Historic Resource Evaluation Report for 1135 Highway 246, Santa Barbara County, California

APRIL 2023



PREPARED FOR

Sobhani 2005 Trust

PREPARED BY

SWCA Environmental Consultants

HISTORIC RESOURCE EVALUATION REPORT FOR 1135 HIGHWAY 246, SANTA BARBARA COUNTY, CALIFORNIA

Prepared for

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INTRODUCTION

SWCA Environmental Consultants (SWCA) was contracted by Sobhani 2005 Trust (Client) to prepare this Historic Resource Evaluation (HRE) report for the property at 1135 Highway 246, Santa Barbara County, California. Located in an unincorporated area of the county near the community of Solvang, the property at 1135 Highway 246 consists of four parcels (Assessor Parcel No. [APN] 137-120-009, 137-120-023, 137-250-021, and 137-250-075) that contain several agricultural buildings and structures.

An in-person survey was conducted that confirmed that the property includes 16 buildings and structures constructed between the 1930s and approximately 1970. The buildings and structures on the property are older than the 45-year age thresholds used for assessing potential historical significance in accordance with national, state, and local historic preservation regulations. The property does not appear to have been previously surveyed or documented as part of any reconnaissance or intensive level historic resource survey effort.

This HRE outlines the efforts to document the subject property, identify relevant historic contexts and property history, and evaluate its potential historical significance using the eligibility criteria for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) and the designation criteria for Santa Barbara County Historic Landmarks and Places of Merit. These efforts are being undertaken to determine if the subject property qualifies as a historical resource for the purposes of environmental review under the California Environmental Quality Act (CEQA).

Current Historic Status

The subject property at 1135 Highway 246 is not currently listed in the NRHP, CRHR, or Santa Barbara County Lists of Historic Landmarks or Places of Historic Merit, either individually or as part of a historic district. The subject property does not appear to have been previously documented and is not identified within the California Built Environment Resources Directory entries for Santa Barbara County, as made available through the California Office of Historic Preservation.

Methodology

To clarify the historic status of the subject buildings as a historical resource under CEQA, SWCA prepared this HRE report, which provides physical descriptions of the existing buildings and structures, outlines relevant historic contexts, and provides an evaluation of historical significance for the agricultural property at 1135 Highway 246 for individual listing in the NRHP and/or CRHR and for designation as a Santa Barbara County Historic Landmark or Place of Historic Merit.

SWCA conducted a site visit of the subject property on March 27, 2023, to document the existing conditions of the buildings and structures, overall conditions of the property, and surrounding setting. All photographs in this report were taken by SWCA in March 2023, unless noted otherwise. In preparing this report, SWCA conducted research using a variety of repositories, including the following County of Santa Barbara (County) offices: the Surveyor; the Clerk, Recorder, and Assessor; and Planning and Development (parcel permit history and archived permit records). SWCA also consulted the Santa Ynez Historical Society, the Santa Barbara Historical Museum's Digital Collections, the Gledhill Library's online resources, Ancestry.com, Newspapers.com, the Online Archive of California, Calisphere, the David Rumsey Map Collection, and other available resources.

PROPERTY DESCRIPTION

The property at 1135 Highway 246 is located slightly west of the city of Solvang, in an unincorporated area of Santa Barbara County. Comprised of four parcels on the north side of Highway 246, the southern approximate half of the property is flat and in agricultural use (APNs 137-250-075 and 137-250-021), while the northern approximate half of the property is located on an undeveloped mesa (APN 137-120-023 and 137-120-009) (Figure 1). Two groupings of buildings and structures are located on the flat agricultural portion of the property near the toe of the slope (Figure 2). The west grouping includes a large pole barn, a water tank, three grain bins, a smaller wood barn, a pig-holding pen and loading chute, and a concrete road (Figure 3). The east grouping includes multiple rows of pig pens, a wood barn, two water tanks, three warehouses, an ancillary building, a grain bin, and a steel-pole corral (Figure 4 and Figure 5). A dirt road connects the west and east groupings of buildings and structures. (Note: while a fifth, undeveloped agricultural parcel south of Highway 246 has historically been associated with the subject property, it is not part of the current study).

The property's-built environment features are described in further detail below. As depicted in the site plan (see Figure 2), buildings and structures were numbered 1 to 16 for the purpose of the following discussion.

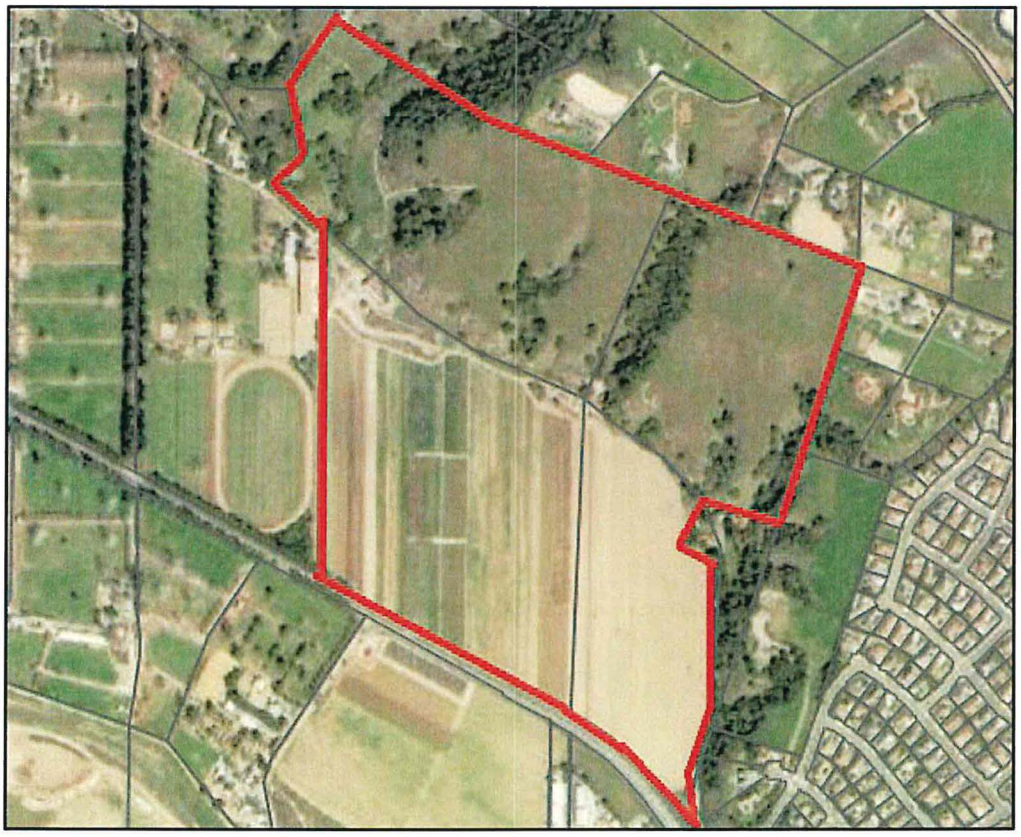


Figure 1. The four parcels comprising the subject property shown on an aerial photo; extant buildings are at northern edge of the agricultural fields (Source: Santa Barbara County Land Use and Zoning Map, modified by SWCA).



Figure 2. Site map of property focused on extant buildings and structures in the west and east groupings (Source: Google Earth, modified by SWCA).

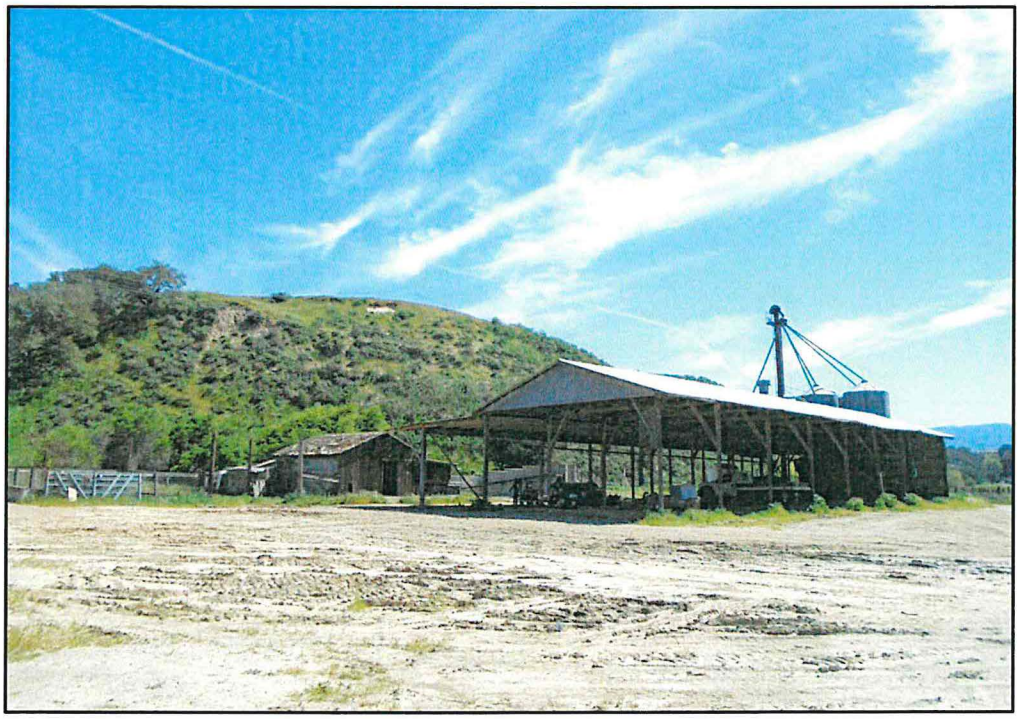


Figure 3. Overview photograph of west grouping of buildings and structures, view northeast from the northwestern edge of the property, March 2023.



Figure 4. Overview photograph of east grouping of buildings and structures, view west, March 2023.

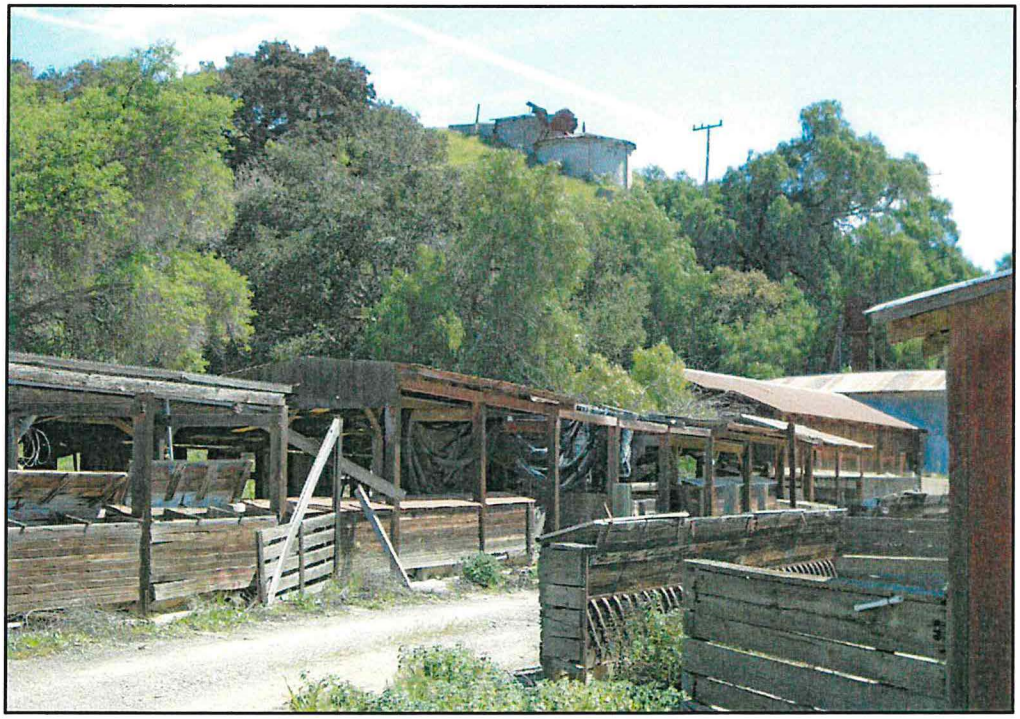


Figure 5. Overview photograph of east grouping of buildings and structures, view northeast, March 2023.

West Grouping

The pole barn (1) in the west grouping has a rectangular footprint and is set on a concrete foundation (Figure 6). Wood trusses and square posts support a medium-pitched, gabled roof that is capped with corrugated metal panels. A shed-roof extension on the north side of the building is capped with corrugated metal panels and supported by wood posts. While the eastern end of the building is enclosed by corrugated metal panels, the remaining three sides are open. An impermanent cylindrical water tank is located at the northeast corner of the building. Adjacent to the east side of the building are three grain bins (2) and associated infrastructure, which appear to be a blower and loading chutes (Figure 7).

A wood animal barn (3) is located north of the pole barn. Constructed on a concrete slab foundation, the wood-framed barn has a rectangular footprint and is capped by a medium-pitched, front-gabled roof; a shed-roof extension on the east elevation are stalls (Figure 8). The gabled roof is capped with wood shake, which is considerably deteriorated and exposes the wood framing, and the shed extension is capped with corrugated metal panels. Exterior sheathing includes vertical and horizontal wood boards of various sizes. Located on the south façade, the primary entrance consists of a sliding wood door hung on a metal rail. The stalls on the east elevation are divided by half-walls constructed with cylindrical metal poles and metal panels. A chicken coop is attached to the west elevation, constructed with wood posts, chicken wire, plyboard, and corrugated metal panels.

East of the barn is a concrete block structure that consists of a semi-circle pen and loading chute (4) (Figure 9). A metal ramp with a short railing and steps is mounted on the west side of the structure.

At the northwest end of the west grouping is a road that leads north/northeast to the mesa portion of the property (5). The roadway is flanked by two parallel concrete animal troughs topped with metal pole rails and wire mesh and has metal rail gates (Figure 10). A dirt road connects the west and east grouping of buildings and structures. Fencing is located near the road in some areas, as is a metal pole livestock pen (6) (Figure 11).

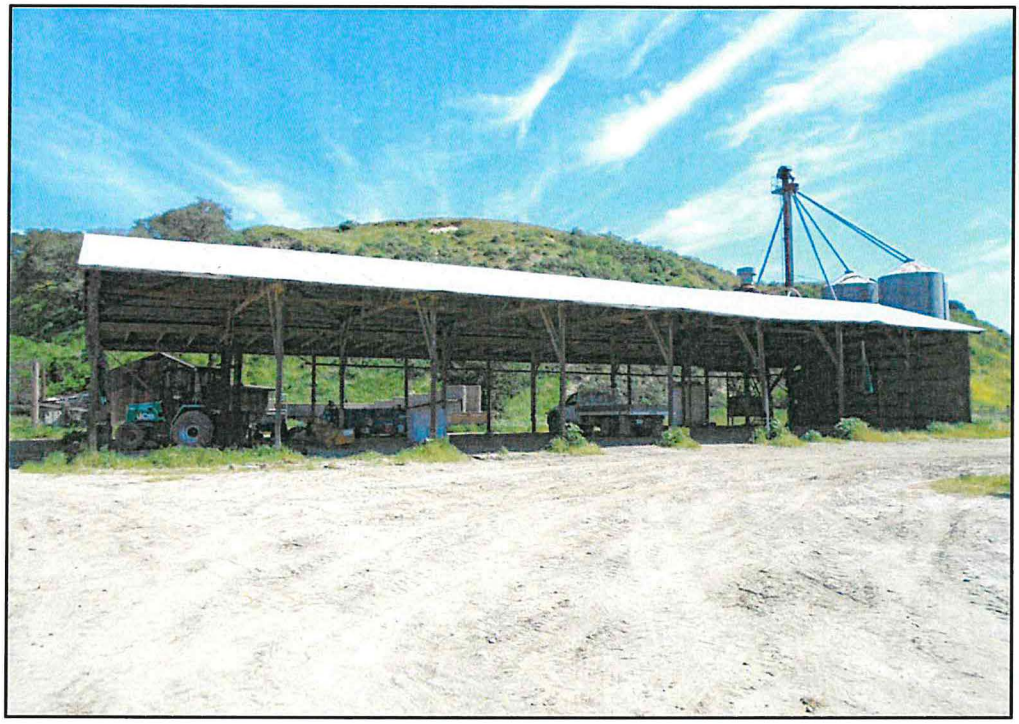


Figure 6. Pole barn (1) in west grouping, south elevation, view northeast, March 2023.



Figure 7. Grain bins (2) in west grouping, view southwest, March 2023.



Figure 8. Wood barn (3) in west grouping, view northwest, March 2023.

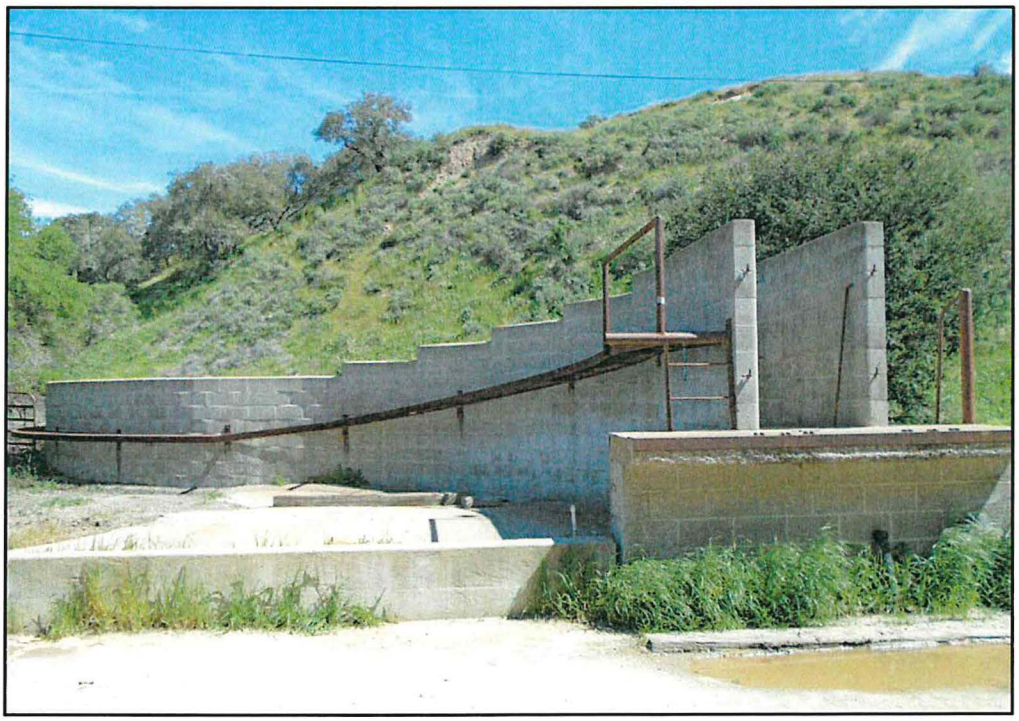


Figure 9. Pig pen and loading chute (4) in west grouping, view north, March 2023.



Figure 10. Two concrete troughs and railing (5) in west grouping, view north, March 2023. The road was impassable due to mud flows.



Figure 11. Livestock pen (6) and fencing located along the road between the west and east groupings of buildings and structures, view northwest, March 2023.

East Grouping

The east grouping of buildings and structures is characterized by three parallel rows of pig pens, described here as the northern, central, and southern rows, as well as a barn with an attached warehouse, two cylindrical tanks, and two warehouses. Additional pig pens and an ancillary building are located slightly north of the barn and warehouse, in a narrow ravine. A few of the buildings/structures have small signs mounted on their façades with identifying numbers, but as numbers were not found on all the buildings/structures, that numbering system is not followed here.

The northern row of pig pens includes one standalone structure at the west, followed by numerous similar structures that are sited adjacent to each other (7). The pig pens generally have rectangular footprints, three enclosed elevations, and one fully or partially open elevation (Figure 12 and Figure 13). Some of the structures rest on concrete foundations, while others appear to be set on the ground. The pig pens are primarily wood-frame construction, with wood board or corrugated metal sheathing and square wood or cylindrical metal posts supporting side-gabled roofs capped with corrugated metal panels. Many of the pens have concrete block or cobblestone half-walls. The portion of the roof sheltering the pens' southern façades is truncated (see Figure 12). Some of the pig pens have lidded bins built into the front half-wall (see Figure 13).

A wood barn and adjacent corrugated metal warehouse are located at the northeast end of the east grouping. Resting on a raised concrete foundation, the barn (8) has an irregular footprint and a medium-pitched, side-gabled roof with slightly overhanging eaves, has an exposed rafter tails and fascia boards, and is capped with corrugated metal panels (Figure 14). The barn is sheathed with vertical wood boards with battens in some areas. The primary entrance consists of a sliding wood door mounted on a metal rail and is located at the southwest corner of the building in a recessed area that is accessed via concrete steps. The steps also lead to a raised concrete block deck located along the south side of the barn. The barn's south elevation contains one square, wood-frame, sliding window and several evenly spaced, rectangular doors for livestock that are enclosed with wood panels. The north elevation displays one door opening near the west end of the building and a smaller rectangular opening for livestock near the east end of the building, which leads to a concrete slab to the rear of the building. Several areas of the north elevation display haphazardly placed wood boards, suggesting repairs or enclosure of other openings.

The two-story warehouse (9) attached to the east end of the barn rests on a foundation made of concrete block and board-formed concrete (Figure 15). The warehouse is capped by a low-pitched, front-gabled roof with slightly overhanging eaves, exposed rafter tails, and fascia boards. A shed-roofed extension projects south from the façade. Both roofs are clad with corrugated metal panels, as is the building's exterior. The southwest corner of the building contains the primary entrance, which opens to the west and south, and retains only one metal door. No fenestration was observed on the west and south elevations; the east elevation displays a rectangular opening that is approximately 6 feet aboveground. Adjacent to this opening is a segment of a square metal chute. Two cylindrical tanks (10) are located east of the warehouse—one is concrete construction and is sheltered beneath a shed roof attached to the warehouse's east elevation, and the other is metal construction and rests on a concrete foundation (Figure 16).

Southeast of the barn (8) and warehouse (9) is a wood-frame warehouse (11) that is set on a concrete foundation, and has a rectangular plan, a front-gabled roof, slightly overhanging eaves, and exposed rafter tails (Figure 17). The warehouse's exterior and roof are sheathed with standing-seam metal panels. The primary entrance on the west façade consists of standing-seam metal panel double doors that are accessed via a sloped concrete ramp. The south elevation displays a grouping of six square window openings with a projecting wood sill near the east end of the building. Above the window grouping is a small cross-gable. The east elevation displays standing-seam metal panel double doors. The north elevation displays a

recessed, open area near the center of the building, which is framed by a wood header beam and square wood posts, the south elevation wall, and the enclosed areas at the west and east ends of the building.

A similar, slightly larger warehouse (12) is located at the southern edge of the east grouping. The warehouse rests on a concrete foundation and has a rectangular plan and a medium-pitched, side-gabled roof that has slightly overhanging eaves and wood fascia (Figure 18). The exterior walls and roof are sheathed with standing-seam metal panels. Three sides of the building are enclosed, while the north façade is open and displays square wood posts supporting the header beams. The south, east, and west elevations do not display fenestration. The north elevation is primarily open with the exception of a small section at the west end of the building that is enclosed with standing-seam metal panel double doors.

West of the warehouse (12) is the southern row of pig pens (13). The older section is similar to the northern row of pig pens, with wood-frame construction, wood board sheathing, and square wood posts supporting side-gabled roofs capped with corrugated metal panels. While the general design of the pig pens is similar, the section that appears newer features corrals across the front (north elevation) and metal pole supports (Figure 19). The corrals consist of concrete half-walls and metal pole railings.

The central row of pig pens (14) is similar in construction to the northern row; however, there is a loading ramp east of the pens, which is constructed with metal framing, a wood deck, and metal pole rails (Figure 20). A concrete foundation is located east of the loading ramp and pig pens (see Figure 20 and Figure 21).

Additional pig pens and an ancillary building (15) are located within a ravine to the north. These pens are simpler in that they are not roofed and consist of concrete block walls with metal mesh or wood gates (Figure 22). The adjacent wood-frame ancillary building has a rectangular footprint and rests on a concrete foundation (Figure 23). It is capped by a shed roof with corrugated metal panels. The building's exterior is sheathed with plyboard and vertical wood paneling. Fenestration on the west façade includes several square window openings (but no windows) and two contemporary paneled doors.

A grain bin (16) located on the hill slope to the northeast was not visited during the survey (Figure 24).

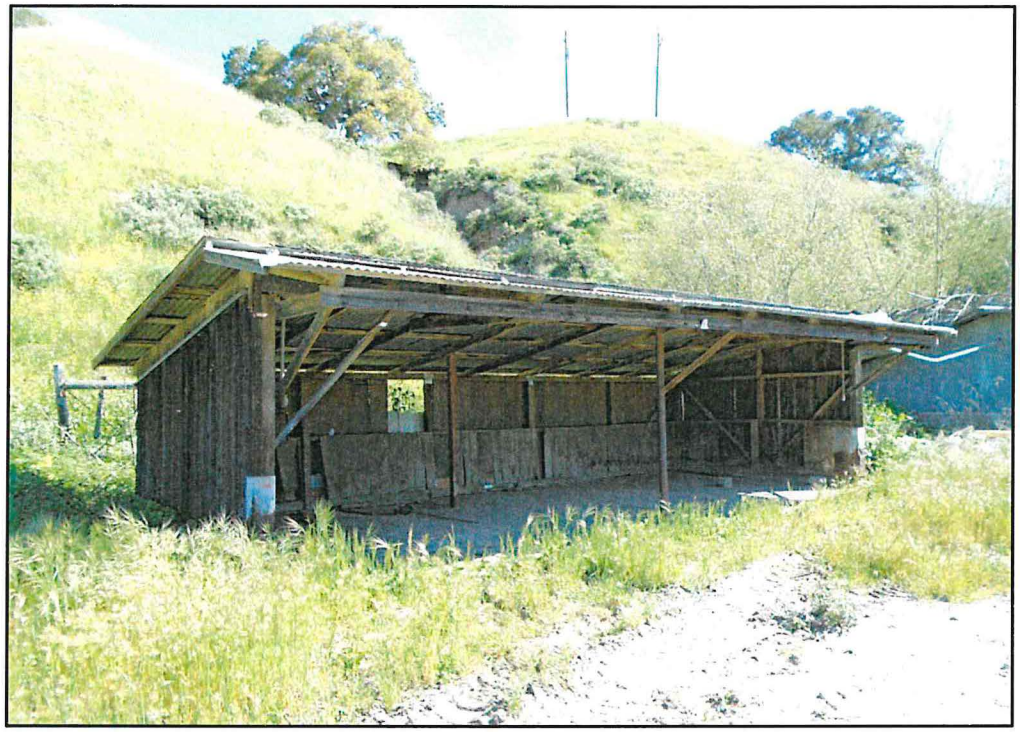


Figure 12. Northern row of pig pens (7) in east grouping, view northeast, March 2023.



Figure 13. Northern row of pig pens (7) in east grouping, view northeast, March 2023.



Figure 14. Wooden barn (8) in east grouping, view northeast, March 2023.



Figure 15. Warehouse (9) adjacent to wooden barn in east grouping, view north, March 2023.



Figure 16. Cylindrical tanks (10) adjacent to the barn and warehouse in the east grouping, view northeast, March 2023.

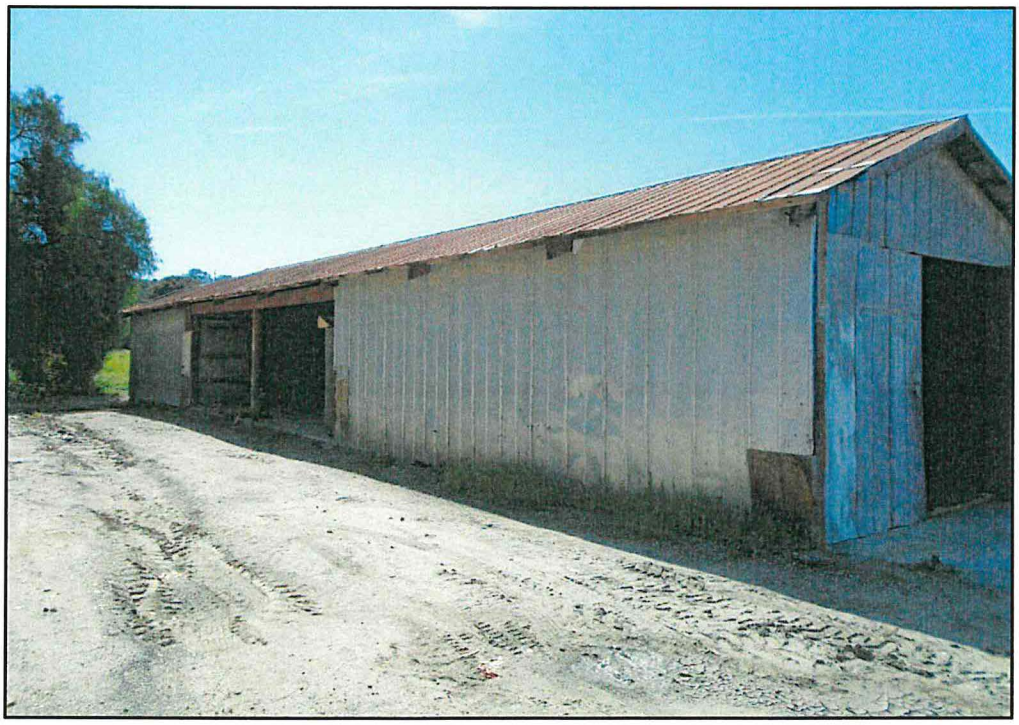


Figure 17. Easternmost warehouse (11) in the east grouping, view east, March 2023.



Figure 18. Southernmost warehouse (12) in east grouping, view southwest, March 2023.

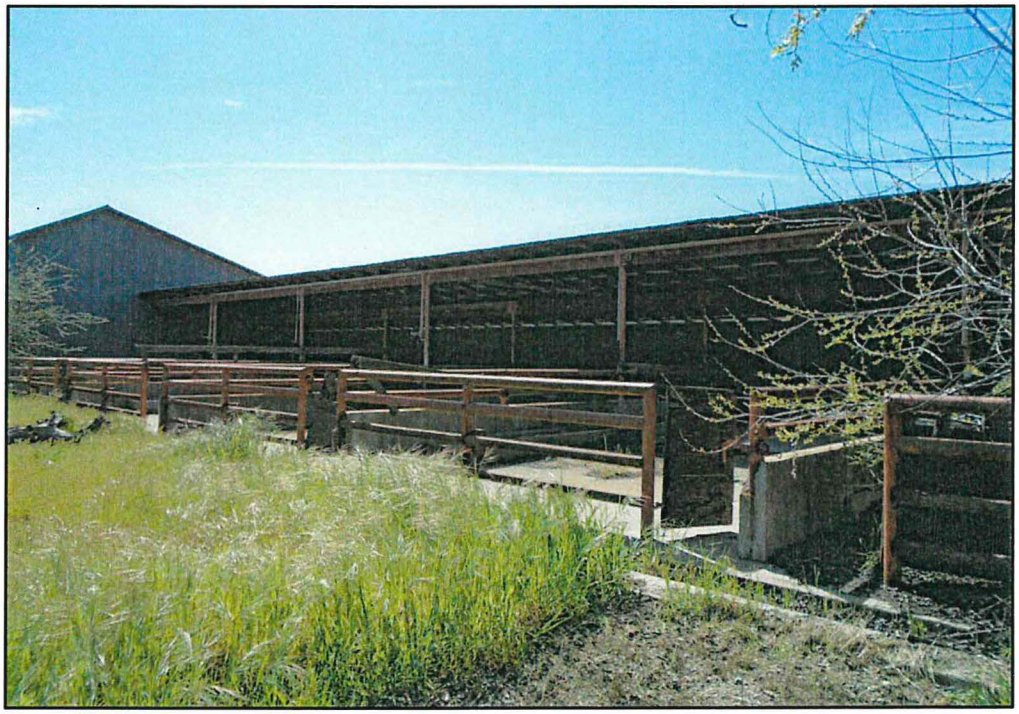


Figure 19. Southern row of pig pens (13) in east grouping, view southeast, March 2023.



Figure 20. Central row of pig pens (14) in east grouping, view southwest, March 2023.



Figure 21. Concrete foundation near the center of the east grouping, view north, March 2023. The structures previously set on the foundation were removed.



Figure 22. Northernmost pig pens (15) in east grouping, view southeast, March 2023.

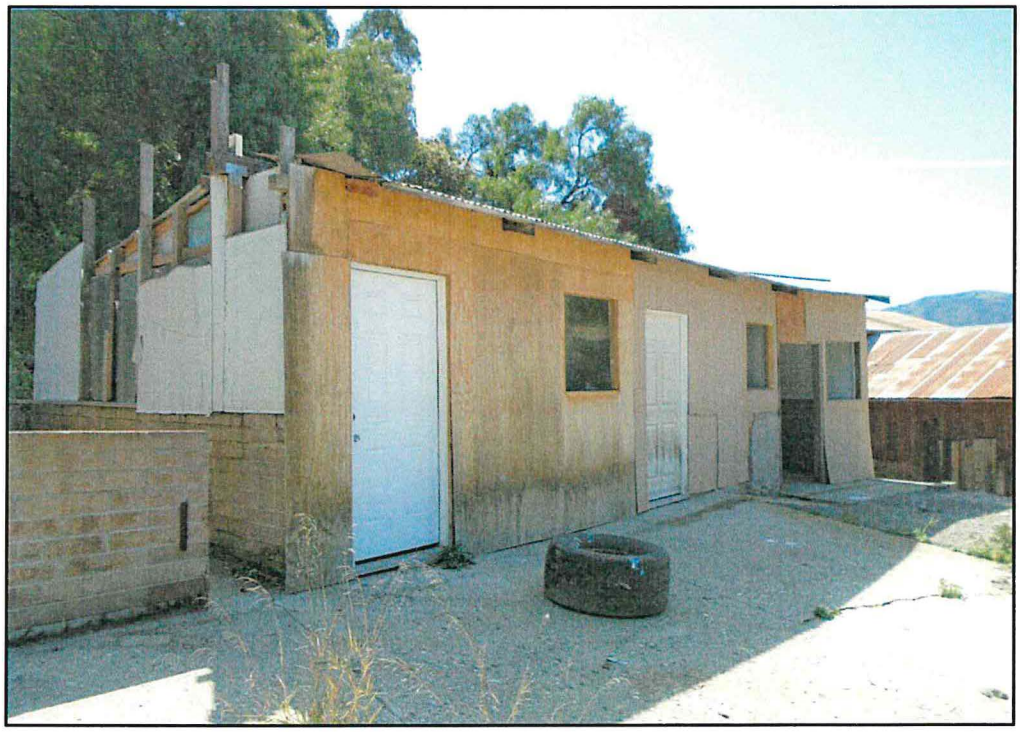


Figure 23. Ancillary building adjacent to northernmost pig pens (15) in east grouping, view southeast, March 2023.



Figure 24. Grain bin (16) on slope of mesa above east grouping, view northeast, March 2023.

HISTORIC CONTEXTS

County of Santa Barbara

The area's original inhabitants were the Chumash people, who have occupied the area for approximately 13,000 years. Chumash territory spanned between approximately Malibu to the south and Paso Robles to the north, as well as on the northern Channel Islands. Prior to the arrival of European colonists, there were an estimated 25,000 Chumash living in about 150 independent villages and towns.[1] The first contact with European explorers occurred in 1542 when the Spaniard Juan Rodríguez Cabrillo landed on San Miguel Island while navigating the California coast, although this interaction was limited. In 1769 a Spanish military and religious expedition led by Franciscan father Junípero Serra and Don Gaspar de Portolá traveled north from San Diego to establish military installations and catholic missions. This was partly in response to Russian activity and settlements in the Pacific Northwest. The Spanish developed a three-pronged plan for colonization, which included building forts (presidios) for security, missions to convert and control the Native American population, and towns to increase settlement. In the vicinity of the project area, missions were established at Santa Barbara (1786), La Purisima (1787), and Santa Ines (1804), and the Santa Barbara Presidio was established in 1782.[2] Through the mission system and interaction with Europeans, thousands of Native Americans experienced mistreatment and were exposed to diseases they had no immunity to, leading to the decimation of their population.

[1] Santa Barbara Museum of Natural History. 2023. Chumash Life. Available at: https://www.sbnature.org/collections-research/anthropology/chumash-life/. Accessed March 2023.

[2] California Missions Foundation. 2023. The California Missions. Available at: https://californiamissionsfoundation.org/the-california-missions/. Accessed March 2023.

To help populate and attain control over the land, Spain granted soldiers and citizens portions of land for their personal use in return for their service and loyalty, although the land technically belonged to the Spanish crown. Mexico won its war for independence from Spain in 1821, after which Mexico was in control of California and what is now the southwestern United States. In 1833 Mexico secularized the missions and began to place mission lands into private ownership. By 1846, over 500 land grants were awarded. This era was known for expansive ranchos that encompassed thousands of acres and were primarily used to raise cattle for hides and tallow. Many ranchos used Native American laborers. The boundaries of two land grants, Rancho San Carlos de Jonata and Rancho Nojoqui, met near the vicinity of the subject property, which is just west of Solvang (Figure 25).[3]

During the Mexican-American War (1846–1848), Commodore Robert Stockton, commander of the American forces in California, occupied Santa Barbara and left a small garrison of soldiers stationed in the town; however, they later surrendered to Mexican forces. Under Major John C. Fremont, the Americans retook the city, and the region formally came under the control of the United States with the signing of the Treaty of Guadalupe Hidalgo in 1848.[4]

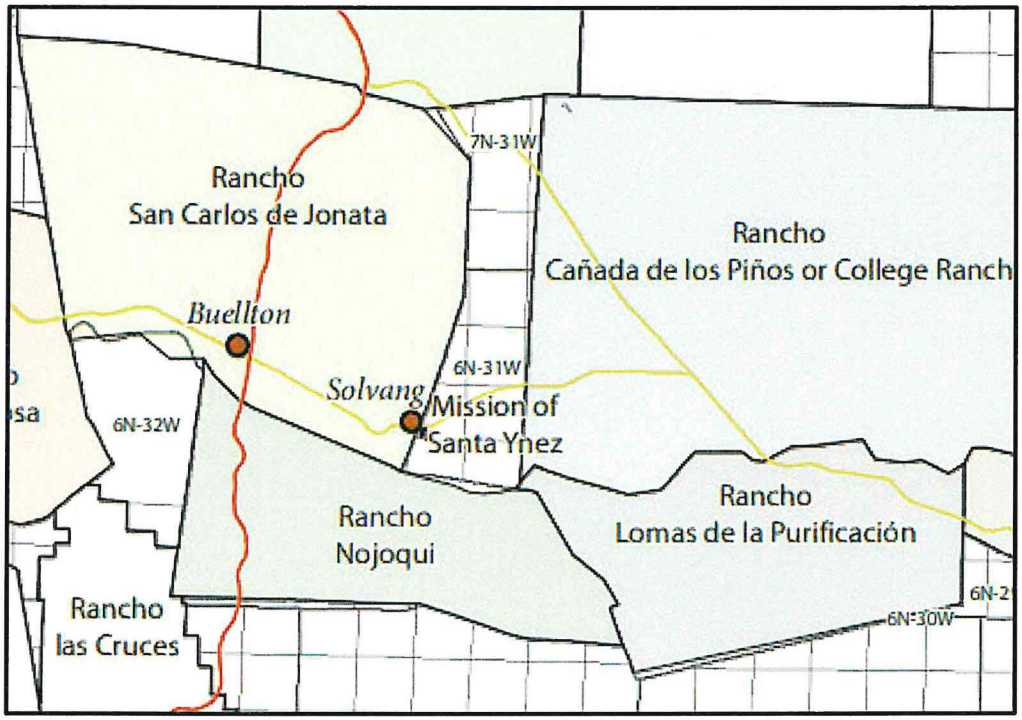


Figure 25. Map showing the extent of Rancho San Carlos de Jonata; the subject property is just west of Solvang (Source: Santa Barbara County Surveyor).

Santa Barbara County was among the original 27 counties established in 1850, the year that California attained statehood. Between 1863 and 1864, a severe drought devastated cattle herds and rancho owners' sources of income. Due to financial burdens from loss of income, debt, and legal expenses incurred defending their land from new settlers pouring into the region, many rancho owners were forced to sell or

[3] Santa Barbara County Surveyor's Office. 2011. Santa Barbara County – Land Grants and Townships Map. Available at: http://surveyor.countyofsb.org/downloads/Land_Grants_and_Townships.pdf. Accessed March 2023.

[4] City of Santa Barbara. 2023. History of Santa Barbara. Available at: https://santabarbaraca.gov/government/priorities-policies/historic-preservation/history-santa-barbara. Accessed March 2023.

otherwise lost their property. American influence grew stronger as the era of cattle ranchos was replaced with wheat and other crops.

Transportation improvements in the Santa Ynez Valley facilitated trade, travel, and settlement. A wagon and stagecoach road through the county was completed in 1861, and the Santa Ynez Turnpike was completed in 1869. Towns established in northern Santa Barbara County included Ballard (1881), Santa Ynez (1882), Los Olivos (1887), Solvang (1911), and Buellton (1920). The Pacific Coast Railway Company's railroad route reached Los Alamos from the north in 1882 and then reached Los Olivos in 1887. The same year, the Southern Pacific Railroad arrived in the city of Santa Barbara from the south. These developments improved the transportation of goods from the region, boosting the county's economic value. In the early decades of the twentieth century, various road and highway improvements were also completed throughout the county.[5]

Oil became an important economic industry in the region, primarily in the Santa Maria Valley. First drilled in 1866 in the Ventura basin east of Ojai, oil wells were also drilled in the Summerland area by1894. The increase in use of the automobile impacted the region, leading to numerous road improvement projects and the development of U.S. Highway 101.[6]

Agriculture has remained a major industry in the county since the mission era, with a variety of crops being grown and livestock raised in the region. The crops have included fruits and vegetables, such as grapes, beans, sugar beets, walnuts, lemons, strawberries, and cut flowers, as well as dairy. Typical livestock raised as agricultural commodities have included cattle, poultry, sheep, turkey, and swine (pigs and hogs). County Agricultural Commissioner records show that beef cattle and chickens have typically been the leading livestock groups. Swine have historically been raised in far smaller numbers compared to other livestock. In the mid-1920s, beef cattle and poultry were each recorded at over 20,000 heads, while swine numbers were much lower at 4,000 heads. Between 1930 and 1970, the number of swine raised in the county continued to be considerably lower than beef cattle and poultry, as well as sheep most of the time. In 1970, the number of swine had dropped to only 1,530, while sheep and lambs numbered over 8,700, turkeys over 79,000, (non-egg-laying) chickens over 212,000, and cattle and calves over 101,000.[7]

As of 2020, Santa Barbara County agricultural products were valued at $1.8 billion with strawberries being the number one crop.[8] Portions of Santa Barbara County have also retained a rural ranch character supporting expansive equestrian properties, including horse breeding and training facilities, as well as guest ranches and a wild horse sanctuary.

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[5] Rouse, Stella Haverland. 1980. San Marcos Pass History. In *Noticias*, vol. XXVI, no. 2. Santa Barbara Historical Society. Available at: https://issuu.com/santabarbaramuseum/docs/noticias_26_2_summer_1980. Accessed March 2023; Santa Ynez Valley Historical Museum. 2020. History. Available at: https://www.santaynezmuseum.org/history/. Accessed March 2023; Myrick, David F. 1987. Santa Barbara County Railroads. In *Noticias*, vol. XXXIII, nos. 2 and 3. Santa Barbara Historical Society. Available at: https://issuu.com/santabarbaramuseum/docs/noticias_33_2-3_summer-fall_1987. Accessed March 2023; Dale, Judith. 2021. Highway 101 and its history as our economic artery. *Santa Ynez Valley News* 15 September. Available at: https://syvnews.com/lifestyles/columns/judith-dale-highway-101-and-its-history-as-our-economic-artery/article_2aa77170-6336-53ce-81b1-a9bd69af13c7.html. Accessed March 2023.

[6] U.S. Department of the Interior. 1969. Geology, Petroleum Development, and Seismicity of the Santa Barbara Channel Region, California. Geological Survey Professional Paper 679, p.15. Available at: https://pubs.usgs.gov/pp/0679/report.pdf. Accessed March 2023.

[7] Dale, Judith. 2022. How agriculture became Santa Barbara County's largest industry. *Santa Maria Times* 9 March. Available at: https://santamariatimes.com/news/local/how-agriculture-became-santa-barbara-countys-largest-industry-judith-dale/article_e3e47a88-a0ae-58d8-8ce1-051d46670a52.html. Accessed March 2023; Santa Barbara County Agricultural Commissioner. 1926, 1930, 1940, 1950, 1960, 1970. Crop Reports. Available at: https://www.countyofsb.org/469/Crop-Reports. Accessed April 2023.

[8] Dale 2022.

Solvang

In 1911 three Danish immigrants founded the town of Solvang after purchasing nearly 10,000 acres in the Santa Ynez Valley. Within 1 year, irrigation systems were developed, farms were established, and crops were planted. Solvang remained relatively small and rural for many years. In 1928 a Lutheran Church was constructed in the community using a traditional Danish architectural style. This was said to inspire residents to construct other buildings in a medieval Danish architectural style. In 1947 the town gained national attention when it was featured in a *Saturday Evening Post* article. By 1951 the Solvang Municipal Improvement District had formed; however, Solvang did not formally incorporate as a city until 1985. The city's built environment continues to reflect the impact of Danish immigrants and culture, and today, Solvang is one of the liveliest Danish-American communities in the United States.[9] The subject property is located slightly west of Solvang's city limits.

Architecture | Agricultural Vernacular

The buildings and structures on the property are Agricultural Vernacular in style. This term is used to describe simple support buildings and structures on agricultural properties that are characterized by utilitarian design, conventional materials, and a lack of characteristics of recognizable architectural styles. Typical character-defining features of Agricultural Vernacular buildings and structures include:

- Rectangular or square plan
- Simple massing
- One- or two-story height
- Wood-frame construction
- Gabled or hipped roofs with open or boxed eaves
- Wood exterior sheathing
- Little to no fenestration
- Simple window and door surrounds[10]

Examples of Agricultural Vernacular buildings and structures remain common throughout Santa Barbara County, particularly within rural, unincorporated areas of the county. Due to the commonplace and utilitarian nature of these buildings and structures, they are seldom individually significant, but may be considered contributors to a larger property as part of a historic district.

[9] City of Solvang. n.d. Solvang History. Available at: https://www.cityofsolvang.com/442/Solvang-History. Accessed March 2023; Elverhoj Museum of History & Art. 2023. Mission. Available at: https://www.elverhoj.org/mission. Accessed March 2023.

[10] Historic Resources Group. 2021. *City of Goleta Citywide Historic Context Statement.* March 2021. Available at: https://www.cityofgoleta.org/home/showpublisheddocument/26196/637774310766370000. Accessed March 2023.

PROPERTY HISTORY

The subject property is comprised of four adjacent parcels that are currently in agricultural use or vacant. The property was once part of the Mexican-era Rancho San Carlos de Jonata, granted to Jose M. Covarrubias and Joaquin Carrillo in 1845 by Governor Pio Pico.[11]

By 1910 the rancho lands in the vicinity of the subject property had begun being subdivided. That year, Tracts #1, #2, and #26, which generally included the northeast, southeast, and southwest quadrants of the subject property, were sold by Merchants Trust Company to H. Trimble McCullough, et ux. Between 1911 and 1932, the property changed hands again, although further details were not determined.[12] Aerial photographs show that the property was undeveloped in the late 1920s, but agricultural occurred in the vicinity. Figure 26, below, shows the subject property and approximate locations of the extant groupings of buildings not present in 1928.

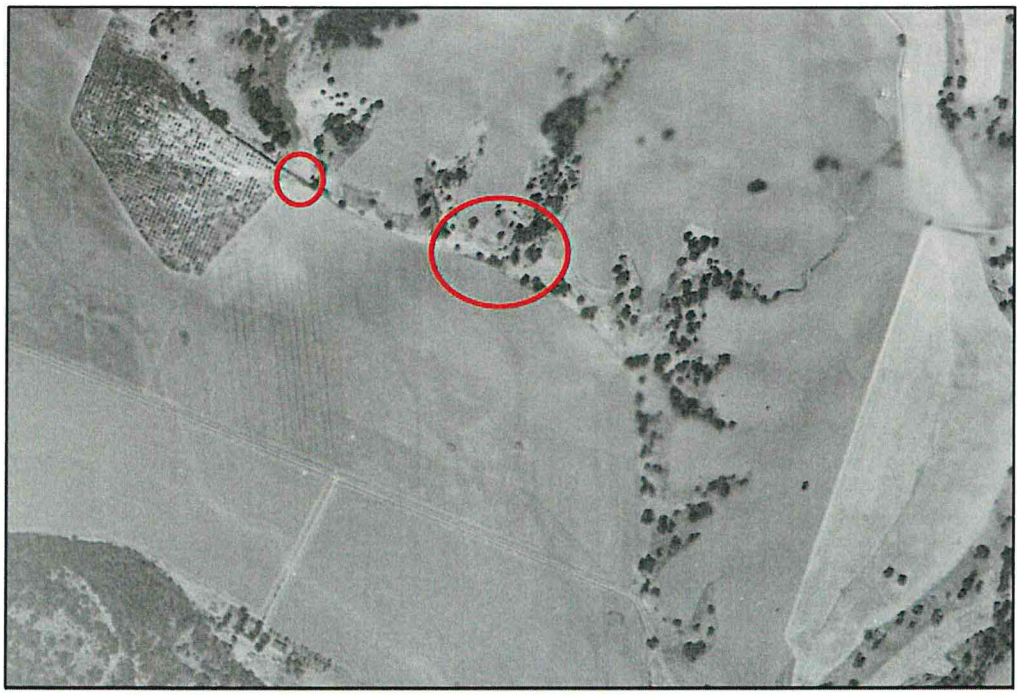


Figure 26. The property appears largely undeveloped in 1928; circled in red are the approximate locations of extant buildings/structures later constructed (Source: U.C. Santa Barbara Library).

A 1932 Record of Survey mapped the subject property subdivided into parcels (Figure 27). The flat agricultural portion of the property is depicted in the area of Parcels #1 and #3 created in Tract #1 (labeled "farming land"), and the northern portion of the property on the mesa is in the area of Tracts #25 and #26. At this time, Parcel #1 belonged to Alice Valentine, Frank P. Ward, and Isabel Ward.[13]

[11] Documents Pertaining to the Adjudication of Private Land Claims in California. 1853–1864. San Carlos de Jonata (Santa Barbara County) Joaquin Carrillo and Jose M. Covarrubias, Claimants. Case no. 156, Southern District of California. Index of the Spanish-Mexican private land grant records and cases of California, I, 678. U.C. Berkeley. Available at: https://digicoll.lib.berkeley.edu/record/266116. Accessed March 2023.

[12] APN Creation Summary for APNs 137-250-021, 075, 076 and 137-120-009, 023; provided by Morris Sobhani.

[13] Santa Barbara County Surveyor's Office. 1932. Record of Survey Map R022, 037, surveyed by Hollister. Available at the Santa Barbara County Surveyor's Office. Accessed March 2023.

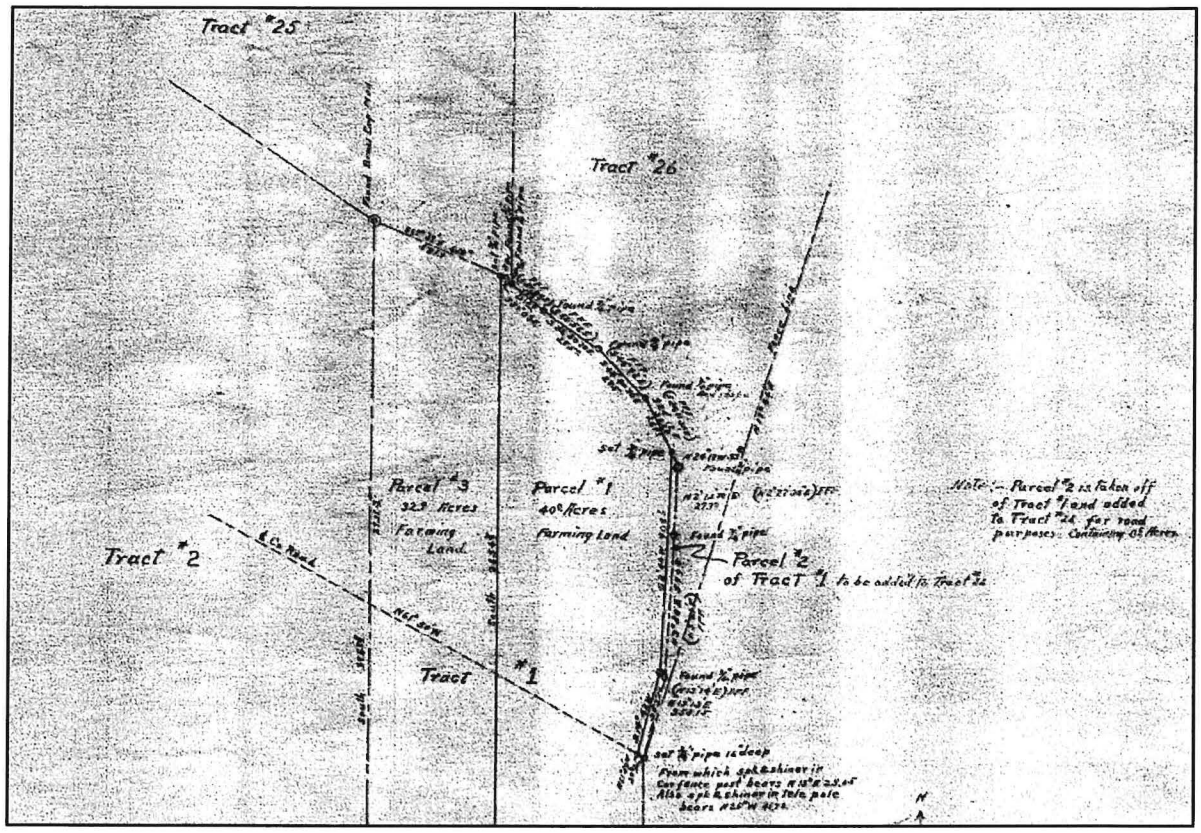


Figure 27. A 1932 Record of Survey map shows the area of the subject property—Parcels #1 and #3 are labeled farming land and Tract #25 and #26 include the mesa (Source: Santa Barbara County Surveyor's Office).

A subsequent Record of Survey map, created in 1933, shows additional detail of parcel subdivisions. The subject property is depicted in the area of Parcels #1, #3, and #4 in Tracts #1 and #2, as well as part of Tracts #25 and #26, which included the property on the mesa (Figure 28). (Note that Parcels #1, #3, and #4 extend to the south side of the county road, today Highway 246.) In 1933 Parcel #3 was owned by Isabel Ward, Parcel #4 was owned by her brother Frank P. Ward, and the adjacent Parcel #5 to the west belonged to Alice Valentine. No property owners were identified at the time for Parcel #1 (at the southeastern end of the subject property) or Tracts #25 and #26 (the mesa area).[14] Frank P. Ward held onto the property until the late 1930s.

[14] Santa Barbara County Surveyor's Office. 1933 Record of Survey map, R023, 006, surveyed by Hollister. Available at the Santa Barbara County Surveyor's Office. Accessed March 2023.

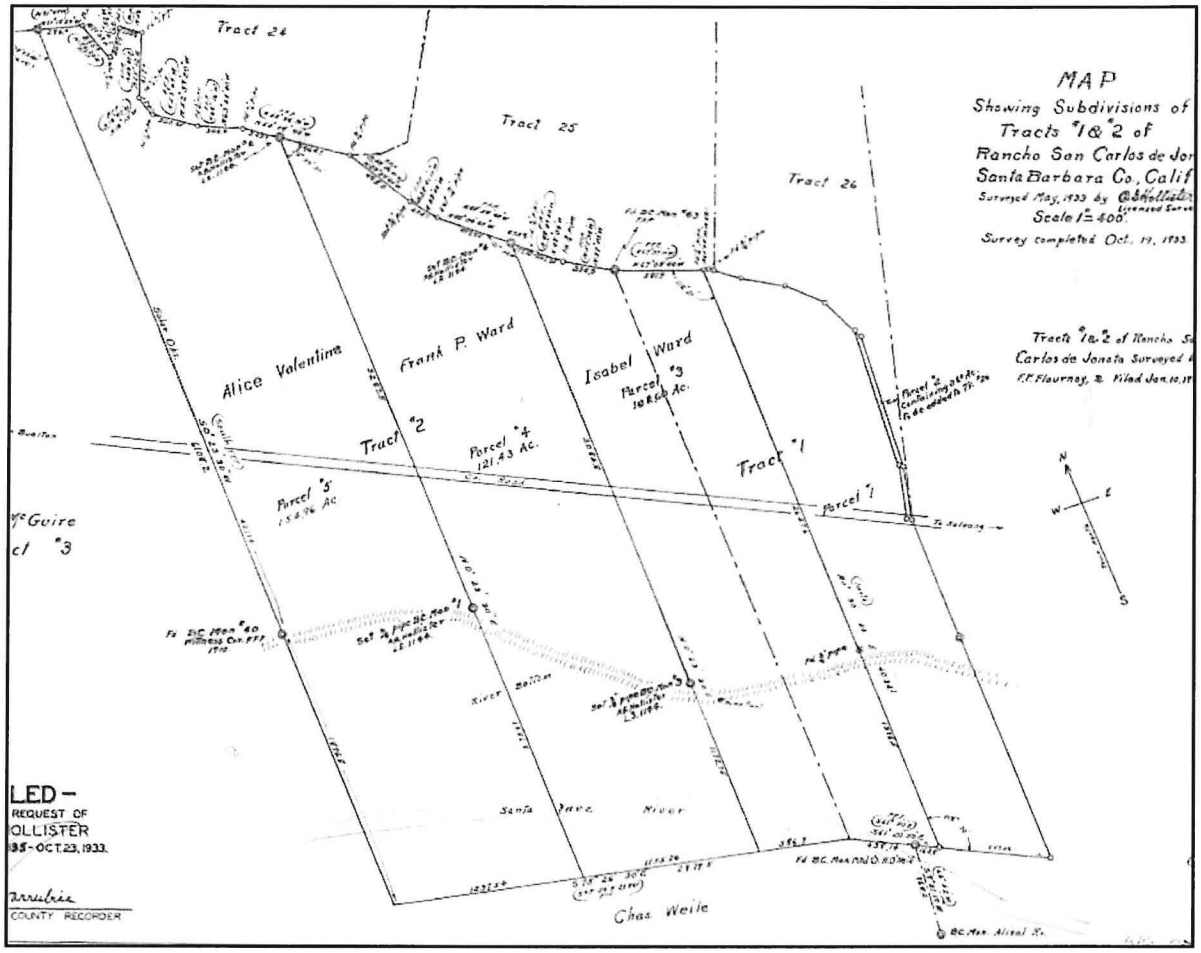


Figure 28. A 1933 Record of Survey map shows the area of the subject property—Parcels #1, #3, and #4 and Tracts #25 and #26 (Source: Santa Barbara County Surveyor's Office).

A 1938 aerial photograph shows buildings and/or structures constructed near one of the ravines, which corresponds to the extant east grouping on the property (Figure 29).[15] One of the buildings appears to be the extant wood barn (8). Based on available information, these improvements were likely built by Frank Ward. Other buildings were also constructed at the eastern boundary of the agricultural property; however, they are outside of the current property boundaries and are not included in this study.

In 1939 Ward sold the ranch to Mr. and Mrs. George Petersen (aka Henry George Petersen and Clara N. Petersen) of Buellton, who planned to use the property to grow vegetables and flowers.[16] A 1940 aerial photograph depicts four roughly square structures located in the in the east grouping; however, they are not consistent with the extant pig pens.[17]

[15] U.C. Santa Barbara Library. 1938. Aerial photo, Flight ID C-4950, Frame SE-37. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.

[16] *Santa Ynez Valley News*. 1939. Ward Ranch Sold to Petersens and Johansen Tuesday. *Santa Ynez Valley News* 6 January. Available at: http://www.newspapers.com/. Accessed March 2023; Ancestry. 1940. United States Federal Census. Available at: https://www.ancestry.com/. Accessed April 2023.

[17] U.C. Santa Barbara Library. 1940. Aerial photo. Flight ID BTM-1940, frame 304-31. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.



Figure 29. By 1938 buildings/structures were present in the area of the east grouping. The buildings at the lower right are not within the current property boundary (Source: U.C. Santa Barbara Library).

In February 1944, a portion of Tract #25 on the mesa was sold by Clara N. Petersen to Hans Christion Johnson, et ux. The sale omitted a parcel created as APN 137-120-023, which generally consists of the northwest quadrant of the subject property today. Later that year, Clara N. Petersen transferred that parcel to Henry George Peterson (her husband), et ux.[18]

Between the late 1930s and early 1950s, several other buildings and structures were constructed on the property in the area of the east grouping (Figure 30).[19] This appears to have included the northern row of pig pens (7), the warehouse adjacent to the wood barn (9), the warehouse at the eastern edge of the grouping (11), the warehouse at the southern edge of the grouping (12), part of the southern row of pig pens (13), the central row of pig pens (14), the pig pens spanning to the north in the ravine (15), and the grain bin on the slope of the hill (16).

[18] APN Creation Summary for APNs 137-250-021, 075, 076 and 137-120-009, 023; provided by Morris Sobhani.

[19] U.C. Santa Barbara Library. 1952. Aerial photo, Flight ID PAI-US-101, Frame 1-3. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023



Figure 30. By 1952 additional structures were built in the east and west groupings (a building in the west grouping is not extant) (Source: U.C. Santa Barbara Library).

George Petersen (aka Henry George Petersen) continued to own a portion, if not all, of the property through the early 1960s. He commissioned a survey of Tracts #1 and #2 in late 1963.[20] Additional buildings and structures were constructed by Petersen between the mid-1950s and mid-1960s. A 1964 aerial shows that some of the buildings and structures in the western grouping had been constructed, including the pole barn (1) and the wood barn (3). The east grouping saw the expansion of the southern row of pig pens (13) and the construction of the cylindrical tanks (10) adjacent to the barn and warehouse.

In about the mid-1960s, the property was acquired by Ray A. Kroc, best known as the owner of McDonald's and its president from 1955 to 1968. In 1966, Kroc developed a residential and business compound northeast of Santa Ynez; the property included a residence, conference hall, and research facility, among various other amenities (Figure 31).[21] Available data indicates that Kroc sold the subject property or an interest in the property (APN 137-250-021, 137-250-075, 137-120-009, and 137-120-023), as well as a parcel on the south side of Highway 246 (APN 137-250-076), in 1967 to Hastings Harcourt, former board chairman for the publishing firm Harcourt and Brace.[22] The prior year, Harcourt and horse

[20] Santa Barbara County Surveyor's Office. 1964. Record of Survey map, R067, 051 for Tracts #1 and #2. Available at the Santa Barbara County Surveyor's Office. Accessed March 2023.

[21] Flemming, Jack. 2020. The house that McDonald's built seeks $29 million in Santa Ynez. *Los Angeles Times* 28 October. Available at: https://www.latimes.com/business/real-estate/story/2020-10-28/the-house-that-mcdonalds-built-seeks-29-million-in-santa-ynez. Accessed April 2023; Britannica. 2023. Ray Kroc. Available at: https://www.britannica.com/biography/Ray-Kroc. Accessed April 2023.

[22] APN Creation Summary for APNs 137-250-021, 075, 076 and 137-120-009, 023; provided by Morris Sobhani; *The Miami News*. 1981. Hastings Harcourt dies at 73; once ran major publishing firm. *The Miami* News 21 October. Available at: http://www.newspapers.com/. Accessed April 2023.

trainer Monty Roberts developed an equestrian facility on the adjacent property to the west.[23] It is unknown when Harcourt sold the property or interest in the property. County Clerk-Recorder records indicate that the Joan B. Kroc Trust retained a one-fourth interest in the property through 2004, when the Trust deeded it to Dakota Smith LLC, who owned the property through 2018.[24] The Sobhani 2005 Trust acquired the subject property (as well as the parcel on the south side of Highway 246) in 2019.

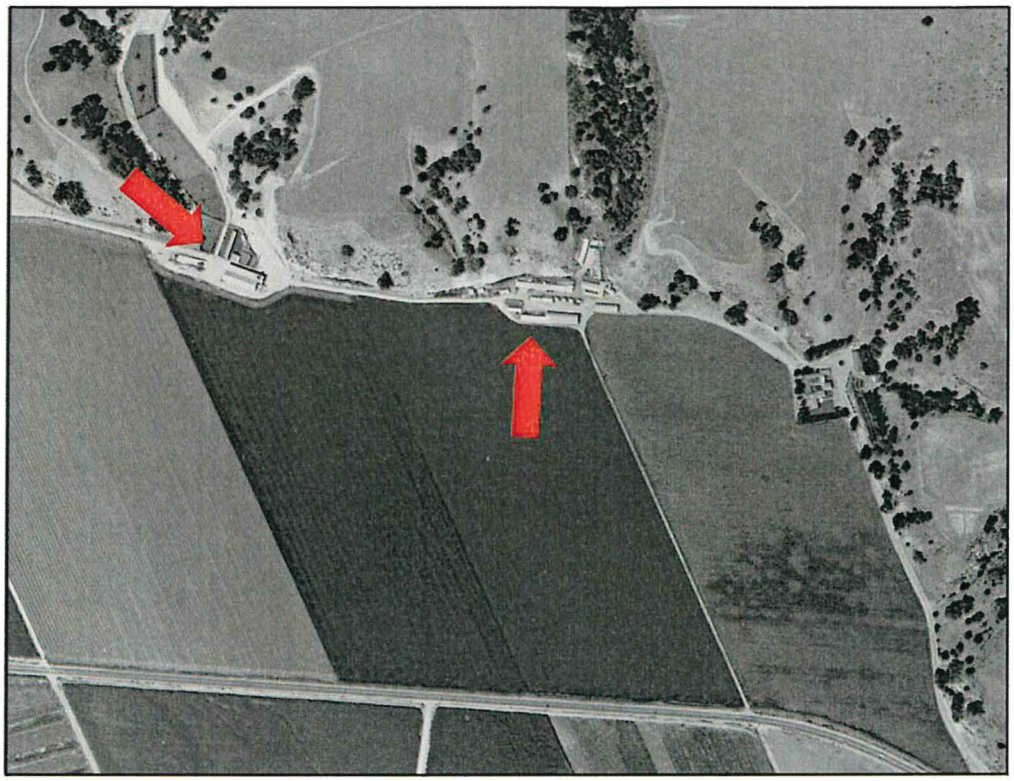


Figure 31. A 1964 aerial photo showing additional structures in the east grouping and buildings/structures in the west grouping (some of which are no longer extant) (Source: U.C. Santa Barbara Library).

The property was reported to have been farmed over the years for beans, grains, and vegetables such as lettuce and tomatoes. For many years it was also used to raise pigs.[25] The majority of the extant buildings and structures reflect the property's use as a pig farm.

Construction Chronology

The agricultural buildings and structures on the subject property were developed between approximately the 1930s through the 1960s. Estimated dates of construction for the buildings and structures are provided

[23] Wright, Alfred. 1971. New Breed, New Ideas, New Taxes. *Sports Illustrated.* June 7. Available at: https://vault.si.com/vault/1971/06/07/new-breed-new-ideas-new-taxes. Accessed April 2023.

[24] Santa Barbara County Clerk-Recorder's Office. 2004. Trustee's Deed 2004-0105141; City of Solvang. 2018. Planning Commission Staff Report re: Annexation and Sphere of Influence Study – Consideration of Land Use Scenarios. February 5, 2018. Available at: https://cityofsolvang.com/AgendaCenter/ViewFile/Agenda/_02052018-334. Accessed March 2023.

[25] Rincon Corporation. n.d. 1135 E. Hwy 246, Solvang, CA. Available at: https://images1.loopnet.com/d2/4TmfzMHJxyLDoOYLwWUy2WY55jKndhI_0XIr8XUBLls/document.pdf. Accessed April 2023; Sobhani, Morris. 2023b. Personal communication with Susan Zamudio-Gurrola, SWCA Environmental Consultants.

below, and Table 1 provides a summary of identified building records for the subject property (see Appendix B for Building Permit records):

- Constructed before 1938:
  - Wood barn (8)
- Constructed between 1938 and 1952:
  - Northern row of pig pens (7)
  - Warehouse adjacent to wood barn (9)
  - Easternmost warehouse (11)
  - Southernmost warehouse (12)
  - Portion of southern row of pig pens (13)
  - Central row of pig pens (14)
  - Pig pens in northern ravine (15)
  - Grain bin on slope (16)
- Constructed between 1956 and 1964:
  - Pole barn (1)
  - Wood barn (3)
  - Cylindrical tanks adjacent to barn and warehouse (10)
  - Expansion of southern row of pig pens (13)
- Constructed between 1964 and 1969:
  - Grain bins in west grouping (2)
  - Concrete pig pen and loading chute in the west grouping (4)

Construction dates were not determined for the concrete troughs (5) leading to the mesa, the metal pole livestock pen (6) adjacent to the road between the west and east groupings, and the ancillary building adjacent to the pig pens in the northern ravine (part of 15).

Table 1. Building Permit Records On-File with the County of Santa Barbara

Parcel Number	Date	Permit #	Owner (or Person Applying for Permit)	Architect or Contractor	Cost	Description
137-120-009	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** road naming
137-120-009	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map
137-120-023	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map
137-250-021	08/12/1988	N/A	Unknown	N/A	N/A	**Planning case:** fruit stand
137-250-021	10/27/1989	N/A	Unknown	N/A	N/A	**Building case:** fruit stand
137-250-021	07/27/1995	N/A	Unknown	N/A	N/A	**Planning case:** windmill
137-250-021	07/22/1997	N/A	Unknown	N/A	N/A	**Building case:** repair mot
137-250-021	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map
137-250-075	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map

Alterations observed during the field survey generally include the removal of structures such as pig pens in the central row of the east grouping, fenestration being covered, doors and other material removed, and roof material repairs/replacement. Many of the extant buildings and structures are in deteriorated structural condition.

Select Owner Biographies

Brief biographies of select property owners are provided below for individuals who owned the property more than 45 years ago.

Frank P. Ward, Owner (ca. 1930–1939)

Born in about 1878, Frank P. Ward was a California native who farmed in Santa Barbara County for much of his life. He married Blanche Ward, a native of Massachusetts, and it appears they did not have any children. Based on available data, Ward farmed the subject property from the late 1920s through 1939. His sister Isabel Ward owned a portion of the property in the early 1930s; however, Frank appears to have had the strongest association with farming as noted in local newspaper accounts, which referred to the property as the Frank Ward or F.P. Ward Ranch. He farmed crops such as beans, grains, and vegetables (Figure 32). He was an active member of the Farm Bureau, and Blanche was a member of the Old Mission Altar Society. Frank later resided in Nipomo. He was preceded in death by his wife, and he passed away in 1956.[26] Research to date did not uncover any additional consequential information on Ward.

[26] *The Lompoc Record*. 1924. "Two Plead Guilty to Bean Theft." October 24. Available at: http://www.newspapers.com/. Accessed March 2023; *Santa Maria Times*. 1956. Frank Ward obituary. Available at: http://www.newspapers.com/. Accessed March 2023; *Santa Ynez Valley News*. 1956. "Frank Ward, Ex-Resident, Laid to Rest." February 17. Available at: http://www.newspapers.com/. Accessed March 2023; *Santa Ynez Valley News*. 1928. "About People You Know." July 28. Available at: http://www.newspapers.com/. Accessed April 2023; *Santa Ynez Valley News*. 1932. "F.P. Ward Raises Fine Lettuce Crop This Year." June 24. Available at: http://www.newspapers.com/. Accessed March 2023; *Santa Ynez Valley News* 1939; Ancestry. 1920. United States Federal Census. Available at: https://www.ancestry.com/. Accessed April 2023.

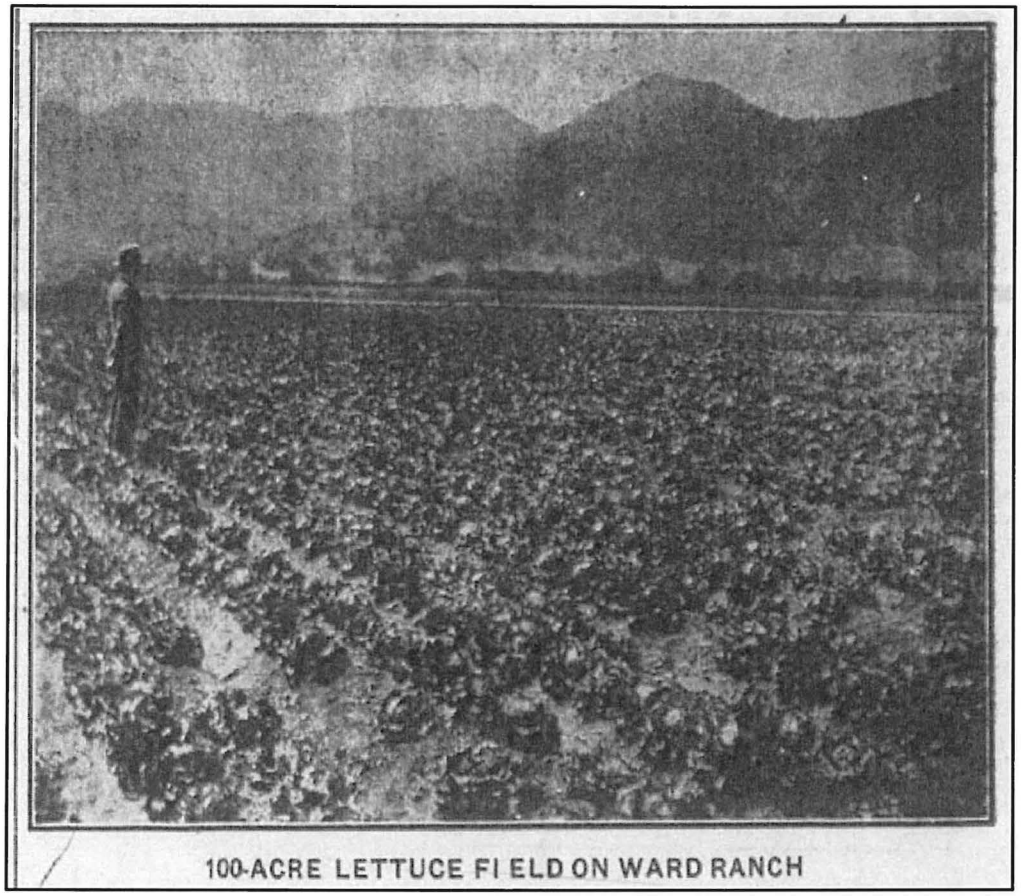


Figure 32. A 1932 newspaper article reported lettuce was being grown on the Ward Ranch (Source: *Santa Ynez Valley News*).

George Peterson (aka Henry George Petersen), Owner (1939–ca. 1964)

George Petersen (aka Henry George Petersen) owned the subject property between 1939 to about 1964. Petersen, born in 1894 in Fresno County, California, served in the Army during World War I, before moving to the Santa Ynez Valley in 1924. The following year, he married Clara Nielsen, a native of Texas. George and Clara had two sons—Robert and William. George worked with Clara's father operating a general store in the Solvang area known as Nielsen and Nielsen, and later as Nielsen and Petersen. When George and Clara acquired the subject property in 1939, they planned to use it to grow vegetables and flowers. George and Clara sold their interest in the general store in 1947. The couple resided on a ranch called Rancho Llano Grande, which they acquired in 1931. Another of George's business endeavors was the Buellflat Rock Company, which he established in 1938. George was involved in community affairs as a member of the American Legion, the Masons, and the Shriners, and he served as the first president of the board of the Santa Ynez River Water Conservation District. He also rode with the Los Rancheros Visitadores.[27] Research to date did not reveal any further consequential information on George and Clara Petersen.

[27] Ancestry. 1930, 1940. United States Federal Census. Available at: https://www.ancestry.com/. Accessed April 2023; *Santa Ynez Valley News*. 1971. Funeral Services Conducted For Henry George Petersen, 76. *Santa Ynez Valley News*. Available at: http://www.newspapers.com/. Accessed March 2023.

Ray A. Kroc and Jane E. Kroc, Owner and Co-Owner (ca. 1964–1984); Joan B. Kroc Trust, Co-Owner (ca. 1984–2004)

Ray A. Kroc, born in 1902 in Oak Park, Illinois, held various positions early in his business career, including a sales manager for a paper cup company and a milkshake machine sales agent. Kroc collaborated with one of his milkshake machine clients, brothers Richard and Maurice McDonald, to open franchise outlets of the brothers' hamburger restaurant. The first of these franchise restaurants opened in 1955 in Illinois, and within 5 years there were 228 restaurants. Inspired by this success, Kroc offered to buy out the McDonald brothers in 1961.[29]

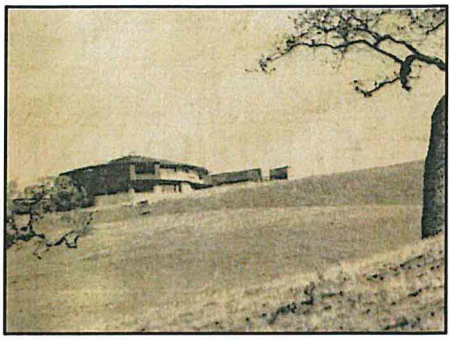


Figure 33. J & R Double Arch Ranch (Source: *Santa Maria Times*).[28]

Kroc owned a residential and business compound northeast of the town of Santa Ynez in Santa Barbara County. Known as J & R Double Arch Ranch (using Ray's and his wife's initials, and the double arch reference to McDonald's), the property included an elaborate residence and facilities for research, meetings, and entertaining.

Research to date does not indicate that Kroc improved or utilized the property in any substantial manner during the time he owned it; it appears the property was leased to other users. After his death in 1984, it appears that his third wife Joan retained a one-fourth interest in the property through the Joan B. Kroc Trust. Joan gifted the majority of her their fortune to charities before and after her death in 2003.[30]

Hastings Harcourt, Owner or Co-Owner (1967–undetermined)

Born in New York in 1907, Hastings Harcourt was the son of Alfred Harcourt (and Susan Harreus), a founder of the publishing company Harcourt and Brace. Hastings attended Harvard Business School and served as chairman of the board of the publishing company. Moving to Santa Barbara County in 1943, Harcourt developed an interest in horses and horse racing. After purchasing a horse for his son, Harcourt met horse trainer Monty Roberts, and later collaborated with Roberts to develop an equestrian breeding and training facility known as Flag is Up Farms adjacent to and west of the subject property. Hastings' other business interests included land and real estate development and oil and gas exploration. His hobbies also included sports car racing and sailing, and he was a member of various yacht clubs across the country. As a philanthropist, Hastings donated to the University of California, Santa Barbara, the Girls' Club and St. Francis Hospital in Santa Barbara, and UCLA Medical Center.[31] It was not determined if Hastings only had a partial interest in the property or when he sold the property or interest.

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[28] *Santa Maria Times*. 1971. Throwback Thursday: Kroc is recipient of USC award. *Santa Maria Times* 4 October. Available at: https://santamariatimes.com/throwback-thursday-kroc-is-recipient-of-usc-award/article_831f06cc-f5c2-5f29-91ff-b9b217bdc433.html. Accessed April 2023.

[29] Napoli, Lisa. 2016. *Ray & Joan: The Man Who Made the McDonald's Fortune and the Woman Who Gave It All Away*. Dutton, Penguin Random House LLC, New York; Pace, Eric. 1984. Ray A. Kroc Dies at 81; Built McDonald's Chain. *The New York Times* 15 January. Available at: https://www.nytimes.com/1984/01/15/obituaries/ray-a-kroc-dies-at-81-built-mcdonald-s-chain.html. Accessed April 2023.

[30] Napoli 2016.

[31] *The Miami News*. 1981. Hastings Harcourt dies at 73; once ran major publishing firm. *The Miami News* 21 October. Available at: http://www.newspapers.com/. Accessed April 2023; *Santa Ynez Valley News*. 1981. Hastings Harcourt dies. *Santa Ynez Valley News* 22 October. Available at: http://www.newspapers.com/. Accessed April 2023.

EVAULATION

National Register of Historic Places

The NRHP was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B:** It is associated with the lives of persons who are significant in our past;
- **Criterion C:** It embodies 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 and distinguishable entity whose components may lack individual distinction; and/or
- **Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature, are not considered eligible for the NRHP, unless they satisfy certain conditions.

In addition to demonstrating historical significance under at least one of the four eligibility criteria, a property must also retain sufficient historical integrity to convey that significance. Defined in National Register Bulletin 15 as the "ability of a property to convey its significance."[32] In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

- **Location**: the place where the historic property was constructed or the place where the historical event occurred;
- **Setting:** the physical environment of a historic property;
- **Materials:** 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;
- **Design:** the combination of elements that create the form, place, space, structure, and style of a property;

[32] National Park Service. 2002. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington, D.C.: National Park Service.

- **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- **Association:** the direct link between an important historic event or person and a historic property; and
- **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.

To qualify as eligible for listing, a property does not need to retain all aspects of historical integrity, although certain aspects are more important in determining eligibility depending on the criteria under which the property is historically significant.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code [PRC] Sections 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- **Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- **Criterion 2:** It is associated with the lives of persons important to local, California, or national history.
- **Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Criterion 4:** It has yielded, or may be likely to yield, information important to prehistory or history of the local area, California, or the nation.

Criteria A/1

The subject property at 1135 Highway 246 does not appear to be historically significant under Criteria A/1. Located in a rural area of Santa Barbara County, the subject property was farmed since at least the 1920s, and agricultural buildings and structures were developed on the property beginning in the 1930s through approximately 1970. Over the decades, the property was planted with various crops and used to raise pigs, and the majority of the extant buildings and structures are associated with the property's use as a pig farm. As previously illustrated, swine (pigs and hogs) have comprised a small number of the livestock raised in the county. The leading livestock groups raised as agricultural commodities have historically been beef cattle and poultry, and turkey and sheep have often surpassed swine as well. Research to date does not indicate that the property played an important role in the development of Santa Barbara County, the region, state, or nation, and it does not appear to have been the location of any noteworthy events in local, state, regional, or national history. Therefore, the subject property does not appear to be eligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

Criteria B/2

The subject property at 1135 Highway 246 does not appear to be historically significant under Criteria B/2. The property has been owned and operated for agricultural uses, or left fallow, by various individuals. While the property was previously owned by two well-known, successful and wealthy businessmen—Ray Kroc and Hastings Harcourt—neither individual appears to have completed any notable improvements to the property. Their associations with the subject property are tangential, and do not rise to a level of significance to warrant historic listing or designation. The Wards and Petersen's appear to have been typical owners and businesspeople, and do not appear to have made significant contributions to history. Therefore, the subject property does not appear to be eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

Criteria C/3

The subject property at 1135 Highway 246 does not appear to be historically significant under Criteria C/3. The agricultural property contains numerous vernacular structures and buildings that were constructed between the 1930s and approximately 1970, including pig pens and chutes, pole barns, warehouses, and two barns. Such structures and buildings are common throughout Santa Barbara County, in agricultural zoned unincorporated areas of the county. As vernacular building types, they are not the design of any notable architect or builder. The structures and buildings on the property are not distinctive examples of a type, period, style, or method of construction, nor do they represent the work of a master or possess high artistic value. Therefore, the subject property does not appear to be eligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

Criteria D/4

The agricultural property at 1135 Highway 246 does not appear to qualify as historically significant under Criteria D/4. The "potential to yield information important to the prehistory or history of California" typically relates to archaeological resources; however, built environment resources can be considered historically significant if they are a source of information related to evolution and understanding of construction or similar historical themes. The subject property contains typical twentieth-century vernacular agricultural structures, the construction of which is well studied and documented. Therefore, the subject property is not eligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

Santa Barbara County

To be designated a Santa Barbara County Landmark or Place of Historic Merit, a place, site, building, structure, or object must meet at least one of the following criteria:

- **Criterion a:** It exemplifies or reflects special elements of the county's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural, or natural history; and/or
- **Criterion b:** It is identified with persons or events significant in local, state, or national history; and/or
- **Criterion c:** It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; and/or
- **Criterion d:** It is representative of the work of a notable builder, designer, or architect; and/or

- **Criterion e:** It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development; and/or
- **Criterion f:** It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara; and/or
- **Criterion g:** It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; and/or
- **Criterion h:** It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning; and/or
- **Criterion i:** It is one of the few remaining examples in the county, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.[33]

Criterion a

As described above, the subject property has been in agricultural use since approximately the 1920s, planted with beans, grains, and vegetables and used to raise pigs. The majority of the extant buildings and structures are associated with the property's use as a pig farm. Agricultural Commissioner records demonstrate that swine have comprised a small number of the livestock raised in the county. The leading livestock groups raised as agricultural commodities in the county have historically been beef cattle and poultry, and turkey and sheep have often surpassed swine as well. The subject property does not exemplify any special elements of the county's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. Therefore, the property does not appear eligible under County Criterion a.

Criterion b

As previously stated, research to date did not indicate that the subject property played an important role in the development of Santa Barbara County, and it does not appear to have been the location of any noteworthy events in local history. In addition, the subject property does not have important associations with persons that are significant in our history. While the property was previously owned by two well-known, successful and wealthy businessmen—Ray Kroc and Hastings Harcourt—neither individual appears to have completed any notable improvements to the property. Their associations with the subject property are tangential, and do not rise to a level of significance to warrant historic listing or designation. The Wards and Petersens appear to have been typical owners and businesspeople, and do not appear to have made significant contributions to history. Therefore, the property does not appear eligible under County Criterion b.

Criterion c

The subject property contains numerous vernacular agricultural structures and buildings such as pig pens and chutes, pole barns, warehouses, and wood barns constructed between the 1930s and approximately 1970. Such structures and buildings are common throughout Santa Barbara County, in particular in

[33] Santa Barbara County, California Code of Ordinances. 2023. Chapter 18A – Historical Landmarks Advisory Commission. Available at: https://library.municode.com/ca/santa_barbara_county/codes/code_of_ordinances?nodeId=CH18AHILAADCO. Accessed March 2023.

agricultural zoned unincorporated areas of the county. They are not distinctive examples of an architectural style, or a type, period, or method of construction, nor are they valuable examples of indigenous materials and craftsmanship. Therefore, the property does not appear eligible under County Criterion c.

Criterion d

The vernacular, agricultural structures, and buildings on the property are not the design of any notable architect, designer, or builder. Therefore, the property does not appear eligible under County Criterion d.

Criterion e

The subject property has not been found to contribute to the significance of a larger, geographically definable historic area. It does not appear to contribute to any grouping of properties that are unified aesthetically by plan or physical development. Therefore, the property does not appear eligible under County Criterion e.

Criterion f

The subject property is located in an agricultural area with similar properties. It does not have a location with unique physical characteristics, nor does the property represent a unique view or vista that is an established and familiar visual feature that is important to the neighborhood or the county. Therefore, the property does not appear eligible under County Criterion f.

Criterion g

As previously described, the structures and buildings on the subject property are a vernacular type commonly found on agricultural properties throughout Santa Barbara County. They are constructed with conventional materials and building techniques. They do not embody elements of architectural design, detail, materials, or craftsmanship that represent significant structural or architectural achievements or innovation. Therefore, the property does not appear eligible under Criterion g.

Criterion h

The subject property does not distinctly reflect significant geographical patterns of settlement, growth, transportation modes, or park or community planning. The subject property is one of many properties in the county that were formed from the subdivision of former Spanish- and Mexican-era ranchos, placed in private ownership, and used for agricultural purposes in the twentieth century. The subject property is not individually significant within this context. Therefore, it does not appear eligible under County Criterion h.

Criterion i

The subject agricultural property, and the vernacular buildings and structures within it, are not one of a few remaining examples of a property or architectural type in the county, region, state, or nation. Therefore, the property is not eligible under County Criterion i.

Historical Integrity

The buildings at 1135 Highway 246 do not appear to exhibit historical significance under any of the NRHP, CRHR, or Santa Barbara County eligibility criteria. Therefore, due to this lack of historical significance, an assessment of historical integrity is not required.

CONCLUSION

The subject property at 1135 Highway 246, located in a rural, unincorporated portion of Santa Barbara County just outside of Solvang, has been in agricultural use since approximately the 1920s, supporting various crops and pigs. The property is not currently listed in the NRHP, CRHR, or the Santa Barbara County Lists of Historical Landmarks or Places of Historic Merit and does not appear to have previously been evaluated for historical significance. To address this, SWCA evaluated the property for individual significance in accordance with the eligibility criteria of the NRHP, CRHR, and County.

The evaluation found that the subject property is not associated with any significant events in local, regional, state, or national history, nor does it have important associations with individuals significant in our history. The vernacular agricultural structures and buildings on the property are not distinctive examples of a type, period, style, or method of construction, nor do they represent the work of a master or possess high artistic value. Lastly, the property is not likely to yield significant information related to construction techniques used in early to mid-twentieth century agricultural buildings and structures.

The subject property at 1135 Highway 246 is recommended ineligible for listing in the NRHP and CRHR, as well as ineligible for designation as a Santa Barbara County Landmark or Place of Historic Merit. Therefore, the property does not appear to qualify as a historical resource for the purposes of environmental review under CEQA.

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APPENDIX A

DPR 523 Form for 1135 Highway 246

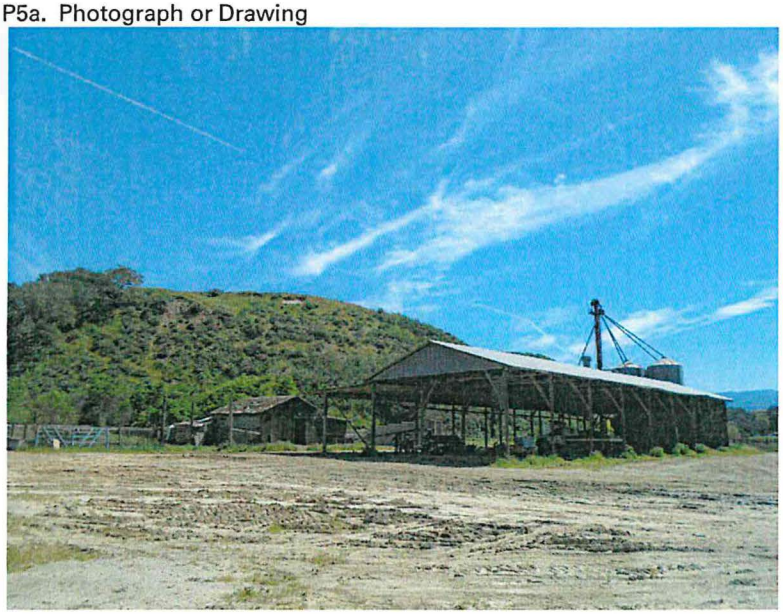
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date

***Resource Name or #:** (Assigned by recorder) 1135 Highway 246
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Santa Barbara
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Solvang Quadrangle
Date 1995 (2000 ed.) **T** 6N; **R** 31W **Sec** 8, 16-17 S.B. **B.M.**
c. Address: 1135 Highway 246 City Unincorporated area of Santa Barbara County Zip 93463
d. UTM: (Give more than one for large and/or linear resources) mE/ mN;
e. Other Locational Data: Assessor's Parcel Numbers: 137-120-023, 137-120-009, 137-250-021, 137-250-075

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property at 1135 Highway 246 is located slightly west of the city of Solvang, in an unincorporated area of Santa Barbara County. Comprised of four parcels on the north side of Highway 246, the southern approximate half of the property is flat and in agricultural use, while the northern approximate half of the property is located on an undeveloped mesa. Two groupings of buildings and structures are located on the flat, agricultural portion of the property near the toe of the slope. The west grouping includes a large pole barn, a water tank, three grain bins, a smaller wood barn, a pig-holding pen and loading chute, and a concrete road. The east grouping includes multiple rows of pig pens, a wood barn, two water tanks, three warehouses, an ancillary building, a grain bin, and a steel-pole corral. A dirt road connects the west and east groupings of buildings and structures. See the site map in Figure 1.

P5a. Photograph or Drawing



***P3b.Resource Attributes:** (List attributes and codes) HP33 – Farm/Ranch

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

P5b. Description of Photo: (view, date, accession #) Photograph 1: Overview of west grouping of buildings/structures, view northeast, March 2023.

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
ca. 1930-1970

***P7. Owner and Address:**
Morris Sobhani, Sobhani 2005 Trust
1135 Highway 246
Solvang, CA

***P8. Recorded by:** (Name, affiliation, and address)
Susan Zamudio-Gurrola and Sayre Borden
SWCA Environmental Consulting

***P9. Date Recorded:** March 23, 2022

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** Historic Resource Evaluation Report, 1135 Highway 246, Santa Barbara County, California, April 2023.

***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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1135 Highway 246 ***NRHP Status Code** 6Z

B1. Historic Name: n/a

B2. Common Name: 1135 Highway 246

B3. Original Use: Agricultural B4. Present Use: Agricultural

***B5. Architectural Style:** Vernacular

***B6. Construction History:** The buildings and structures on the property were constructed between ca. 1930 and 1970 (additional details are provided in the property history described in Section B10). Alterations generally include the removal of structures such as the pig pens in the central row of the east grouping, fenestration being covered, doors and other materials removed, and roof material repairs/replacement. Many of the extant buildings and structures are in deteriorated structural condition.

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

***B8. Related Features:** none

B9a. Architect: None b. Builder: Unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a (Discuss importance in terms of historical or architectural

This intensive survey and evaluation find that the property at 1135 Highway 246 does appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), or for designation as a Santa Barbara County Historic Landmark or Place of Historic Merit due to a lack of historical significance. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act Guidelines (CEQA), using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to be a historical resource or historic property for the purposes of CEQA or Section 106 consultation, respectively (see continuation sheet).

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

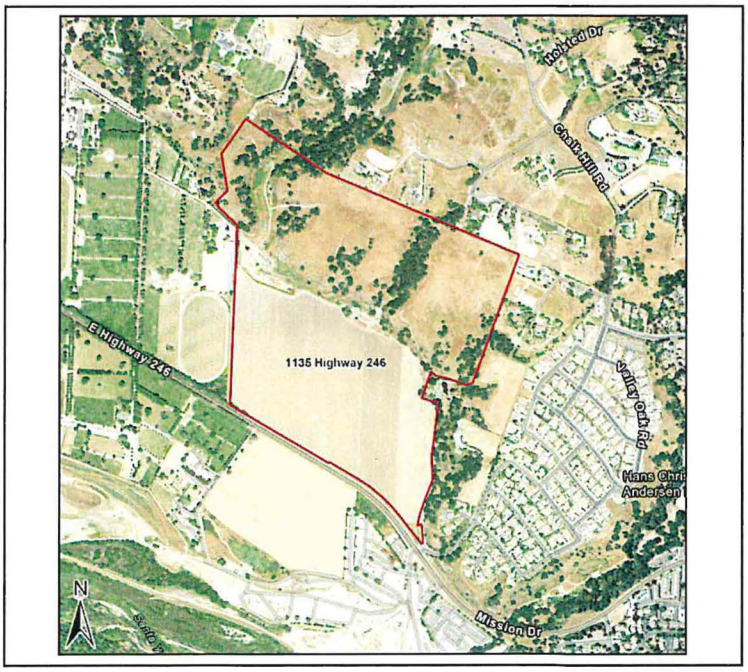
***B12. References:** See footnotes.

B13. Remarks:

***B14. Evaluator:** Susan Zamudio-Gurrola, SWCA Environmental Consultants

***Date of Evaluation:** April 4, 2023

This space reserved for official comments.



P3a. Description (Continued):

West Grouping

The pole barn (1) in the west grouping has a rectangular footprint and is set on a concrete foundation (Photo 2). Wood trusses and square posts support a medium-pitched, gabled roof that is capped with corrugated metal panels. A shed-roof extension on the north side of the building is capped with corrugated metal panels and supported by wood posts. While the eastern end of the building is enclosed by corrugated metal panels, the remaining three sides are open. An impermanent cylindrical water tank is located at the northeast corner of the building. Three grain bins (2) and associated infrastructure are located adjacent to the east side of the building (Photo 3).

A wood animal barn (3) is located north of the pole barn. Constructed on a concrete slab foundation, the wood-framed barn has a rectangular footprint and is capped by a medium-pitched front-gabled roof; a shed-roof extension on the east elevation are stalls (Photo 4). The gabled roof is capped with wood shake which is considerably deteriorated and exposes the wood framing, and the shed extension is capped with corrugated metal panels. Exterior sheathing includes vertical and horizontal wood boards of various sizes. Located on the south façade, the primary entrance consists of a sliding, wood door hung on a metal rail. The stalls on the east elevation are divided by half-walls constructed with cylindrical metal poles and metal panels. A chicken coop is attached to the west elevation, constructed with wood posts, chicken wire, plyboard, and corrugated metal panels.

East of the barn is a concrete block structure that consists of a semi-circle pen and loading chute (4) (Photo 5). A metal ramp with a short railing and steps is mounted on the west side of the structure.

At the northwest end of the west grouping is a road that leads north/northeast to the mesa portion of the property (5). The roadway is flanked by two parallel, concrete animal troughs topped with metal pole rails and wire mesh, and has metal rail gates (Photo 6). A dirt road connects the west and east grouping of buildings and structures. Fencing is located near the road in some areas, as is a metal pole livestock pen (6) (Photo 7).

East Grouping

The east grouping of buildings and structures is characterized by three parallel rows of pig pens, described here as the northern, central, and southern rows, as well as a barn with an attached warehouse, two cylindrical tanks, and two warehouses. Additional pig pens and an ancillary building are located slightly north of the barn and warehouse, in a narrow ravine.

The northern row of pig pens includes one standalone structure at the west end followed by numerous similar structures that are sited adjacent to each other (7). The pig pens generally have rectangular footprints, three enclosed elevations, and one fully- or partially-open elevation (Photo 8 and Photo 9). Some of the structures rest on concrete foundations, while others appear to be set on the ground. The pig pens are primarily wood-frame construction, with wood board or corrugated metal sheathing, and square wood or cylindrical metal posts supporting side-gabled roofs capped with corrugated metal panels. Many of the pens have concrete block or cobblestone half-walls. The portion of the roof sheltering the pens' southern façades is truncated. Some of the pens have lidded bins built into the front half-wall as seen in Photo 9.

A wood barn and adjacent corrugated metal warehouse are located at the northeast end of the east grouping. Resting on a raised, concrete foundation, the barn (8) has an irregular footprint and a medium-pitched, side-

gabled roof with slightly overhanging eaves, exposed rafter tails and fascia boards, and capped with corrugated metal panels (Photo 10). The barn is sheathed with vertical wood boards with battens in some areas. The primary entrance consists of a sliding wood door mounted on a metal rail, and is located at the southwest corner of the building in a recessed area that is accessed via concrete steps. The steps also lead to a raised concrete block deck located along the south side of the barn. The barn's south elevation contains one square, wood-frame, sliding window, and several evenly spaced, rectangular doors for livestock which are enclosed with wood panels. The north elevation displays one door opening near the west end of the building, and a smaller rectangular opening for livestock near the east end of the building which leads to a concrete slab to the rear of the building. Several areas of the north elevation display haphazardly-placed wood boards, suggesting repairs or enclosure of other openings.

The two-story warehouse (9) attached to the east end of the barn rests on a foundation made of concrete block and board-formed concrete (Photo 11). The warehouse is capped by a low-pitched, front-gabled roof with slightly overhanging eaves, exposed rafter tails and fascia boards. A shed-roofed extension projects south from the façade. Both roofs are clad with corrugated metal panels, as is the building's exterior. The southwest corner of the building contains the primary entrance which opens to the west and south, and retains only one metal door. No fenestration was observed on the west and south elevations; the east elevation displays a rectangular opening that is approximately six feet above ground. Adjacent to this opening is a segment of a square metal chute. Two cylindrical tanks (10) are located east of the warehouse – one is concrete construction and is sheltered beneath a shed roof attached to the warehouse's east elevation. The other is metal construction and rests on a concrete foundation (Photo 12).

Southeast of the barn (8) and warehouse (9) is a wood-frame warehouse (11) that is set on a concrete foundation, and has a rectangular plan, a front-gabled roof, slightly overhanging eaves, and exposed rafter tails (Photo 13). The warehouse's exterior and roof are sheathed with standing-seam metal panels. The primary entrance on the west façade consists of standing-seam metal panel double doors that are accessed via a sloped concrete ramp. The south elevation displays a grouping of six square window openings with a projecting wood sill near the east end of the building. Above the window grouping is a small cross-gable. The east elevation displays standing-seam metal panel double doors. The north elevation displays a recessed, open area near the center of the building which is framed by a wood header beam and square wood posts, the south elevation wall, and the enclosed areas at the west and east ends of the building.

A similar, slightly larger warehouse (12) is located at the southern edge of the east grouping. The warehouse rests on a concrete foundation, and has a rectangular plan, and a medium-pitched side-gabled roof that has slightly overhanging eaves and wood fascia (Photo 14). The exterior walls and roof are sheathed with standing-seam metal panels. Three sides of the building are enclosed, while the north façade is open and displays square wood posts supporting the header beams. The south, east, and west elevations do not display fenestration. The north elevation is primarily open with the exception of a small section at the west end of the building that is enclosed with standing-seam metal panel double doors.

West of the warehouse (12) is the southern row of pig pens (13). The older section is similar to the northern row of pig pens, with wood-frame construction, wood board sheathing, and square wood posts supporting side-gabled roofs capped with corrugated metal panels. While the general design of the pig pens is similar, the section that appears newer features corrals across the front (north elevation) and metal pole supports (Photo 15). The corrals consist of concrete half-walls and metal pole railings.

The central row of pig pens (14) is similar in construction to the northern row; however, there is a loading ramp east of the pens which is constructed with metal framing, a wood deck, and metal pole rails (Photo 16). A concrete foundation is located east of the loading ramp and pig pens (Photo 17).

Additional pig pens and an ancillary building (15) are located within a ravine to the north. These pens are simpler in that they are not roofed, and consist of concrete block walls with metal mesh or wood gates (Photo 18). The adjacent wood-frame ancillary building has a rectangular footprint and rests on a concrete foundation (Photo 19). It is capped by a shed roof capped with corrugated metal panels. The building's exterior is sheathed with plyboard and vertical wood paneling. Fenestration on the west façade includes several square window openings (but no windows), and two contemporary paneled doors.

A grain bin (16) located on the hill slope to the northeast was not visited during the survey (Photo 20).

P5a. Photographs (Continued):

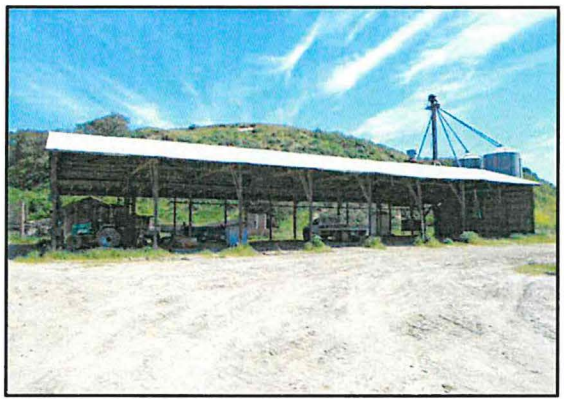


Photo 2. Pole barn in west grouping, south elevation, view northeast.



Photo 3. Grain bins in west grouping, view southwest.

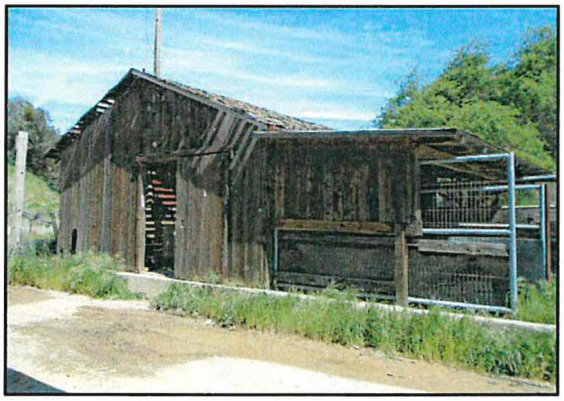


Photo 4. Wood barn in west grouping, view northwest.

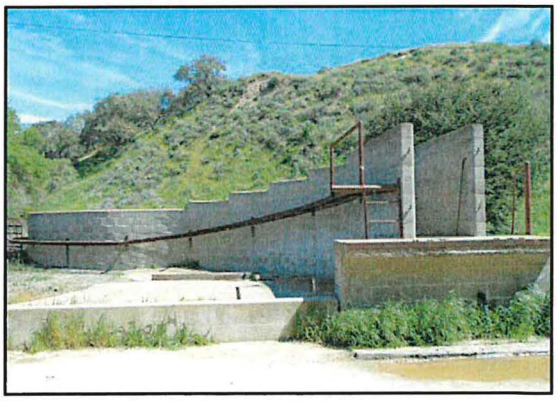


Photo 5. Pig-loading pen and chute in west grouping, view north.

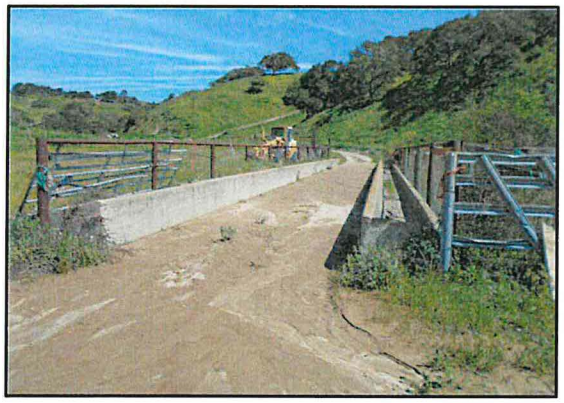


Photo 6. Concrete troughs in west grouping and road leading to mesa, view north, March 2023.



Photo 7. Livestock pen and fencing along the road between west and east groupings, view northwest.

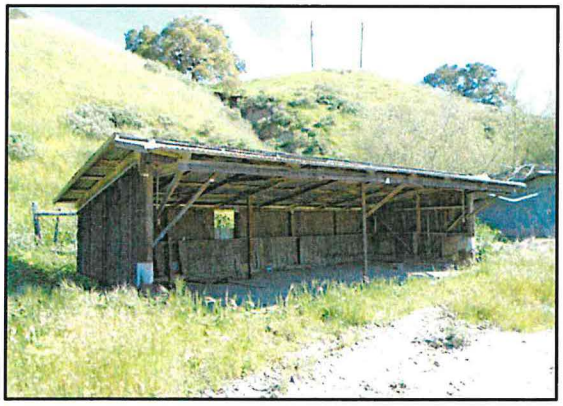


Photo 8. Northern row of pig pens in east grouping, view northeast.



Photo 9. Northern row of pig pens in east grouping, view northeast.



Photo 10. Wooden barn in east grouping, view northeast.

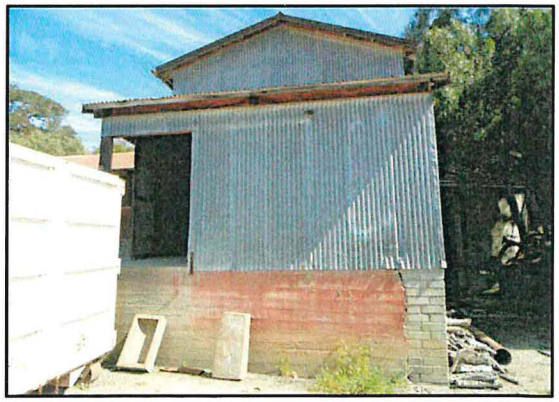


Photo 11. Warehouse adjacent to wooden barn in east grouping, view north.



Photo 12. Cylindrical tanks adjacent to the barn and warehouse in the east grouping, view northeast.



Photo 13. Easternmost warehouse in the east grouping, view east.



Photo 14. Southernmost warehouse in east grouping, view southwest.



Photo 15. Southernmost pig pens in east grouping, view southeast.

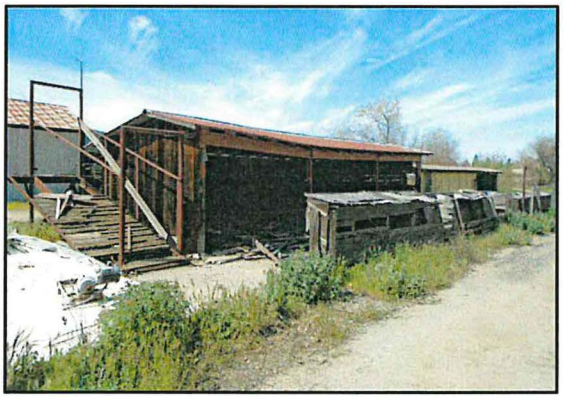


Photo 16. Central pig pens in east grouping, view southwest.



Photo 17. Concrete foundation near the center of the east grouping, view north.



Photo 18. Northernmost pig pens in east grouping, view southeast.

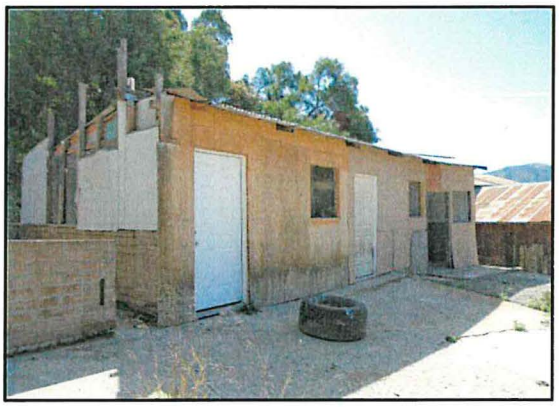


Photo 19. Ancillary building adjacent to northernmost pig pens in east grouping, view southeast.



Photo 20. Grain bin on slope of mesa above east grouping, view northeast.



Figure 1. Site map focused on the west and east groupings of buildings and structures. Source: Google Earth (modified by SWCA).

B10. Significance (Continued):

Historic Context

Agriculture has been a major industry in Santa Barbara County since the era of the Spanish missions, with a variety of crops being grown and livestock raised in the region. This has included grapes, beans, sugar beets, walnuts, lemons, strawberries and cut flowers, as well as dairy. Typical livestock raised as agricultural commodities have included cattle, poultry, sheep, turkey, and swine (pigs and hogs). County Agricultural Commissioner records show that beef cattle and chickens have typically been the leading livestock groups. Swine have historically been raised in far smaller numbers compared to other livestock. In the mid-1920s, beef cattle and poultry were each recorded at over 20,000 heads, while swine numbers were much lower at 4,000 heads. Between 1930 and 1970, the number of swine raised in the county continued to be considerably lower than beef cattle and poultry, as well as sheep most of the time. In 1970, the number of swine had dropped to only 1,530, while sheep and lambs numbered over 8,700, turkeys over 79,000, (non-egg-laying) chickens over 212,000, and cattle and calves over 101,000. As of 2020, the county's agricultural products were valued at $1.8 billion with strawberries being the number one crop. Portions of Santa Barbara County have also retained a rural, ranch character supporting expansive equestrian properties, including horse breeding and training facilities, as well as guest ranches and a wild horse sanctuary.[1]

[1] Dale, Judith. 2022. "How agriculture became Santa Barbara County's largest industry." *Santa Maria Times*, March 9. Available at https://santamariatimes.com/news/local/how-agriculture-became-santa-barbara-countys-largest-industry-

The subject property is comprised of four parcels that are currently in agricultural use or vacant. The property was once part of the Mexican-era Rancho San Carlos de Jonata, granted to Jose M. Covarrubias and Joaquin Carrillo in 1845 by Governor Pio Pico.[2]

By 1910, the rancho lands in the vicinity of the subject property had begun being subdivided. That year, Tracts #1, #2 and #26, which generally included the northeast, southeast, and southwest quadrants of the subject property, were sold by Merchants Trust Company to H. Trimble McCullough, et. ux. Between 1911 and 1932, the property changed hands again although further details were not determined.[3] Aerial photographs show that the property was undeveloped in the late 1920s, but agricultural use occurred in the vicinity. Figure 2, below, shows the subject property and approximate locations of the extant groupings of buildings not present in 1928.

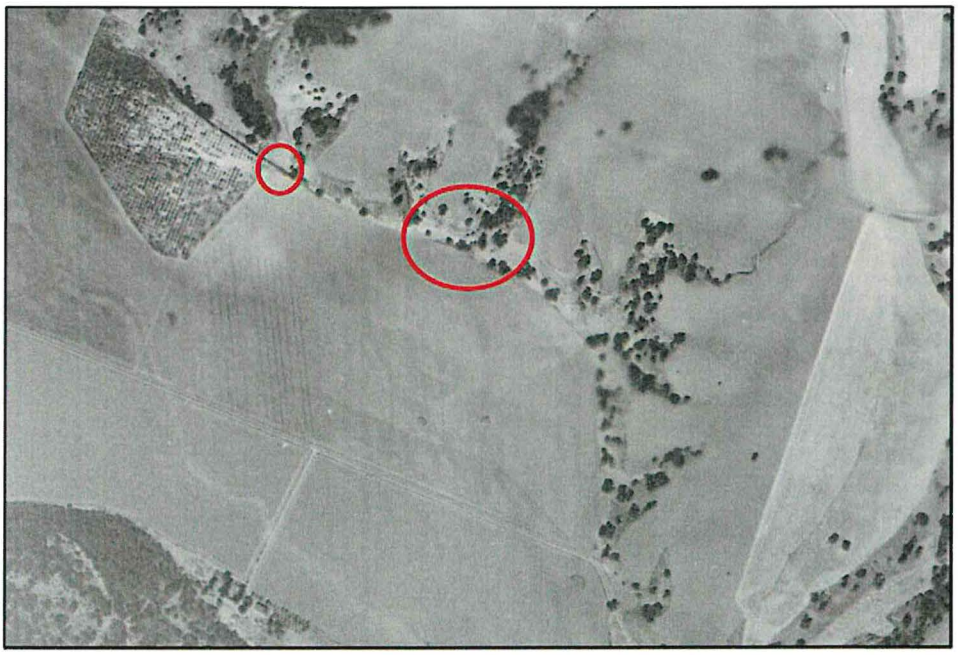


Figure 2. The property appears largely undeveloped in 1928; circled in red are the approximate locations of extant buildings/structures later constructed on the property. Source: U.C. Santa Barbara Library.[4]

judith-dale/article_e3e47a88-a0ae-58d8-8ce1-051d46670a52.html. Accessed March 2023; Santa Barbara County Agricultural Commissioner Crop Reports, 1926, 1930, 1940, 1950, 1960, 1970. Available at https://www.countyofsb.org/469/Crop-Reports. Accessed April 2023.

[2] Documents Pertaining to the Adjudication of Private Land Claims in California. 1853-1864. "San Carlos de Jonata (Santa Barbara County) Joaquin Carrillo and Jose M. Covarrubias, Claimants. Case no. 156, Southern District of California. Index of the Spanish-Mexican private land grant records and cases of California, I, 678." Available at U.C. Berkely, https://digicoll.lib.berkeley.edu/record/266116. Accessed March 2023.

[3] APN Creation Summary for APNs 137-250-021, 075, 076 and 137-120-009, 023. Provided by Morris Sobhani.

[4] U.C. Santa Barbara Library. 1928. Aerial photo, Flight ID C-311A, Frame J-30. Available at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.

A 1932 Record of Survey mapped the subject property subdivided into parcels (Figure 3). The flat, agricultural portion of the property is depicted in the area of Parcels #1 and #3 created in Tract #1 (labeled "farming land"), and the northern portion of the property on the mesa is in the area of Tracts #25 and #26. At this time, Parcel #1 belonged to Alice Valentine, Frank P. Ward, and Isabel Ward.[5]

A subsequent Record of Survey map, created in 1933, shows additional detail of parcel subdivisions. The subject property is depicted in the area of Parcels #1, #3 and #4 in Tracts #1 and #2, as well as part of Tracts #25 and #26 which included the property on the mesa (Figure 28). (Note that Parcels #1, #3 and #4 extend to the south side of the county road, today Highway 246). In 1933, Parcel #3 was owned by Isabel Ward, and Parcel #4 was owned by her brother Frank P. Ward. The adjacent Parcel #5 to the west belonged to Alice Valentine. No property owners were identified at the time for Parcel #1 (at the southeastern end of the subject property) or Tracts #25 and #26 (the mesa area).[6] Frank P. Ward held on to the property until the late 1930s.

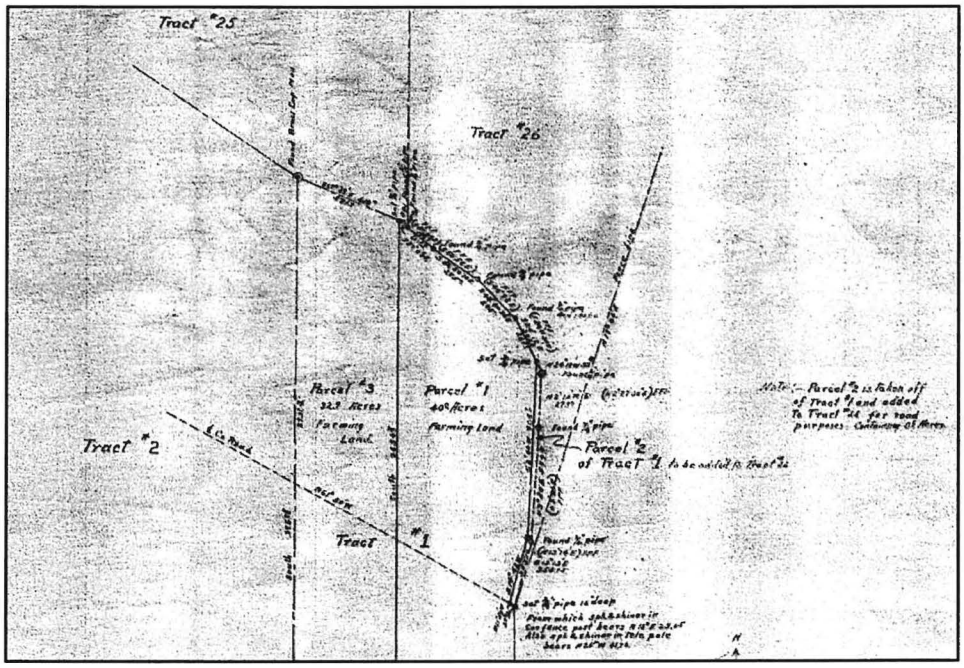


Figure 3. A 1932 Record of Survey map shows the area of the subject property. Parcels #1 and #3 are farming land, Tract #25 and #26 include the mesa. Source: Santa Barbara County Surveyor's Office.[7]

5 Santa Barbara County Surveyor's Office. 1932. Record of Survey Map R022, 037, surveyed by Hollister. Available at the Santa Barbara County Surveyor's Office. Accessed March 2023.

[6] Santa Barbara County Surveyor's Office. 1933 Record of Survey map, R023, 006, surveyed by Hollister. Available at the Santa Barbara County Surveyor's Office. Accessed March 2023.

[7] Santa Barbara County Surveyor's Office. 1932.

A 1938 aerial photograph shows buildings and/or structures constructed near one of the ravines, which correspond to the extant east grouping on the property (Figure 4).[8] One of the buildings appears to be the extant wood barn (8). Based on available information, these improvements were likely built by Frank Ward. Other buildings were also constructed at the eastern boundary of the agricultural property; however, they are outside of the current property boundaries and are not included in this study.

In 1939, Ward sold the ranch to Mr. and Mrs. George Petersen (aka Henry George Petersen and Clara N. Petersen) of Buellton, who planned to use the property to grow vegetables and flowers. [9] A 1940 aerial photograph depicts four roughly square structures located in the east grouping; however, they are not consistent with the extant pig pens.[10]



Figure 4. By 1938, buildings/structures were present in the area of the east grouping. The buildings at the lower right are not within the current property boundary. Source: U.C. Santa Barbara Library.[11]

In February 1944, a portion of Tract #25 on the mesa was sold by Clara N. Petersen to Hans Christion Johnson, et ux. The sale omitted a parcel created as APN 137-120-023 which today, generally consists of the

[8] U.C. Santa Barbara Library. 1938. Aerial photo, Flight ID C-4950, Frame SE-37. Available at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.

9 *Santa Ynez Valley News*. 1939. "Ward Ranch Sold to Petersens and Johansen Tuesday." January 6. Available at Newspapers.com. Accessed March 2023; 1940 U.S. Census. Available at Ancestry.com. Accessed April 2023.

[10] U.C. Santa Barbara Library 1940. Aerial photo. Flight ID BTM-1940, frame 304-31. Available at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.

[11] U.C. Santa Barbara Library, 1938.

northwest quadrant of the subject property. Later that year, Clara N. Petersen transferred that parcel to Henry George Peterson (her husband), et ux.[12]

Between the late 1930s and early 1950s, several other buildings and structures were constructed on the property in the area of the east grouping (Figure 5). This appears to have included the northern row of pig pens (7), the warehouse adjacent to the wood barn (9), the warehouse at the eastern edge of the grouping (11), the warehouse at the southern edge of the grouping (12), part of the southern row of pig pens (13), the central row of pig pens (14), the pig pens spanning to the north in the ravine (15), and the grain bin on the slope of the hill (16).

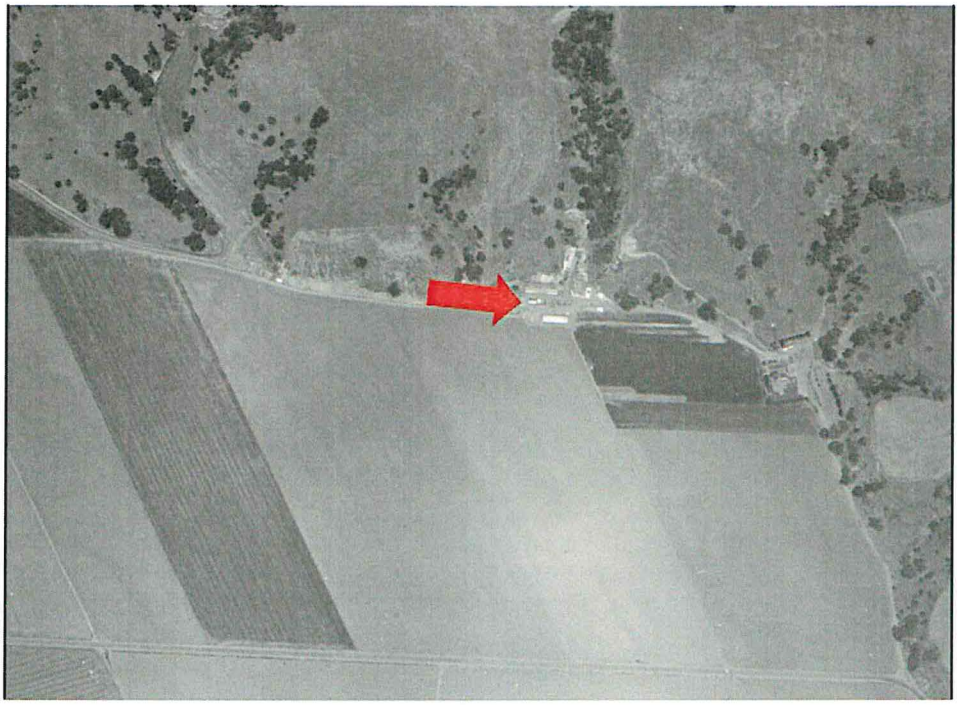


Figure 5. By 1952, additional structures were built in the east and west groupings (a building seen in the west grouping is no longer extant). Source: U.C. Santa Barbara Library.[13]

George Petersen (aka Henry George Petersen) continued to own a portion, if not all, of the property through the early 1960s. He commissioned a survey of Tracts #1 and #2 in late 1963.[14] Additional buildings and structures were constructed by Petersen between the mid-1950s and mid-1960s. A 1964 aerial shows that some of the buildings and structures in the western grouping had been constructed, including the pole barn

[12] APN Creation Summary for APNs 137-250-021, 075, 076 and 137-120-009, 023. Provided by Morris Sobhani/

[13] U.C. Santa Barbara Library. 1952. Aerial photo, Flight ID PAI-US-101, Frame 1-3. Available at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.

[14] Santa Barbara County Surveyor's Office. 1964. Record of Survey map, R067, 051 for Tracts #1 and #2. Available at the Santa Barbara County Surveyor's Office. Accessed March 2023.

(1) and the wood barn (3). The east grouping saw the expansion of the southern row of pig pens(13), and the cylindrical tanks (10) adjacent to the barn and warehouse constructed (Figure 6).

In about the mid-1960s, the property was acquired by Ray A. Kroc, best known as the owner of McDonald's and its president from 1955 to 1968. In 1966, Kroc developed a residential and business compound northeast of Santa Ynez; the property included a residence, conference hall, and research facility, among various other amenities.[15] Available data indicates that Kroc sold the subject property or an interest in the property (APN 137-250-021, 137-250-075, 137-120-009, and 137-120-023) as well as a parcel on the south side of Highway 246 (APN 137-250-076) in 1967 to Hastings Harcourt, former board chairman for the publishing firm Harcourt and Brace.[16] The prior year, Harcourt and horse trainer Monty Roberts developed an equestrian facility on the adjacent property to the west.

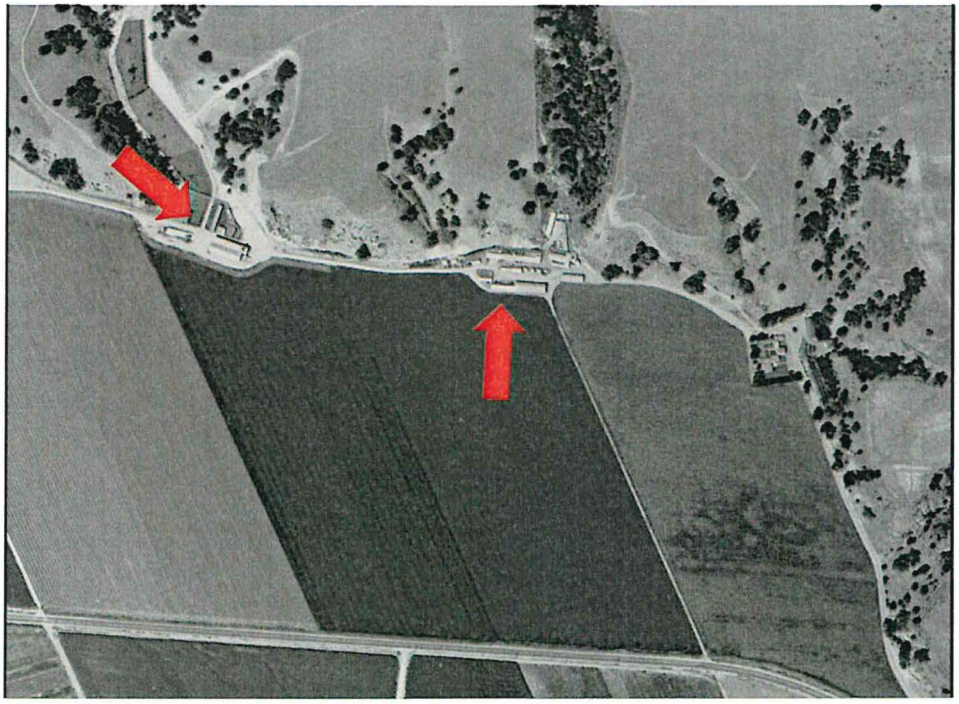


Figure 6. A 1964 aerial photo additional structures in the east grouping, and buildings/structures in the west grouping (some of which are no longer extant). Source: U.C. Santa Barbara Library.[17]

[15] Flemming, Jack. 2020. "The house that McDonald's built seeks $29 million in Santa Ynez." *Los Angeles Times*. October 28. Available at https://www.latimes.com/business/real-estate/story/2020-10-28/the-house-that-mcdonalds-built-seeks-29-million-in-santa-ynez. Accessed April 2023; Britannica. 2023. "Ray Kroc." Available at https://www.britannica.com/biography/Ray-Kroc. Accessed April 2023.

[16] APN Creation Summary for APNs 137-250-021, 075, 076 and 137-120-009, 023; *The Miami News*. 1981. "Hastings Harcourt dies at 73; once ran major publishing firm." October 21. Available at Newspapers.com. Accessed April 2023.

[17] U.C. Santa Barbara Library. 1964. Aerial photo, Flight ID HA-YJ, Frame 63. Available at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed March 2023.

It is unknown when Harcourt sold the property or interest in the property. County Clerk-Recorder records indicate that the Joan B. Kroc Trust retained a one-fourth interest in the property through 2004 when the Trust deeded it to Dakota Smith LLC.[18] The Sobhani 2005 Trust acquired the subject property (as well as the parcel on the south side of Highway 246), in 2019. The property was reported to have been farmed over the years for bean, grain, and vegetables such as lettuce and tomatoes. For many years it was also used to raise pigs.[19] The majority of the extant buildings and structures reflect the property's use as a pig farm.

Construction Chronology

The agricultural buildings and structures on the subject property were developed between approximately the 1930s through the 1960s. Estimated dates of construction for the buildings and structures are provided below, as well as a table summary of identified building records for the subject property.

Constructed before 1938:

- Wood barn (8)

Constructed between 1938 and 1952:

- Northern row of pig pens (7)
- Warehouse adjacent to wood barn (9)
- Easternmost warehouse (11)
- Southernmost warehouse (12)
- Portion of southern row of pig pens (13)
- Central row of pig pens (14)
- Pig pens in northern ravine (15)
- Grain bin on slope (16)

Constructed between 1956 and 1964:

- Pole barn (1)
- Wood barn (3)
- Cylindrical tanks adjacent to barn and warehouse (10)
- Expansion of southern row of pig pens (13)

Constructed between 1964 and 1969:

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[18] Santa Barbara County Clerk-Recorder's Office. 2004. Trustee's Deed 2004-0105141; City of Solvang. 2018. Planning Commission Staff Report re: Annexation and Sphere of Influence Study – Consideration of Land Use Scenarios. February 5, 2018. Available at https://cityofsolvang.com/AgendaCenter/ViewFile/Agenda/_02052018-334. Accessed March 2023.

[19] Rincon Corporation. "1135 E. Hwy 246, Solvang, CA." Available at https://images1.loopnet.com/d2/4TmfzMHJxyLDoOYLwWUy2WY55jKndhI_0XIr8XUBLls/document.pdf. Accessed April 2023; Sobhani, Morris. 2023. Personal communication with Susan Zamudio-Gurrola, SWCA Environmental Consultants. March 27.

- Grain bins in west grouping (2)
- Concrete pig pen and loading chute in the west grouping (4)

Construction dates were not determined for the concrete troughs (5) leading to the mesa, the metal pole livestock pen (6) adjacent to the road between the west and east groupings, and the ancillary building adjacent to the pig pens in the northern ravine (part of 15).

Table 1. Building Permit Records on-file with the County of Santa Barbara

Parcel Number	Date (mm/dd/yyyy)	Permit #	Owner (or Person Applying for Permit)	Architect or Contractor	Cost	Description
137-120-009	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** road naming
137-120-009	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map
137-120-023	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map
137-250-021	08/12/1988	N/A	Unknown	N/A	N/A	**Planning case:** fruit stand
137-250-021	10/27/1989	N/A	Unknown	N/A	N/A	**Building case:** fruit stand
137-250-021	07/27/1995	N/A	Unknown	N/A	N/A	**Planning case:** windmill
137-250-021	07/22/1997	N/A	Unknown	N/A	N/A	**Building case:** repair mot
137-250-021	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map
137-250-075	10/19/2022	N/A	Sobhani Trust	N/A	N/A	**Planning case:** Vesting Tract Map

Alterations observed during the field survey generally include the removal of structures such as pig pens in the central row of the east grouping, fenestration being covered, doors and other material removed, and roof repairs/replacement. Many extant buildings and structures are in deteriorated structural condition.

Select Owner Biographies

Brief biographies of select property owners are provided below for individuals who owned the property more than 45 years ago.

Frank P. Ward | Owner (ca. 1930-1939)

Born in about 1878, Frank P. Ward was a California native who farmed in Santa Barbara County for much of his life. He married Blanche Ward, a native of Massachusetts. It appears they did not have any children. Based on available data, Ward farmed the subject property from the late 1920s through 1939. His sister Isabel Ward owned a portion of the property in the early 1930s; however, Frank appears to have had the strongest association with farming as noted in local newspaper accounts which referred to the property as the Frank Ward or F.P. Ward Ranch. He farmed crops such as beans, grain and vegetables. He was an active member of the Farm Bureau, and Blanche was a member of the Old Mission Altar Society. Frank later resided in Nipomo. He was preceded in death by his wife, and he passed away in 1956.[20] Research to date did not uncover any additional consequential information on Ward.

George Peterson (aka Henry George Petersen) | Owner (ca. 1939-1964)

George Petersen (aka Henry George Petersen) owned the subject property between 1939 and to about 1964. Petersen, born in 1894 in Fresno County, California, served in the Army during World War I before moving to the Santa Ynez Valley in 1924. The following year, he married Clara Nielsen, a native of Texas. George and Clara had two sons named Robert and William. George worked with Clara's father in operating a general store in the Solvang area known as Nielsen and Nielsen, and later as Nielsen and Petersen. When George and Clara acquired the subject property in 1939, they planned to use it to grow vegetables and flowers. George and Clara sold their interest in the general store in 1947. The couple resided on a ranch called Rancho Llano Grande which they acquired in 1931. Another of George's business endeavors was the Buellflat Rock Company which he established in 1938. George was involved in community affairs as a member of the American Legion, the Masons, the Shriners, and he served as the first president of the board of the Santa Ynez River Water Conservation District. He also rode with the Los Rancheros Visitadores.[21] Research to date did not reveal any further consequential information on George and Clara Petersen.

Ray A. Kroc and Jane E. Kroc | Owner and Co-Owner (ca. 1964-1984); Joan B. Kroc Trust | Co-Owner (ca. 1984-2004)

Kroc, born in 1902 in Oak Park, Illinois, held various positions early in his business career including a sales manager for a paper cup company, and a milkshake machine sales agent. Kroc collaborated with one of his milkshake machine clients, brothers Richard and Maurice McDonald, to open franchise outlets of the brothers' hamburger restaurant. The first of these franchise restaurants opened in 1955 in Illinois, and within five years there were 228 restaurants. Inspired by this success, Kroc offered to buy out the McDonald brothers in 1961.[22]

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[20] *The Lompoc Record*. 1924. "Two Plead Guilty to Bean Theft." October 24. Available at Newspapers.com. Accessed March 2023; *Santa Maria Times*. 1956. Frank Ward obituary. Available at Newspapers.com. Accessed March 2023; *Santa Ynez Valley News*. 1956. "Frank Ward, Ex-Resident, Laid to Rest." February 17. Available at Newspapers.com. Accessed March 2023; *Santa Ynez Valley News*. 1928. "About People You Know." July 28. Available at Newspapers.com. Accessed April 2023; *Santa Ynez Valley News*. 1932. "F.P. Ward Raises Fine Lettuce Crop This Year." June 24. Available at Newspapers.com. Accessed March 2023; *Santa Ynez Valley News* 1939; 1920 U.S. Census. Available at Ancestry.com.

[21] 1930 and 1940 U.S. Census. Available at Ancestry.com. Accessed April 2023; *Santa Ynez Valley News*. 1971. "Funeral Services Conducted For Henry George Petersen, 76." Available at Newspapers.com. Accessed March 2023.

[22] Napoli, Lisa. 2016. *Ray & Joan: The Man Who Made the McDonald's Fortune and the Woman Who Gave It All Away*. Dutton, Penguin Random House LLC, New York; Pace, Eric. 1984. "Ray A. Kroc Dies at 81; Built McDonald's Chain." *The New*

Kroc owned a residential and business compound northeast of the town of Santa Ynez in Santa Barbara County. Known as J & R Double Arch Ranch (using Ray's and his wife's initials, and the double arch reference to McDonald's), the property included an elaborate residence and facilities for research, meetings, and entertaining. Research to date does not indicate that Kroc improved or utilized the subject property in any substantial manner during the time he owned it; it appears the property was leased to other users. After his death in 1984, it appears that his third wife Joan retained a one-fourth interest in the property through the Joan B. Kroc Trust. Joan gifted the majority of her their fortune to charities before and after her death in 2003.[23]

Hastings Harcourt | Owner (1967-undetermined)

Born in New York in 1907, Hastings Harcourt was the son of Alfred Harcourt (and Susan Harreus), a founder of the publishing company Harcourt and Brace. Hastings attended Harvard business school and served as chairman of the board of the publishing company. Moving to Santa Barbara County in 1943, Harcourt developed an interest in horses and horse racing. After purchasing a horse for his son, Harcourt met horse trainer Monty Roberts, and later collaborated with Roberts to develop an equestrian breeding and training facility known as Flag is Up Farms adjacent and west of the subject property. Hastings' other business interests included land and real estate development, and oil and gas exploration. His hobbies also included sports car racing and sailing; he was a member of various yacht clubs across the country. As a philanthropist, Hastings donated to the University of California, Santa Barbara, the Girls' Club and St. Francis Hospital in Santa Barbara, and UCLA Medical Center.[24] It was not determined if Hastings only had a partial interest in the property, or when he sold the property or interest.

Evaluation

NRHP/CRHR

Criteria A/1

The subject property at 1135 Highway 246 does not appear to be historically significant under Criteria A/1. Located in a rural, unincorporated area of Santa Barbara County, the subject property was farmed since at least the 1920s, and agricultural buildings and structures were developed on the property beginning in the 1930s through approximately 1970. Over the decades, it was planted with various crops and used to raise pigs. The majority of the extant buildings and structures are associated with the property's use as a pig farm. As previously noted, swine (pigs and hogs) have comprised a small number of the livestock raised in the county. The leading livestock groups raised as agricultural commodities have historically been beef cattle and poultry, and turkey and sheep have often surpassed swine as well. Research to date does not indicate that the property played an important role in the development of Santa Barbara County, the region, state or

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York Times. January 15. Available at https://www.nytimes.com/1984/01/15/obituaries/ray-a-kroc-dies-at-81-built-mcdonald-s-chain.html. Accessed April 2023.

[23] Napoli, 2016.

[24] *The Miami News*. 1981. "Hastings Harcourt dies at 73; once ran major publishing firm." October 21. Available at Newspapers.com. Accessed April 2023; *Santa Ynez Valley News*. 1981. "Hastings Harcourt dies." October 22. Available at Newspapers.com. Accessed April 2023.

nation, and it does not appear to have been the location of any noteworthy events in local, state, regional or national history. Therefore, the subject property does not appear to be eligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

Criteria B/2

Overall, the subject property at 1135 Highway 246 does not appear to be historically significant under Criteria B/2. The property has been owned and operated for agricultural uses, or left fallow, by various individuals. While the property was previously owned by two well-known, successful and wealthy businessmen – Ray Kroc and Hastings Harcourt – neither individual appears to have completed any notable improvements to the property. Their associations with the subject property are tangential, and do not rise to a level of significance to warrant historic listing or designation. The Wards and Petersens appear to have been typical owners and businesspeople, and do not appear to have made significant contributions to history. Therefore, the subject property does not appear to be eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

Criteria C/3

The subject property at 1135 Highway 246 does not appear to be historically significant under Criteria C/3. The agricultural property contains numerous vernacular structures and buildings that were constructed between the 1930s and approximately 1970, including pig pens and chutes, pole barns, warehouses, and two barns. Such structures and buildings are common throughout Santa Barbara County in agricultural zoned unincorporated areas of the County. As vernacular building types, they are not the design of any notable architect or builder. The structures and buildings on the property are not distinctive examples of a type, period, style, or method of construction, nor do they represent the work of a master or possess high artistic value. Therefore, the subject property does not appear to be eligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

Criteria D/4

The agricultural property at 1135 Highway 246 does not appear to qualify as historically significant under this criterion. The "potential to yield information important to the prehistory or history of California" typically relates to archaeological resources; however, built environment resources can be considered historically significant if they are a source of information related to evolution and understanding of construction or similar historical themes. The subject property contains typical twentieth-century agricultural structures, the construction of which is well studied and documented. Therefore, the subject property is not eligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

Santa Barbara County

Criterion A

As described above, the subject property has been in agricultural use since approximately the 1920s, planted with beans, grain, and vegetables, and used to raise pigs. The majority of the extant buildings and structures are associated with the property's use as a pig farm. Agricultural Commissioner records demonstrate that swine have comprised a small number of the livestock raised in the county. The leading livestock groups raised as agricultural commodities in the county have historically been beef cattle and poultry, and turkey and sheep have often surpassed swine as well. The property does not exemplify any special elements of the

county's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. Therefore, the property does not appear eligible under County Criterion A.

Criterion B

As stated above under Criteria A/1 and B/2, research to date did not indicate that the subject property played an important role in the development of Santa Barbara County, and it does not appear to have been the location of any noteworthy events in local history. In addition, the subject property does not have important associations with persons that are significant in our history. While the property was previously owned by two well-known, successful and wealthy businessmen – Ray Kroc and Hastings Harcourt – neither individual appears to have completed any notable improvements to the property. Their associations with the subject property are tangential, and do not rise to a level of significance to warrant historic listing or designation. The Wards and Petersens appear to have been typical owners and business people, and do not appear to have made significant contributions to history. As a result, the property does not appear eligible under County Criterion B.

Criterion C

The subject property contains numerous vernacular agricultural structures and buildings such as pig pens and chutes, pole barns, warehouses, and wood barns constructed between the 1930s and approximately 1970. Such structures and buildings are common throughout Santa Barbara County, in particular in agricultural zoned unincorporated areas of the County. They are not distinctive examples of an architectural style, or a type, period or method of construction, nor are they valuable examples of indigenous materials and craftsmanship. Thus, the property is not eligible under County Criterion C.

Criterion D

The vernacular, agricultural structures and buildings on the property are not the design of any notable architect, designer, or builder. Therefore, the property is not eligible under County Criterion D.

Criterion E

The subject property has not been found to contribute to the significance of a larger, geographically definable historic area. It does not appear to contribute to any grouping of properties that are unified aesthetically by plan or physical development. Therefore, the property does not appear eligible under County Criterion E.

Criterion F

The subject property is located in an agricultural area with similar properties. It does not have a location with unique physical characteristics, nor does the property represent a unique view or vista that is an established and familiar visual feature that is important to the neighborhood or the County. The property does not appear eligible under County Criterion F.

Criterion G

As previously described, the structures and buildings on the subject property are a vernacular type commonly found on agricultural properties throughout Santa Barbara County. They are constructed with conventional materials and building techniques. They do not embody elements of architectural design,

detail, materials or craftsmanship that represent significant structural or architectural achievements or innovation. As a result, the property is not eligible under Criterion G.

Criterion H

The subject property does not distinctly reflect significant geographical patterns of settlement, growth, transportation modes, or park or community planning. The subject property is one of many properties in the county that were formed from the subdivision of former Spanish- and Mexican-era ranchos, placed in private ownership, and used for agricultural purposes in the twentieth century. The subject property is not individually significant within this context; therefore, it does not appear eligible under County Criterion H.

Criterion I

The subject agricultural property – and the vernacular buildings and structures within it – are not one of a few remaining examples of a property or architectural type in the county, region, state, or nation. Consequently, the property is not eligible under County Criterion I.

Historical Integrity

The subject buildings at 1135 Highway 246 do not appear to exhibit historical significance under any of the NRHP, CRHR or Santa Barbara County eligibility criteria. Therefore, due to this lack of historical significance, an assessment of historical integrity is not required.

Summary

The property at 1135 Highway 246 has a general lack of significance, and does not meet eligibility criteria for listing in the NRHP, CRHR, or designation as a Santa Barbara County Historic Landmark or Place of Historic merit. It does not qualify as a historical resource for the purposes of CEQA or under Section 106 of the NHPA.

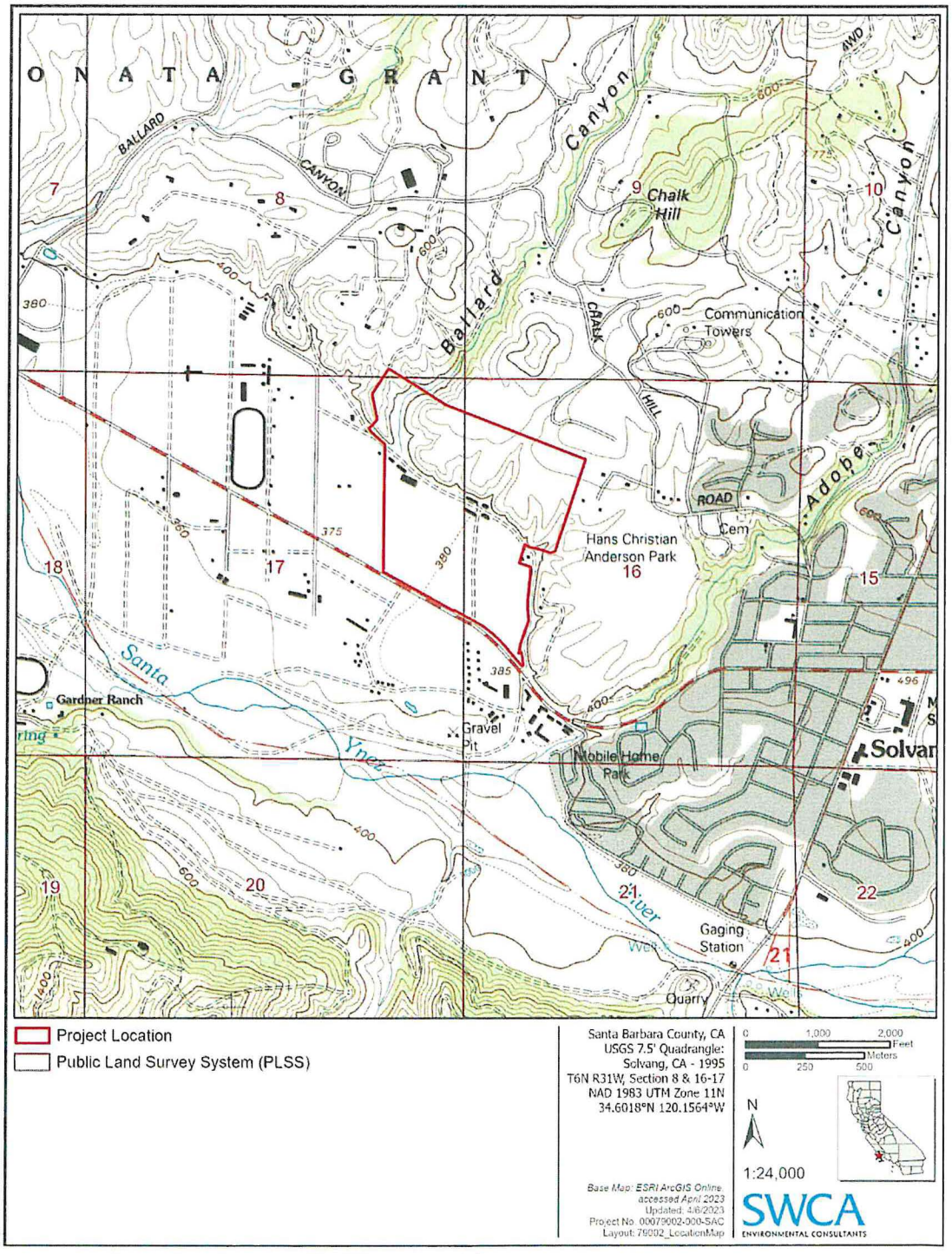
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary#
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 1135 Highway 246

***Map Name:** Solvang Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1995



*Required information

APPENDIX B

Building Permit Records for 1135 Highway 246

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 137-120-009

Printed on March 8, 2023 at 6:23 pm

Reference Address | ***Legal Description*** | ***Acreage*** 35.72

Supervisorial District: 3

Zoning: AG-I-10

Parcel Geographical Data

BAR Jurisdiction: All or portion within Central BAR

California Natural Diversity Database: Check CNDDB - May Apply

Comprehensive Plan: A-I-10

High Fire Hazard Area: Check Fire Hazard Maps

HMA: All or portion within the Santa Ynez HMA

Home Exemption Value: 0.00

Inner-Rural: All or portion within Inner-Rural Area

Latitude: 34.602789

Longitude: -120.153862

Personal Value: 0.00

Plan Area: All or portion Within Santa Ynez Valley Plan Area

Rural Region: All or portion within Santa Ynez Valley Rural Region

Tax Rate Area: 090002

Use Code: 5824

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: http://www.countyofsb.org/plndev/earthquake.sbc to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

ALLAN HANCOCK JT(40,42,56) COMM. COLLEGE	AREA NO. 32 COUNTY SERVICE
CACHUMA JT(15,40,42) RESOURCE CONSV.	CO-ORIGINAL AREA FLOOD CONTROL
CO-SANTA YNEZ ZONE NO. 01 FLOOD CONTROL	OAK HILL CEMETERY
SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL	SANTA BARBARA COUNTY FIRE PROTECTION
SANTA BARBARA COUNTY WATER AGENCY	SANTA YNEZ RIVER WATER CONSV.
SANTA YNEZ VALLEY UNION HIGH SCHOOL	SOLVANG ELEM. SCHOOL

Accela Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
22RDN-OOOOO-00003	P	10/19/2022	BS	SOBHANI TRUST - ROAD NAMING	Awaiting Applicant Action
22TRM-OOOOO-00001	P	10/19/2022	BS	SOBHANI TRUST - VESTING TRACT MAP (TM 14,873)	In Review

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works

There are no LIX Building cases for this parcel

There are no LIX Planning cases for this parcel

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 137-120-023

Printed on March 8, 2023 at 6:24 pm

Reference Address

Legal Description

Acreage
44.53

Supervisorial District: 3

Zoning: AG-I-10

Parcel Geographical Data

BAR Jurisdiction: All or portion within Central BAR

Comprehensive Plan: A-I-10

Creeks: Check Hydro and Wetland layers - May Exist

Flood Hazard: Check Flood Hazard Overlay - May Apply

High Fire Hazard Area: Check Fire Hazard Maps

HMA: All or portion within the Santa Ynez HMA

Home Exemption Value: 0.00

Inner-Rural: All or portion within Inner-Rural Area

Latitude: 34.604739

Longitude: -120.158244

Personal Value: 0.00

Plan Area: All or portion Within Santa Ynez Valley Plan Area

Rural Region: All or portion within Santa Ynez Valley Rural Region

Tax Rate Area: 090002

Use Code: 5815

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: http://www.countyofsb.org/plndev/earthquake.sbc to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

ALLAN HANCOCK JT(40,42,56) COMM. COLLEGE	AREA NO. 32 COUNTY SERVICE
CACHUMA JT(15,40,42) RESOURCE CONSV.	CO-ORIGINAL AREA FLOOD CONTROL
CO-SANTA YNEZ ZONE NO. 01 FLOOD CONTROL	OAK HILL CEMETERY
SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL	SANTA BARBARA COUNTY FIRE PROTECTION
SANTA BARBARA COUNTY WATER AGENCY	SANTA YNEZ RIVER WATER CONSV.
SANTA YNEZ VALLEY UNION HIGH SCHOOL	SOLVANG ELEM. SCHOOL

Accela Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
22TRM-OOOOO-00001	P	10/19/2022	BS	SOBHANI TRUST - VESTING TRACT MAP (TM 14,873)	In Review

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works

There are no LIX Building cases for this parcel

There are no LIX Planning cases for this parcel

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 137-250-021

Printed on March 8, 2023 at 6:25 pm

Reference Address
1135 HWY 246, SOLVANG

Legal Description

Acreage
26.10

Supervisorial District: 3

Zoning: AG-I-40

Parcel Geographical Data

BAR Jurisdiction: All or portion within Central BAR

California Natural Diversity Database: Check CNDDB - May Apply

Comprehensive Plan: A-I-40

Design Control Overlay: All or part within Design Control Overlay

High Fire Hazard Area: Check Fire Hazard Maps

HMA: All or portion within the Santa Ynez HMA

Home Exemption Value: 0.00

Inner-Rural: All or portion within Inner-Rural Area

Latitude: 34.599268

Longitude: -120.155291

Personal Value: 0.00

Plan Area: All or portion Within Santa Ynez Valley Plan Area

Prime Farmland: Check Important Farmland Layer for Prime Farmland

Rural Region: All or portion within Santa Ynez Valley Rural Region

Tax Rate Area: 057007

Trails: Trail Corridor Likely, Check Trail Layers

Use Code: 4519

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: http://www.countyofsb.org/plndev/earthquake.sbc to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

ALLAN HANCOCK JT(40,42,56) COMM. COLLEGE
AREA NO. 32 COUNTY SERVICE
BUELLTON UNION ELEM. SCHOOL
CACHUMA JT(15,40,42) RESOURCE CONSV.
CO-ORIGINAL AREA FLOOD CONTROL
CO-SANTA YNEZ ZONE NO. 01 FLOOD CONTROL
OAK HILL CEMETERY
SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL
SANTA BARBARA COUNTY FIRE PROTECTION
SANTA BARBARA COUNTY WATER AGENCY
SANTA YNEZ RIVER WATER CONSV.
SANTA YNEZ VALLEY UNION HIGH SCHOOL

Accela Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
22TRM-OOOOO-00001	P	10/19/2022	BS	SOBHANI TRUST - VESTING TRACT MAP (TM 14,873)	In Review

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works

LIX Building Cases

Application Number	Type	Description	Issuance Date	Action Date	Status	Misc.
125307	R	FRUT/STND	10/27/89	10/30/89	F	
261469	R	REPAIR MOT	07/22/97	10/03/97	F	

LIX Planning Cases

Application Number	Description	Issuance Date	Action Date	Status	Planner
88-LUN-779	FRUIT STAN	08/12/88	08/12/88	A	FET
95-LUN-338	WINDMILL	07/27/95	07/27/95	A	SR

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel

Parcel Number 137-250-075

Printed on March 8, 2023 at 6:26 pm

An ancestor parcel exists. Please refer to its permit history for further information.

137250043

Reference Address	*Legal Description*	*Acreage*
		46.96

Supervisorial District: 3

Zoning: AG-I-40

Parcel Geographical Data

BAR Jurisdiction: All or portion within Central BAR

Comprehensive Plan: A-I-40

Creeks: Check Hydro and Wetland layers - May Exist

Design Control Overlay: All or part within Design Control Overlay

Flood Hazard: Check Flood Hazard Overlay - May Apply

High Fire Hazard Area: Check Fire Hazard Maps

HMA: All or portion within the Santa Ynez HMA

Home Exemption Value: 0.00

Inner-Rural: All or portion within Inner-Rural Area

Latitude: 34.601009

Longitude: -120.158606

Personal Value: 0.00

Plan Area: All or portion Within Santa Ynez Valley Plan Area

Prime Farmland: Check Important Farmland Layer for Prime Farmland

Rural Region: All or portion within Santa Ynez Valley Rural Region

Tax Rate Area: 057007

Trails: Trail Corridor Likely, Check Trail Layers

Use Code: 4519

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: http://www.countyofsb.org/plndev/earthquake.sbc to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

ALLAN HANCOCK JT(40,42,56) COMM. COLLEGE
AREA NO. 32 COUNTY SERVICE
BUELLTON UNION ELEM. SCHOOL
CACHUMA JT(15,40,42) RESOURCE CONSV.
CO-ORIGINAL AREA FLOOD CONTROL
CO-SANTA YNEZ ZONE NO. 01 FLOOD CONTROL
OAK HILL CEMETERY
SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL
SANTA BARBARA COUNTY FIRE PROTECTION
SANTA BARBARA COUNTY WATER AGENCY
SANTA YNEZ RIVER WATER CONSV.
SANTA YNEZ VALLEY UNION HIGH SCHOOL

Accela Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
22TRM-OOOOO-00001	P	10/19/2022	BS	SOBHANI TRUST - VESTING TRACT MAP (TM 14,873)	In Review

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There are no LIX Building cases for this parcel

There are no LIX Planning cases for this parcel