google Earth – September 2015

FIGURE 5.0-1



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-2



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-3



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-4



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-5



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-6



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-7



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-8



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-9



SOURCE: Meridian Consultants, LLC - 2015

FIGURE 5.0-10

6.0 EVALUATION OF SIGNIFICANCE AND INTEGRITY

6.1 PREVIOUS EVALUATIONS

The Project Site was included in a historic resources survey completed in 1996 by San Buenaventura Research Associates for the Ventura County Cultural Heritage Board.¹³ The California Office of Historic Preservation (OHP) funded the survey through the Certified Local Government program. The survey resulted in the identification of an NHRP-eligible rural historic district, Santa Clara Valley, which was determined to be significant under Criterion A and Criterion C. The OHP reviewed and accepted the survey's conclusions, which were also adopted by the Ventura County Cultural Heritage Board and the Ventura County Board of Supervisors.¹⁴

Under Criterion A, the Santa Clara Valley Historic District was found to be historically significant for its association with the growth and development of agriculture during the period between 1874 and 1950. The surveys concluded that the historic district illustrated the development of agricultural commodities and techniques and demonstrated the progression of land uses from dry farming of grains to the use of irrigation to grow tree crops, including citrus.¹⁵

Under Criterion C, the Santa Clara Valley Historic District was determined eligible as a well-preserved example of a historic Southern California citriculture landscape. The historic district was also deemed eligible for its significant concentration of historic buildings, structures, objects, and sites related to the historic citrus industry. It was significant as an example of the human-designed agricultural landscape, demonstrated by its specific historic form, pattern, and arrangement of buildings, structures, and objects that together helped illustrate and interpret citriculture in Southern California. Moreover, the variety and number of building styles and types from the period of significance (1874–1950) illustrate the historic development of agriculture in terms of both family farming and agribusiness enterprises.¹⁶

6.2 EVALUATION OF SIGNIFICANCE

National Register and California Register Significance

The property was evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation under Criterion A and the California Register Criteria for Designation under Criterion 1 in the 1996 survey (see the Department of Parks and Recreation Form from that survey in

13 San Buenaventura Research Associates, *Ventura County Cultural Heritage Survey Phase V: Western Santa Clara Valley* (Santa Paula, 1996).

14 San Buenaventura Research Associates (2001), 5.

15 San Buenaventura Research Associates (2001), 5.

16 San Buenaventura Research Associates (2001), 5.

Appendix A). At that time, the property contained a 2-story Italianate style main residence, a 2-story wooden barn, a corrugated metal three-car garage, a lemon orchard, and a 1-story employee residence. The 1996 survey concluded the property appeared to possess important associations with events or patterns of events that have made a significant contribution to the broad patterns of history. The property was considered to be associated with the growth and development of agriculture in the region and contributed to the significance of the Santa Clara Valley Historic District.

Since this review was completed in 1996, the integrity of the property has been diminished through the demolition of the main residence, barn, and garage, and by the loss of some of the agricultural fields, as discussed below. As such, the property would not meet the criteria for eligibility as an individual resource. While not individually eligible, the remaining historic features of the property as they exist today, including the employee residence and remaining agricultural fields, do retain sufficient integrity to convey their significant historic associations. Therefore, these features should be considered to be contributing elements within the previously identified Santa Clara Valley rural historic district.

The property does not appear to be associated with persons significant in our past, and therefore it would not be considered eligible for listing in the NRHP under Criterion B or in the CRHR under Criterion 2. Having purchased the ranch in 1974, Richard Atmore was one of the early ranchers in the community. However, documentation has not shown that Mr. Atmore was especially important within his profession or group. His status and contribution to ranching was likely similar to many other ranchers at the time with similarly sized ranches; at its largest, the Atmore Ranch was 75 acres. Compared to the contributions of individuals in the profession such as Wallace Hardison and Charles C. Teague, who were exceptionally successful ranchers and made significant advancements in agricultural techniques, the contributions of Atmore were likely equivalent to those of his peers and would not meet the threshold for NRHP or CRHR significance. Moreover, even if the contributions of Atmore were considered significant within his profession, the demolition of the main residence on the property has severed the direct physical association with him and his descendants, and the property would no longer convey that association.

In terms of architectural significance (NRHP Criterion C and CRHR Criterion 3), the employee residence is not a good example of any particular style of architecture, and no known architect was responsible for the design of the house. In its original form, it may have possessed some characteristics of the Craftsman style, with three-over-one sash windows and tapered porch columns; however, those elements have been replaced, with the exception of one window on the façade of the building. While it is not an especially good representation of a significant architectural style, the house does appear to represent a type of architecture that is significant within the context of the Santa Clara Valley rural historic district. Labor housing is a significant component within the built environment of the historic

district, and this house appears to be a good representation of that architectural phenomenon. The house has lost some material and design integrity as a result of the replacement of windows and doors, and the construction of a likely addition to the west elevation of the house, and therefore would not be considered individually eligible for the NRHP or CRHR. However, enough integrity remains that the house would still be a contributing element to the Santa Clara Valley rural historic district.

The Project Area was surveyed for the presence of intact and significant archaeological resources in June 2015 by ASM Affiliates.¹⁷ This investigation indicated that no extant archaeological resources are present within the currently undeveloped portions of the Specific Plan area. Therefore, the property would not likely yield information on important research questions in history or prehistory and would not qualify for the NRHP under Criterion D or the CRHR under Criterion 4.

Properties Less than 50 Years of Age

Under the NRHP and CRHR, properties younger than 50 years of age may be eligible for listing if they are determined to be “exceptional.” There are no specific criteria for determining whether a property less than 50 years of age meets the definition for exceptional; however, such a property can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. Exceptional importance may be applied to the extraordinary importance of an event or to a whole class of resources that are so fragile that survivors of any age are unusual. The buildings and structures located on the Project Area that are less than 50 years of age were constructed within the last 20 years. They are associated with current-day agricultural use of the property by Bender Farms, and none appears to be exceptionally important in recent history.

Local Significance and Eligibility

The property was evaluated for designation as a City Landmark according to City of Santa Paula Ordinance No. 816 evaluation criteria. At the time of the 1996 survey, the property may have qualified for designation under criterion 1(a) as “particularly representative of a distinct historical period, type, style, region, or way of life.” However, due to a loss of integrity resulting from the demolition of the main residence, garage, and barn and the loss of some of the agricultural fields, the former Atmore Ranch does not appear to be eligible as an individual City Landmark.

¹⁷ David S. Whitley and Sherri Andrews, *Draft Phase I Archaeological Survey of the Santa Paula West Specific Plan Area, Santa Paula, Ventura County, California* (Tehachipi, CA: ASM Affiliates, 2015).

6.3 EVALUATION OF INTEGRITY

The employee residence retains integrity of **location** because this home is located on its original site of construction and has not been moved. The historic form and massing of the employee residence is still largely recognizable, despite the likely addition to the west elevation, so it retains integrity of **design**. The setting of the larger property has been somewhat compromised by the construction of nonhistoric residential development nearby; the introduction of nonhistoric agricultural buildings and structures on the site; and the loss of the historic main residence. However, the immediate setting around the employee residence is still surrounded by agricultural fields as it was historically; therefore, the resource retains integrity of **setting**. Due to a loss of historic materials, including windows, doors, and porch columns, the property no longer possess integrity of **materials** and **workmanship**. The employee residence and its immediate setting would be recognizable to someone who lived during the property's historic period of significance; therefore, the property retains integrity of **feeling** and **association**.

7.0 PROJECT IMPACTS

The development of the Project Area in accordance with the Santa Paula West Business Park Specific Plan would result in the demolition of the employee residence at 15258 W. Telegraph Road and the loss of agricultural fields associated with the former Atmore Ranch. The residence and fields are elements that contribute to the significance of the Santa Clara Valley rural historic district, which is considered a historical resource under CEQA. According to Public Resource Code 21084.1, “a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment.” The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, “demolition, destruction, relocation, or alterations,” such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property’s integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts.

While the development of the Project would result in an adverse impact by eliminating elements that contribute to a historic district, this impact would not cause a substantial change in the significance of the Santa Clara Valley rural historic district. Given the large size and complex nature of the historic district, the loss of a single employee residence and associated fields would not reduce the integrity of the historic district such that it could no longer convey historic significance. The Santa Clara Valley rural historic district would remain eligible for the NRHP and the CRHR. Therefore, the impact resulting from the Project would be less than significant.

8.0 REFERENCES

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Sheridan, Solomon N. *History of Ventura County, California*. Chicago: S. J. Clarke, 1926.

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Triem, Judith P. *Ventura County: Land of Good Fortune*. Chatsworth, CA: Windsor Publications, 1985.

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APPENDIX A

California Department of Parks and Recreation Form 523 (1995)

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Landmark Status
15132	West	Telegraph Road	Linebarger Ranch		3D	eligible
15257	West	Telegraph Road	William A. Colley Ranch		3D	
15258	West	Telegraph Road	Richard Atmore Ranch	Employee residence	3D	eligible
15320	West	Telegraph Road	Richard Atmore Ranch		3D	eligible
		Todd Lane	William Geisler Ranch		3D	
15321		Todd Lane	Agnes Graham Ranch		3D	
630		Todd Road	Fred Beckwith Ranch		3D	
40		Wells Road	Victor Cummings Ranch		3D	eligible
242		Wells Road	Bell-Culp Ranch		3D	eligible
2843		Wheeler Canyon Road	Limoneira Ranch	Social Hall	3D	
3739		Wheeler Canyon Road	Lloyd Ranch		3B	eligible
4104		Wheeler Canyon Road	Jauregui Ranch		3D	
4613		Wheeler Canyon Road	Swanson Ranch		3D	
4886		Wheeler Canyon Road	William Staben Ranch		3D	
4999		Wheeler Canyon Road	McCarthy-Garmon Ranch		3D	
5660		Wheeler Canyon Road	Pellissier-Staben Ranch		3D	
5828		Wheeler Canyon Road	Eliseo School	James D. Schwindt residence	3D	eligible
6645		Wheeler Canyon Road	Thomas Darling Ranch	Residence #1	3D	
6733		Wheeler Canyon Road	Cummings Ranch		3D	
6780		Wheeler Canyon Road	O'Leary Ranch		3D	eligible
7399		Wheeler Canyon Road	Botke Ranch and Studio		3B	eligible
8416		Wheeler Canyon Road	Hobson Brothers Ranch		3D	

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15320 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *98-010-015*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, essentially Italianate style residence with an irregular, t-shaped plan, has two, intersecting medium-pitched, gable roofs covered with composition shingles over the main body of the house. One story, gable-roofed wings project from the northern and southern elevations. A full-front veranda is the main feature of the northern wing. A small stoop flanked by a pair of fluted engaged pilasters is located on the eastern elevation of the house protecting an inset oak paneled front door. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The open eaves on the main body of the house feature decorative flat brackets under closed eaves. The house has medium, multi-pane, double-hung windows with plain wood casings and shelf mouldings.

The house has had several additions over the years. Originally it was a two-story hipped roof square plan house with a veranda on two sides. About 1900, the house was considerably enlarged. A two-story portion was added extending to the east, and the verandas enclosed. Other changes occurred to the rear of the house with several additions, including a slanted bay window. Some changes reflect the Craftsman era from 1910 to 1915, as seen in the front door and the three-part window on the eastern elevation.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Fam/ranch* *HP2 - Single Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 6/15/95, #1501

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1874-E

P7. Owner and Address

*Robert Bannon
3836 Dunford Way
Santa Clara, CA 95051*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/14/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

B1. Historic Name: *Richard Atmore Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Italianate*

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

original house(two-story hipped roof square with veranda on two sides, symmetrical design, 1874-E; additions in 1890, 1920

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *two-story wood barn, corrugated metal three-car garage, lemon orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The Atmore residence is significant as one of the earliest remaining ranch houses from the pioneer era of the Santa Clara Valley's history. Although reduced from its original 75 acres to 18 acres, the ranch is still owned by the Atmore family and is currently planted in lemons. The barn and setting for the ranch remain intact. Richard Atmore, a native of England, came to Santa Paula from El Dorado County in northern California in 1874. He purchased the present ranch that year and probably built the house as that time. The family raised grain and stock and eventually planted walnuts and lemons. Descendants of the family, Ruben A. and his son Edward, continued the ranching tradition and obtained an additional 22 acres across Telegraph Rd., illustrating their success as ranchers. Edward established his own ranch on Santa Paula Street in the 1930s.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

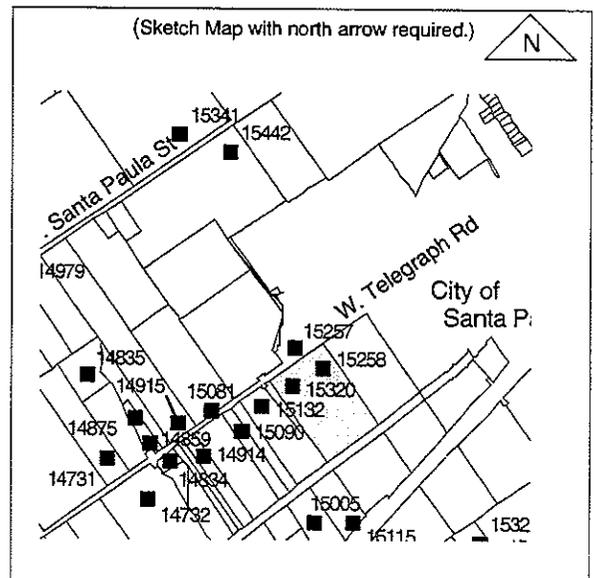
Interview w/ Allan Atmore, 6/27/95; Sheridan, Sol. History of Ventura County, Vol II, Chicago: S.J. Clark, 1926

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *8/14/95*

Continuation Update

P3. Description (continued)

The final addition, possibly from the 1920s, is the long one story wing extending from the northern elevation, with its French doors opening onto a recessed porch. The house is in good condition.

A narrow dirt drive leads from the main road through the lemon orchard along the east side of the house and down past the garage and barn. The three-car garage is covered with corrugated metal siding, as is the large two-story barn.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/20/95*

Continuation Update

P3. Description

15258 W. Telegraph Road - employee residence

This is a one-story folk Victorian style residence with a rectangular plan and a front-facing medium high-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster runs across the front of the house, and is supported by tapered columns. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The eaves are closed and louvered vents are located under the gable ends. A brick chimney is located on the east side of the house. The house has medium, one-over-one, double-hung windows with plain wood casings. An addition has been made on the west side of the house. The house is in fair condition.

A driveway leads from Telegraph Road along the west side of the house. In front of the house is a dirt parking area, several mature trees and a small fenced yard. This house was built as the foreman's house on the 18 acre Atmore Ranch. The main house is to the east of this house.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Residence, north elevation, 8/21/95, #1607