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POINT RICHMOND
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ROSEVILLE
SAN LUIS OBISPO

May 1, 2023

Morris Sobhani
204 Rametto Road
Santa Barbara, CA 93108

Subject: Phase I Cultural Resources Study for the Sobhani Residential Project in Northern Santa Barbara County, California (LSA Project No. MSO2201/20231085)

Dear Mr. Sobhani:

LSA conducted a Phase I cultural resources study (study) for the proposed Sobhani Residential Project (project) northwest of Solvang in northern Santa Barbara County, California. The proposed project includes the subdivision of approximately 80 acres of land into 8 different 10-acre residential lots and the development of access roads. Study work was completed per the requirements of the California Environmental Quality Act of 1970 (CEQA).

This study has the following purposes: (1) identify archaeological deposits that may meet the CEQA definition of a historical resource (California Public Resources Code [PRC] Section 21084.1) or a unique archaeological resource (PRC Section 21083.2) and that may be impacted by the proposed project, (2) assess the potential for human remains, and (3) recommend procedures for avoiding or mitigating impacts to such deposits, if warranted. The study consisted of background research and a field survey and was conducted by LSA Associate/Senior Cultural Resources Manager Kerrie Collison, M.A., Registered Professional Archaeologist (RPA) 28731436.

PROJECT SITE LOCATION AND CHARACTERISTICS

The project site, which is also the study site, is depicted on the United States Geological Survey (USGS) *Solvang, California* 7.5-minute topographic quadrangle map in Sections 16 and 17 of Township 6 North, Range 31 West, Mount Diablo Baseline and Meridian (USGS 1982; Figure 1). (All references are in Attachment A, and all figures are in Attachment B.) The project site is 0.75 mile north of the Santa Ynez River on a mesa above an agricultural property (Figure 2).

The subdivision portion of the project site (which is the majority of the proposed impact area of the project) consists of a mesa that slopes downward from the northeast to the southwest. The highest point of the project site is at an elevation of approximately 540 feet, and the toes of the slopes down from the mesa are at an elevation of approximately 380 feet. There are five relatively small canyons throughout the project site, each of which contains oak trees, other low vegetation (including poison oak), and steep slopes. One additional, slightly larger canyon is also within the project site (Ballard Canyon), which contains an unnamed stream. The access road portion of the project site is mostly flat and is within land that is currently leased for agricultural use.

BACKGROUND RESEARCH

Central Coast Information Center

A record search of the project site and a 0.5-mile search radius was conducted on February 28, 2022, by staff at the Central Coast Information Center (CCIC) of the California Historical Resources Information System at the Santa Barbara Museum of Natural History (CCIC Record Search # 22-040). The CCIC, an affiliate of the California Office of Historic Preservation (OHP), is the official repository of cultural resources records and reports for Santa Barbara County.

The record search results (Attachment C) indicate that four previous cultural resources studies have included a portion of the project site and an additional 10 cultural resources studies have included areas within 0.5-mile of the project site. However, an examination of the maps from the CCIC suggests that the cultural resources studies mapped as including a portion of the project site may have been mapped incorrectly and that the entire project site has not been previously studied for cultural resources. Previous cultural resources studies in the records search area have included 1 desktop study, 12 archaeological surveys, and 1 visual impact study.

As a result of previous cultural resources studies, no cultural resources have been recorded within the project site and one archaeological resource has been previously recorded within 0.5 mile of the project site. This resource (P-42-003753) is a precontact archaeological site and was identified on a mesa at the same elevation as the project site.

Native American Heritage Commission

LSA submitted a request to the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) for the presence of Native American cultural resources that the proposed project might impact. The NAHC maintains the SLF database and is the official State repository of Native American sacred-site location records in California.

Cody Campagne, NAHC Cultural Resources Analyst, responded on April 4, 2022, that the SLF search resulted in positive findings for sacred lands in the vicinity of the project site. The NAHC suggested contacting the Santa Ynez Band of Chumash Indians for information related to the positive SLF search findings and provided contact information for the tribe (Appendix D).

Aerial Photographs and Historic Maps

Aerial photographs and historic maps that include the project site were also reviewed (USGS n.d., NETR n.d.). The results of the review are presented in Table A.

Table A: Aerial Photograph and Historic Map Review

Map/Photograph	Results
1905 <i>Lompoc, California</i> map (Scale 1:125,000)	The project site is undeveloped. Only major creeks and rivers are identified in the project vicinity (such as the Santa Ynez River and La Zaca Creek).
1942 <i>Lompoc, California</i> map (Scale 1:125,000)	The unnamed stream in Ballard Canyon is depicted within the project site.
1942 <i>Los Olivos, California</i> map (Scale 1:62,500)	The unnamed stream in Ballard Canyon is depicted within the project site.

Table A: Aerial Photograph and Historic Map Review

Map/Photograph	Results
1948 <i>Santa Maria, California</i> map (Scale 1:250,000)	The unnamed stream in Ballard Canyon is depicted within the project site.
1981 aerial photograph	The project site is undeveloped. The land south of the project site (below the mesa) is actively used for agriculture. The land surrounding the project site is not yet developed.
1994 aerial photograph	No change from previous photograph.
2002 aerial photograph	A few parcels adjacent to the northern edge of the project site have been developed.

Sources: United States Geological Survey (various dates); National Environmental Title Research (n.d.)

FIELD SURVEY

LSA archaeologist Kerrie Collison conducted a pedestrian survey of the subdivision portion project site on March 8 and March 9, 2022, by walking transects spaced by approximately 15 meters. The project site consists of a mesa that slopes downward from the northeast to the southwest. There are six relatively small canyons throughout the project site, each of which contains oak trees, other low vegetation (such as poison oak), and steep slopes. The project site has been subject to cattle grazing and dirt road maintenance activities. Ground visibility averaged less than 10 percent throughout the project site due to (recently grazed) low grasses, oak leaves, and poison oak plants (Photograph 1). Where observed, sediments were medium brown in color. A metal chute into a storage silo (constructed with concrete walls and a wood shingle roof) was observed, but a review of aerial photographs indicates that this structure was constructed in either 2009 or 2010 (NETR n.d.).



Photograph 1: Panoramic Overview of Project Site from Northeastern Corner. View East to West.

Ms. Collison also conducted a supplemental survey within the proposed grading limits of the access roads in the southern portion of the project site on April 28, 2023. The proposed access road areas were within an area of agricultural fields that were actively undergoing vegetation removal by farm

equipment. The proposed road alignments were surveyed. The remainder of the agricultural fields were not surveyed due to the active vegetation removal process. Sediments observed within the fields were medium brown in color and freshly disturbed and the existing access roads were light brown, compacted, and contained some gravel (Photograph 2).



**Photograph 2: Existing Access Road on West Side of Project Site to Right.
Field with Recent Vegetation Removal to Left. View to Southeast.**

No precontact or historic-period archaeological or built environment cultural resources were identified within the project site as a result of the field surveys.

SUMMARY AND RECOMMENDATIONS

This study, consisting of background research and field surveys, did not identify archaeological deposits or human remains in the project site. However, the project site has a moderate potential to contain subsurface archaeological resources for the following reasons: Native American inhabitants of the area would have utilized natural features such as the unnamed stream within the project site and the nearby Santa Ynez River for food and water sources; the project site, on a high mesa, is in an ideal location for protection from seasonal flooding of the Santa Ynez River; an archaeological site has been recorded less than 0.5 mile from the project site on a mesa that is similar in setting to the project site; and the SLF search resulted in positive findings.

For the above reasons, LSA recommends archaeological monitoring during ground-disturbing work associated with the project. A qualified professional archaeologist should be contracted to supervise an archaeological monitor in observing ground-disturbing work for any archaeological deposits and/or human remains. If any such resources are discovered, the monitoring archaeologist should

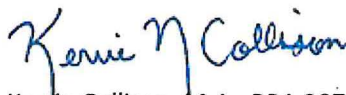
have the authority to stop work in the immediate area of the find and contact the qualified archaeologist to assess the nature of the find. Upon completion of monitoring activities, the qualified archaeologist should prepare a report to document the methods and results of monitoring activities. This report should be submitted to the CCIC.

If human remains are encountered during project work, the regulatory process outlined in Health and Safety Code Section 7050.5 must be followed, which involves coordination with the NAHC and a Native American Most Likely Descendant.

Please contact me at kerrie.collison@lsa.net if you have any questions regarding this study. Thank you for using the services of LSA.

Sincerely,

LSA Associates, Inc.

A handwritten signature in blue ink that reads "Kerrie Collison". The signature is written in a cursive, flowing style.

Kerrie Collison, M.A., RPA 28731436
Associate/Senior Cultural Resources Manager

Attachments: A—References
B—Project Figures
C—Records Search Results Summary Letter
D—Sacred Lands File Search Results Letter

ATTACHMENT A

REFERENCES

National Environmental Title Research (NETR)

n.d. Historic Aerials. Website: <http://www.historicaerials.com> (accessed March 7, 2022).

United States Geological Survey (USGS)

1982 *Solvang, California* 7.5-minute topographic quadrangle. Published 1959, photorevised 1982. USGS, Denver, Colorado.

n.d. USGS topoView. Website: <https://ngmdb.usgs.gov/topoview/viewer/#4/39.98/-100.06> (accessed March 7, 2022).

ATTACHMENT B

PROJECT FIGURES

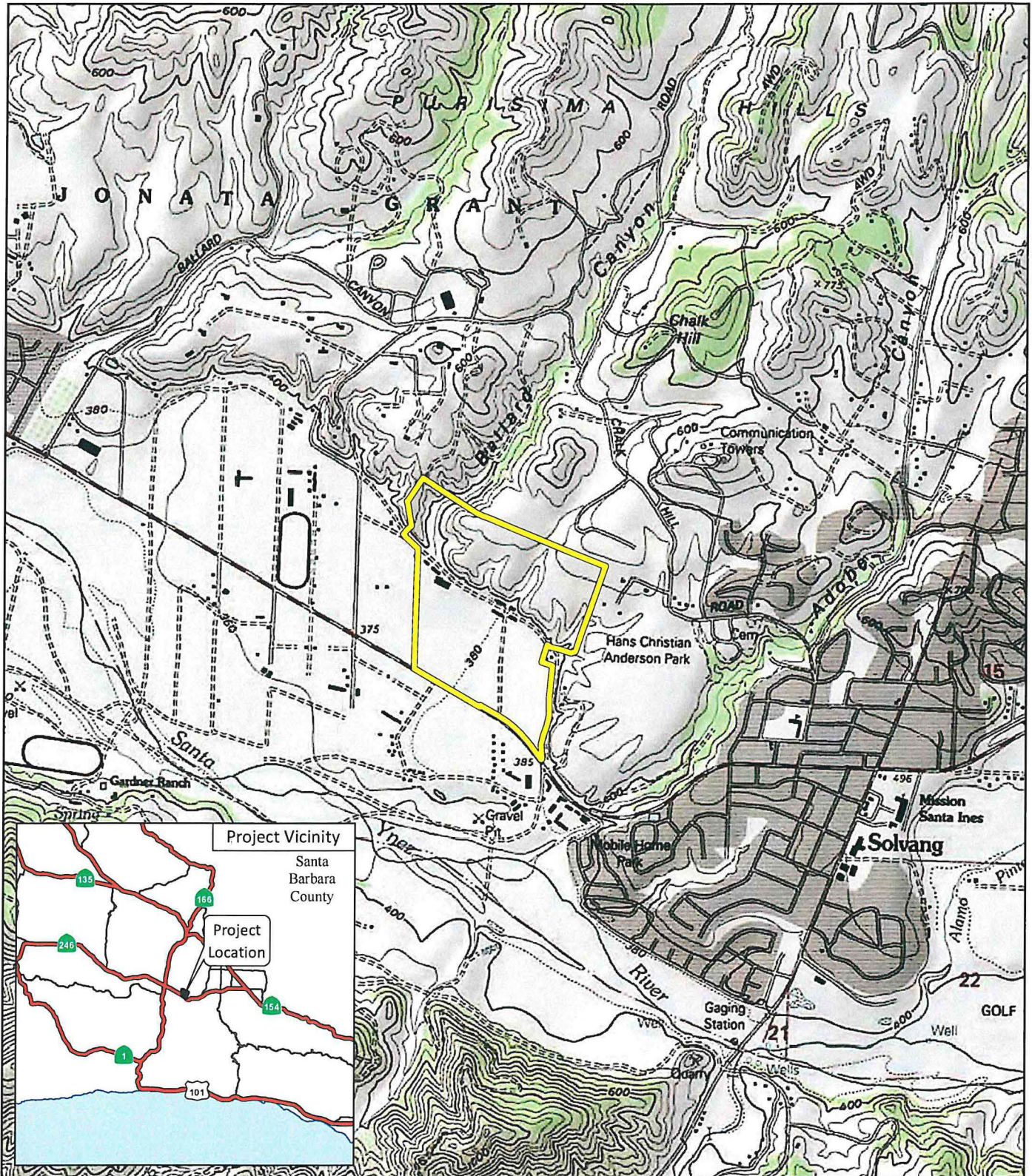


FIGURE 1

LSA

LEGEND

Project Location



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Solvang (1982), Zaca Creek(1959), CA

I:\MSO2201\GIS\MXD\Project_Location_USGS.mxd (4/28/2023)

Sobhani Residential Project

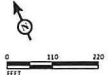
Project Location



LSA

LEGEND
Project Location

FIGURE 2
Sheet 1 of 2



SOURCE: Hexmap (6/24/2022)
I:\MS022021\G5\MKD\B-01\fieldMap.mxd (6/28/2023)

Sobhani Residential Project
Project Site



LSA

LEGEND
Project Location

FIGURE 2
Sheet 2 of 2



SOURCE: Nearmap (6/24/2022)
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Sobhani Residential Project
Project Site

ATTACHMENT C

RECORDS SEARCH RESULTS SUMMARY LETTER



Central Coast Information Center

Santa Barbara Museum of Natural History

2559 Puesta del Sol

Santa Barbara, CA 93105

PHONE (805) 682-4711 ext. 181

FAX (805) 682-3170

EMAIL ccic@sbnature2.org

2/28/2022

Records Search # 22-040

Kerrie Collision

LSA

285 South Street, Suite P

San Luis Obispo, CA 93401

Re: Sobhani Residential (MSO2201)

The Central Coast Information Center received your record search request for the project area referenced above, located on the Solvang USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a one half mile radius:

As indicated on the data request form, the locations of reports and resources are provided in the following format: ☒ custom GIS maps ☐ shapefiles ☐ hand-drawn maps ☐ none

Resources within project area:	0
Resources within ½ mile radius:	1; CA-SBA-3753
Reports within project area:	4; SR-00532, SR-00671, SR-00819, SR-01165
Reports within ½ mile radius:	10; see list

Resource Database Printout (list):

☒ enclosed ☐ not requested ☐ nothing listed

Resource Database Printout (details):

☒ enclosed ☐ not requested ☐ nothing listed

Resource Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☒ enclosed ☐ not requested ☐ nothing listed

Report Database Printout (details):

☒ enclosed ☐ not requested ☐ nothing listed

Report Digital Database Records:

☒ enclosed ☐ not requested ☐ nothing listed

Resource Record Copies:

☒ enclosed ☐ not requested ☐ nothing listed

Report Copies:

☐ enclosed ☒ not requested ☐ nothing listed

OHP Historic Properties Directory:

☐ enclosed ☒ not requested ☐ nothing listed

Archaeological Determinations of Eligibility:

☐ enclosed ☐ not requested ☒ nothing listed

The following sources of information are available at http://ohp.parks.ca.gov/?page_id=28065. Some of these resources used to be available through the CHRIS but because they are now online, they can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through the sources listed below.

<i>California State Lands Commission Shipwreck Database</i>	<i>Caltrans Historic Bridge Inventory</i>
<i>U.S. Geological Survey Historic Topographic Maps</i>	<i>Rancho Plat Maps</i>
<i>National Park Service National Register of Historic Places Nominations</i>	<i>Natural Resource Conservation Service Soil Survey Maps</i>
<i>US Bureau of Land Management General Land Office Records</i>	<i>California Historical Landmarks Listing (by county)</i>
<i>Five Views: An Ethnic Historic Site Survey for California (1988)</i>	<i>Historical Soil Survey Maps</i>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of California Historical Resources Information System (CHRIS) data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the CHRIS.

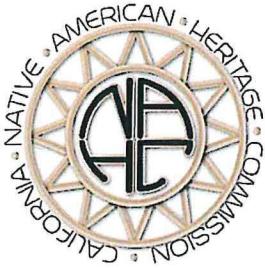
Sincerely,



Brian Barbier
Coordinator

ATTACHMENT D

SACRED LANDS FILE SEARCH RESULTS LETTER



NATIVE AMERICAN HERITAGE COMMISSION

April 4, 2022

Kerrie Collison
LSA

Via Email to: Kerrie.Collison@lsa.net

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Sobhani Residential Project, Santa Barbara County

Dear Ms. Collison:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Santa Ynez Band of Chumash Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Santa Barbara County
4/4/2022**

***Barbareno/ Ventureno Band of
Mission Indians***

Brenda Guzman,
58 N. Ann Street, #8 Chumash
Ventura, CA, 93001
Phone: (209) 601 - 4676
brendamguzman@gmail.com

***Barbareno/ Ventureno Band of
Mission Indians***

Patrick Tumamait,
992 El Camino Corto Chumash
Ojai, CA, 93023
Phone: (805) 216 - 1253

***Barbareno/ Ventureno Band of
Mission Indians***

Annette Ayala,
188 S. Santa Rosa Street Chumash
Ventura, CA, 93001
Phone: (805) 515 - 9844
annetteayala78@yahoo.com

***Barbareno/Ventureno Band of
Mission Indians***

Julie Tumamait-Stenslie,
Chairperson
365 North Poli Ave Chumash
Ojai, CA, 93023
Phone: (805) 646 - 6214
jtumamait@hotmail.com

***Chumash Council of
Bakersfield***

Julio Quair, Chairperson
729 Texas Street Chumash
Bakersfield, CA, 93307
Phone: (661) 322 - 0121
chumashtribe@sbcglobal.net

***Coastal Band of the Chumash
Nation***

Mariza Sullivan, Chairperson
P. O. Box 4464 Chumash
Santa Barbara, CA, 93140
Phone: (805) 665 - 0486
cbcntribalchair@gmail.com

***Northern Chumash Tribal
Council***

Violet Walker, Chairperson
P.O. Box 6533 Chumash
Los Osos, CA, 93412
Phone: (760) 549 - 3532
violetsagewalker@gmail.com

***San Luis Obispo County
Chumash Council***

Mark Vigil, Chief
1030 Ritchie Road Chumash
Grover Beach, CA, 93433
Phone: (805) 481 - 2461
Fax: (805) 474-4729

***Santa Ynez Band of Chumash
Indians***

Kenneth Kahn, Chairperson
P.O. Box 517 Chumash
Santa Ynez, CA, 93460
Phone: (805) 688 - 7997
Fax: (805) 686-9578
kkahn@santaynezchumash.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Sobhani Residential Project, Santa Barbara County.