

4.12 CULTURAL AND HISTORIC RESOURCES

This section describes the existing cultural and historic resources in the project site, potential environmental impacts, recommended mitigation measures to help reduce or avoid impacts to identified cultural and historic resources, and the level of significance after mitigation. The analysis in this section was summarized from the *Paleontologic Resource Inventory and Impact Assessment Technical Report Prepared in Support of East Area One Specific Plan, Santa Paula, Ventura County, California* (Paleo Environmental Associates, Inc., 2007), *Phase I Archaeological Survey of the East Area One Specific Plan Study Area, Santa Paula, Ventura County, California* (W&S Consultants 2006), *Phase II Archaeological Test Excavations in the East Area One Specific Plan Study Area, Santa Paula, Ventura County, California* (W&S Consultants, 2007), and *Historic Resources Report East Area 1 Specific Plan EIR Santa Paula California* (San Buenaventura Research Associates, 2007). These reports are included as Appendices K, L and M of this EIR.

4.12.1 EXISTING CONDITIONS

This section is concerned with the following types of historic and cultural resources: paleontological, archaeological, and historic. A brief description of each is provided below:

- Paleontological Resources: Remnants of prehistoric plants and animals (e.g. fossils);
- Archaeological Resources: Remnants of human activity from an earlier time (e.g. milling slick); and
- Historic Resources: Buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement: generally any resource more than 50 years old has the potential to be considered a historic resource.

4.12.1.1 Paleontological Resources

The project site, encompassing approximately 501 acres, is located within the unincorporated area of Ventura County, found at the eastern edge of the City of Santa Paula. Specifically, the project site is located in the western Transverse Ranges Province, where major linear geographic features (i.e., mountains, valleys) and the underlying geologic structures (i.e., faults, folds) trend in a dominantly east-west direction.¹

The project site consists primarily of a flood plain and alluvial fan adjacent to the confluence of the Santa Paula Creek and Santa Clara River, backed (to the north) by the steep foothills and slopes of the Santa Paula/San Cayetano Peaks ridge system. The approximate Southwest one-quarter to one-third of the project site consists of an over-bank flood deposit (consisting of a very rocky alluvium, containing cobbles and boulders) that either developed naturally, or immediately along the creek, was artificially dredged up and deposited during channelization.

Regional surficial geologic mapping of the project site and surrounding vicinity indicates that the project site is underlain by four late Cenozoic rock units², including the following: (1) late Pliocene to middle Pleistocene, continental Saugus Formation, which underlies the steeper slope at the northern end of the project site; (2) middle Pleistocene older alluvium, which underlies the adjacent gentler slope below and

¹ Jahns, R.H. "Investigations and Problems of Southern California Geology." 1954. *California Division of Mines Bulletin* 170(1): 5-29.

² Dibblee, T.W., Jr. 1990 and 1992. "Geologic Map of the Santa Paula Quadrangle, Ventura County, California." *Dibblee Geological Foundation Map*. DF-26 and DF-41.

to the south; (3) late Pleistocene to Holocene younger alluvium, which underlies the adjacent flat-lying lower portion of the southern half of the project site; and (4) Holocene stream channel deposits, which floor Haun Creek along the eastern margin of the project site.

4.12.1.2 Archaeological Resources

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

Wallace's chronology for southern coastal California includes four time periods: Early Man/Big Game Hunting Period; Early Millingstone Period (or Early Horizon Period); Intermediate (or Middle) Period; and Late Prehistoric Period. Below is a brief discussion of each time period.

Early Man/Big Game Hunting Period

The occupation of the southern California coastal regional is believed to have occurred during the 12,000 to 7,500 before present (B.P.) interval (Terminal Pleistocene Period), or the Early Man/Big Game Hunting Period, although to date the only evidence of such has been limited to a few discoveries of fluted projectile points, found in isolated locales. However, the characteristic geomorphological instability of the California coastline, combined with the major change in erosional/degradational regimes that occurred at the end of the Pleistocene, does not favor the preservation of remains from this or an earlier period.³

Early Millingstone Period (or Early Horizon Period)

Most sites of the 7,500 to 5,000 B.P. interval, or Early Millingstone Period (or Early Horizon Period), date between 8,500 and 3,500 years in age, and are dominated by assemblages containing large numbers of groundstone artifacts, along with crude choppers and other core/cobber tools. These are thought to represent an adaptation to gathered foods, particularly a reliance on hard-shelled seeds. In addition, J. Erlandson has shown that they were generalized foragers during the beginning of this period that relied on a variety of different kinds of terrestrial, coastal and marine resources, that they were adapted to estuarine embayments, and that their primary protein sources were shellfish and other marine resources.⁴ Erlandson's evidence suggests that the adaptation to the seashore is a very ancient and long-lived tradition in local prehistory.

Intermediate (or Middle) Period

The 5,000 to 1,500 B.P. interval, or the Intermediate (or Middle) Period, occurred about 3,500 years ago, and is believed to have lasted until about 1000 Common Era (C.E.). This time period is marked on the coast by a growing exploitation of marine resources, the appearance of the hopper mortar and stone bowl/mortar, and a diversification and an increase in the number of chipped stone tools. Projectile points, in particular, are more common at sites than previously, while artifacts such as fish hooks and bone gorges also appear. There is substantial evidence, moreover, that it was at the beginning of this time period that inland sites were first established and occupied, suggesting the exploitation of more varied

³ Whitley, D.S. and R.I. Dorn. "New Perspectives on the Clovis vs. Pre-Clovis Controversy." *American Antiquity*. 1993. 58: 626-647.

⁴ Erlandson, J. and R. Colton, Eds. "Hunter-Gatherers of the Early Holocene Coastal California." *Perspectives in California Archaeology*, Vol. 1. 1991. UCLA.

environments and perhaps an increase in population⁵, and also a movement of coastal sites down towards the beaches.

Late Prehistoric Period

The introduction of the bow and arrow for hunting marked the beginning of this time period in southern California coastal regions, dating from about 1,500 B.P. (500 C.E.) to the time of Spanish contact (approximately 1769 C.E.). Coastal sites dating to this period are numerous, and contain diagnostic artifacts such as small triangular projectile points, mortars and pestles, steatite ornaments and containers, perforated stones, circular shell fishhooks, and numerous and varied bone tools, as well as bone and shell ornamentation. The transition to the Late Prehistoric Period was thus marked by the evolution and eventual dominance of a sophisticated maritime economy. More importantly, it is during this time period that one can correlate local prehistory with Chumash society, a group of Hokan speaking people who occupied the Santa Clara River Valley before the Spanish colonization.

Ethnographic Resources

Ventura County, including the project site, lies within the territory of the Ventureño dialect of the Chumash ethnolinguistic group.⁶ The Chumash were Hokan speaking people, who occupied the region from Topanga Canyon northwest to approximately San Luis Obispo. The Chumash followed a hunting-gathering-fishing subsistence pattern, which incorporated a heavy reliance on maritime resources, including pelagic and littoral fishes, and shellfish.

The coastal Ventura County region, including the lower reaches of the Santa Clara Valley, was apparently a portion of a paramount Chumash capital at the village of *Muwu*, at modern Point Mugu.⁷ This served as the center of *Lulapin*, one of the two known historical chiefdoms, and was a domain whose limits stretched from the southeastern extreme of Chumash territory to Dos Pueblos, just beyond modern Santa Barbara. Correspondingly, the Mugu locale has been documented, both archaeologically and ethnographically, as the center of a considerable amount of aboriginal activity.⁸

The villages in the project site, according to numerous records,⁹ tended to be localized in two general areas: along the coast, per se, and along the major drainages (specifically, the Santa Clara and Sespe Rivers and Santa Paula Creek). The nearest recorded historical villages to the project site are the following: *Sa'aqtik'oy*, at modern Saticoy; *Mupu*, in Santa Paula along Santa Paula Creek, on the modern campus of Thomas Aquinas College; *Malalal*, near the confluence of the Santa Clara River and Sespe Creek, putatively in old Sespe Village on the northwest side of this confluence; and *Seqpe*, up Sespe Creek from the Santa Clara. Each of these villages is a considerable distance from the project site, and thus a considerable distance from area of known historical Chumash occupation.

⁵ Whitley D.S., and M.P. Beaudry. "Chiefs on the Coast: Developing Chiefdoms in the Tiquisate Region in Ethnographic Perspective." *The Development of Complex Societies in Southeastern Mesoamerica*. W. Fowler, Ed. CRC Press. 1991.

⁶ Kroeber, A.L. *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78. 1925.

⁷ Whitley, D.S. and C.W. Clewlow, Jr. "The Organizational Structure of the Lulapin and Humaliwo. *The Archaeology of Oak Park, Ventura County, California*. Vol. 3. Institute of Archaeology, Monograph 11. UCLA. 1979; and

Whitley D.S., and M.P. Beaudry. "Chiefs on the Coast: Developing Chiefdoms in the Tiquisate Region in Ethnographic Perspective." *The Development of Complex Societies in Southeastern Mesoamerica*. W. Fowler, Ed. CRC Press. 1991.

⁸ *Ibid.*

⁹ Kroeber, A.L. *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78. 1925;

Brown, A.K. "The Aboriginal Population of the Santa Barbara Channel." *University of California Archaeological Survey Reports*. 69. Berkeley. 1967; and

W&S Consultants. *Phase I Archaeological Survey of the East Area One Specific Plan Study Area, Santa Paula, Ventura County, California*. 6 Nov. 2006.

Phase I Archaeological Survey

A Phase I Assessment of the project site was conducted by W&S Consultants to assess existing archaeological resource sites or features on the project site. A Phase I Assessment consists of a surface survey of the project site combined with a detailed record search. Refer to Section 4.12.3 "Methodology Related Cultural and Historic Resources," for a more information regarding the methodology of the Phase I Assessment.

The project site, despite its proximity to the confluence of two major streams, contains very few stable landforms suitable for prehistoric occupation and for the preservation of prehistoric sites of any great age. The only area of landform stability that appeared to have significant potential for prehistoric sites was the remnant NW-SE stream terrace located in the north-central portion of the project site.

Files and records at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSUF) indicate that 435 acres of the project site were systematically surveyed by archaeologists in 1997, but that no sites had been recorded at that time. No prehistoric sites furthermore had been recorded within the immediate or general vicinity of the project site. The only previously recorded site in the immediate vicinity is the Telegraph Road Bridge (Site Number 56-152833) over Santa Paula Creek, built in 1940.

Examination of historical maps (specifically, Santa Paula 1903 and 1947) 15' series topographical sheet indicates that three structures were present within the project site over 100 years ago. By the immediate post-war period, three housing areas existed on the project site.

The on-foot field survey found that, with the exception of the slopes and ridges along the northern boundary, the entire project site had been farmed or developed. Based on historical records, farming has occurred for the last century, although this has involved orchards rather than row crops. Portions of the original orchards have been removed and replaced, however, with avocados now present in certain areas (especially along the western side of the project site).

The field survey moreover discovered and recorded five archaeological sites. These have been given the temporary designations of L-1 through L-5, pending receipt of trinomials and primary numbers from the CSUF SCCIC. Site L-1 is a prehistoric (Native American) deposit with historical debris on the ground surface; the remaining four sites are all entirely historical (Native American) in origin, and represent the historical farming use of the project site. A detailed description of each archaeological site is provided below.

Site L-1

This site is located on the remnant stream terrace in the north-central portion of the project site. Although the original stream bed is now represented solely by an arroyo at this spot, this site was located on what would have once been the east side of the Santa Paula Creek, at about 400 feet elevation. Overall, the site appears intact and in good condition. It seems to have served as a small habitation site or camp. Specifically, the site consists of a midden deposit (habitation deposit) that is roughly 50 centimeters (cm) deep and about 40 meters (m) in diameter. W&S Consultants noted a low density scatter of primary waste flakes (quartzite, andesite, basalt, fused shale and quartz); an unshaped sandstone mano; chert float; calcined animal bone; a uniface flake tool; and a portion of a Middle Period atlatl point. This last artifact suggests that at least portions of the site were used between 3,500 and 800 years B.P. Given the organic enrichment of the midden deposit, it is possible that the site was also used more recently.

In addition to these prehistoric remains, the site also contained a low density scatter of historical artifacts on the ground surface. These included shards of whiteware ceramics, including one whiteware shard with portions of a blue transfer pattern; and historical bottle glass, including a piece of glass that appeared to have bifacial working. Even though this last artifact may have resulted from trampling, it may also represent historical-aboriginal use of the site location. It is thus uncertain whether the historical remains represent recent non-Native American or Native American use of the location, but the apparent absence of a series of typical historical Native American artifact types make the first possibility most likely. In other words, the historical artifacts are most likely only coincidentally associated with the prehistoric remains. Note in this last regard that the documented historical Chumash village for the Santa Paula area is Mupu (CA-VEN-404), located on the campus of Thomas Aquinas College, a few miles upstream. Even if Site L-1 continued to be used by Native Americans historically, its use was clearly minimal relative to this major village.

Site L-2

The second recorded site is located immediately behind (south of) a small bungalow currently used as a farm office, and immediately east of a large barn-like structure currently used as a garage. This places it essentially in the middle of the area of historical farming occupation within the project site.

The site consists of a low density scatter of historical artifacts mixed with modern (contemporary) debris, covering an area about 18 x 15 m in size. W&S Consultants noted a portion of a bone-handled toothbrush, purple glass, rusty metal objects, and calcined animal bone fragments. Purple (or amethyst) glass is a by-product of the use of manganese as a clarifying agent in glass manufacture from about 1880 to 1916, thereby indicating that the site dates before about World War I. W&S Consultants also observed a depression that was about 50 cm in diameter and about 20 cm deep. This may represent the remnants of a privy pit.

The site surface appears to have been disturbed, probably through almost a century of continuous use. The site soil is very rocky alluvium and, with the exception of possible features (such as a privy), it is unlikely that a subsurface deposit, per se, is present at this location. Nonetheless, one or more intact features may still exist at this location.

Site L-3

The third historical site is located behind and east of a row of bungalows that are located on the east side of the main access road into the project site. The site was observed on the east bank of a small ditch that runs primarily N-S, immediate outside of the backyards of the bungalows. The site consists of a low density scatter of historical artifacts mixed with contemporary modern trash, and covers an area about 100 x 5 m in size. W&S Consultants observed purple glass, milk glass, whiteware ceramic shards, rusty metal objects, a silver spoon, and calcined and cut animal bone in this area. A slightly higher concentration of surface artifacts towards the southern end of the site, including some brick fragments, may represent the remains of a feature, such as a privy.

The site appears to date to the early occupation of the bungalows themselves, or roughly to the first quarter of the 20th century. Furthermore, maintenance of the ditch over time is likely to have disturbed the site.

Site L-4

The fourth site is also historical in nature. It consists of a large, very low density scatter of historical artifacts that stretch along an area about 375 m long and 50 m wide. This corresponds to a row of farm workers' houses that are shown on the United States Geological Survey (USGS) topographical quadrangles but that were removed sometime in the more recent past, during an orchard expansion. W&S Consultants noted a dispersed scatter of purple glass, calcined animal bone, rusty metal objects and whiteware ceramics.

The demolition and removal of cottages, along with the subsequent planting of the area in orchards, has disturbed this site to a significant degree. Intact features, however, may still be present in portions of the project site.

Site L-5

The final recorded site is in almost all circumstances equivalent to L-4, and likewise consists of a second row of previously existing farm worker housing. Artifact density here too is very low, and disturbance is high given the current use of this area as an orchard. W&S Consultants estimates the site size as being about 350 x 50 m and believes it has the potential to include intact features, even though none were noted on the ground surface during the survey.

Phase II Archaeological Test Excavation

A Phase II Assessment of the project site was conducted by W&S Consultants in order to provide an in-depth analysis of the archaeological historic sites L-1 through L-5 found in the Phase I Assessment. A Phase II Assessment is a detailed assessment of archaeological resource sites or features, consisting of intensive surface analysis and, where appropriate, limited test excavations, auger-boring, etc., to help determine site spatial boundaries and temporal depth. Refer to Section 4.12.3, "Methodology Related Cultural and Historic Resources" for a more information regarding the methodology of the Phase II Assessment.

Below is a detailed description of features and artifacts discovered at each archaeological site. Note: The Phase II Assessment did not include Site L-1; see Section 4.12.4 "Impacts" for a discussion of why this site was excluded from the Phase II Assessment.

Site L-2

This site is considered of a low-density scatter of artifacts found behind a 1920s era farm worker's cottage that is currently in use as a farm office. In fact, this structure had been relocated to this spot from further west on Loop Road and an addition added on it. When this relocation occurred is uncertain but most likely in the 1970s, when the workers' cottages were otherwise demolished.

No diagnostic artifacts could be located on the surface of the site at the time of the Phase II fieldwork; hence, no surface collection was completed.

Test pit #1 was placed 2 m E/SE of the S edge of the addition on the structure, in an area that was thought to potentially contain a privy, and that appeared to have some topsoil. Soils in the unit were sandy gravels and boulders. These were Munsell Pale Brown in color. Excavation continued to 20 cm in depth, at which depth ancient fluvial gravels and boulders were encountered. These fluvial soils were also exposed on the ground surface nearby. The implication of this last fact is the clear indication that almost

all of the topsoil had been lost at this location – most likely due to grading/leveling and over a century of farming.

A moderate quantity of mixed historical specimens was recovered from the unit. The artifact assemblage from the site consisted of 116 specimens. These included 84 glass fragments (~72%); 17 pieces of metal (15%); 7 ceramic shreds (6%); 6 fragments of brick (5%); and 2 pieces of animal bone (less than 2%). The glass fragments were all small and essentially all bottle fragments. Five were from amber bottles; the remainder was clear. None were temporally diagnostic, in the sense that all are, or could be, contemporary in age.

The metal fragments mainly consisted of small pieces of hardware. These metal fragments included wire-cut nails, a buckle, a washer, a bolt and an eyelet, and one small square nail. Ceramics included 6 whiteware fragments, probably dinner plates, and one thick-walled crock fragment. The brick fragments are all portions of red brick. The animal bone consists of fragments of saw-cut large mammal shafts.

In summary, the artifact collection from this site consists of fragmentary admixture of specimens, most of which are – or at least cannot be analytically distinguished from – modern/contemporary trash. The site area as a whole clearly has been graded and almost all of the topsoil has been removed or lost. The topsoil present in the area of Unit #1 appears to have itself been disturbed and mixed.

Site L-3

Three test pits were excavated at this site. All were located on the E side of the ditch that runs approximately N-S on the E (backyard) side of the houses along Padre Lane. The 1 x 1 pits were spaced 35 m apart, in order to cover the length of the recorded site area. A citrus orchard is present to the E of the units.

Test pit #1, at the S end of the site, was excavated to 20 cm depth. Soils from the ground surface to 20 cm were sandy gravel and cobbles that were Munsell Pale Brown in color. Ancient oxidized alluvial silt was present below this depth.

Test pit #2, in the approximate middle of the site area, was also excavated to 20 cm depth. Soils in this unit were identical to those found in the previous pit, including the presence of oxidized alluvial silt at 20 cm depth.

Test pit #3 was placed at the north end of the recorded site area. It was excavated to 20 cm in depth, where oxidized alluvial silt was encountered. Soils were equivalent to the other two pits on the site.

A mixed deposit of historical specimens and modern/contemporary trash was present in the 0 – 10 and 10 – 20 cm levels in all three units. These are summarized in the artifact catalog from the site. The artifact assemblage totaled 859 specimens. These included 684 fragments of glass, representing approximately 80 percent of the total. The glass was very fragmentary and was mainly bottle glass, with a lesser quantity of food jar specimens. It included primarily clear but also amber, pale green and white (milk) glass specimens. None of the fragments had lips, rims, seams, pontils, maker's marks, painting or embossing that was historical in age rather than clearly or potentially contemporary/modern. A total of 27 specimens, representing about only 4 percent of all the glass, showed evidence of decay ("opalization"), thereby likely indicating age. In other words, over 95 percent of the glass fragments could not be distinguished from contemporary trash, even though some of the fragments may have been 50 years or older.

Metal artifacts accounted for 117 specimens, or about 14 percent of the total assemblage. These included miscellaneous tinned and aluminum can fragments, wire nails, farrier's nails, crown bottle caps, wood screws, wire and other miscellaneous pieces of hardware. Non-hardware or can specimens included a button, a toy jack, a 1974 penny, and a corroded U.S. military pin-on Sergeant's (three chevron) rank insignia (which dates approximately to before the Vietnam War).

Ceramics included 27 fragmentary sherds (3% of the total). These were mainly unornamented whiteware, but included a small quantity of porcelain, including a few examples that were hand painted or that had transfer pattern designs. Only two of the ceramic sherds were utilitarian wares with the remainder apparently representing fragmentary dinnerware.

There were also six red brick fragments, 29 pieces of animal bone, and two examples of shell. In the last category were a shell button with four holes and an upraised rim, and a miscellaneous fragment of unidentifiable shellfish. The animal bone was primarily large mammal (cow or pig) sized. These included a range of shaft, pelvis, skull and vertebral fragments, many of which exhibited saw-cut marks. The implication of this mix is the use of a range of cuts of meat, all of which were processed by butchers. Three bird bones were also identified. These most likely are chicken bones.

In summary, the archaeological specimens collected at this site represent a mix of mostly modern/contemporary trash with a much smaller quantity of historical artifacts. The concentration of this material in the site area appears to represent a long term, potentially on-going but very low intensity pattern of trash disposal outside of the back fences of the row of houses at this location.

Site L-4

Four excavation pits were placed on this site, to the S/SW of the original row of houses; that is, in what would have been the backyards of worker cottages built between 1920 and 1940. The pits were spaced at approximately 30 m apart, but were positioned in areas that appeared to contain topsoil and hence were not aligned in a strictly linear array. The implication of this last point is the fact that much of the surface in the site area had been stripped or deflated, presumably by orchard leveling and the demolition of the original worker cottages.

Each of the pits was excavated to sterile oxidized sand, which was encountered at 30 cm depth. Soils above the oxidized sand consisted of silty sand that was Munsell Pale Brown in color. The sterile oxidized sand itself was Munsell Yellowish Brown in color.

The top 30 cm of each pit contained a moderate density mix of modern/contemporary trash and historical specimens. The recovered artifact assemblage from the site included a total of 594 specimens. The large majority of these consisted of glass, with 445 fragments or 75 percent of the total. The large majority of this category was bottle glass, with clear, amber, light green, and white (milk glass) most common. Identifiable glass specimens included portions of a condiment jar, and fragments from a 7-UP and NEHI bottle. As at site L-3, the only glass specimens that are clearly likely to be greater than 50 years in age were so identified based on degradation or discoloration: 26 of the 445 fragments of glass had decayed ("opalized") or were "purple" glass; this represents less than 6 percent of all the glass specimens. Although some or many of the other fragments may also be older than 50 years, there is no way to determine this analytically. Again, over 94 percent of the glass assemblage then consists of either contemporary/modern specimens or fragments that cannot be distinguished from contemporary/modern glass.

Metal artifacts included 81 specimens, which were dominated by miscellaneous hardware items, including wire-cut and farrier's nails, wire, screws, a grommet, metal hook, wire and foil. Metal items

useful for dating purposes include a portion of a modern expandable/jointed metal watch band, found in the 20 - 30 cm level of Unit #1, and likely less than 40 years in age; a 1972 dime, found in the 0 -10 cm level in Unit #2; and a 1956 penny, found in the 10 – 20 cm level of Unit #4. The location of these dated metal artifacts further demonstrates the mixing of recent materials with older specimens on this site. Also, the metal assemblage included three .22 cartridges and a single .30-.30 cartridge. All of these are modern/contemporary in age.

In addition, thirty-three of the site assemblage is ceramic. This again is primarily undecorated whiteware although there is a small, but significant number of examples of whiteware with transfer floral prints and hand painted floral designs. There are also a handful of porcelain specimens, including examples of blue willow-ware. These were generally manufactured to look Chinese in origin, but whether they were used by Chinese workman is unknown. Notable among these is a fragment of an unpainted female figurine head, of unknown origin and significance. Importantly, it was recovered from the ground surface of this site.

Also, 12 red bricks were included in the artifact assemblage, along with 20 pieces of animal bone and two shell artifacts. The bone was more limited in number and diversity than the faunal remains from Site L-3, suggesting that meat was less common at this site. All but three of the specimens were large mammal; the three exceptions were bird bones, probably chicken or turkey. The mammal bone exhibited a number of saw-cuts, demonstrating that the bone was processed by a butcher. The 20 – 30 cm level of Unit #1 contained a concentration of 11 bones mixed throughout it. These all appeared to derive from a juvenile large mammal; most likely a pig, sheep, or goat.

Two shell artifacts were also found at this site. One of these was a two-hole button with a beveled rim. The other shell artifact is a complete *Conus* shell, which could have been used as an ornament. The apex or spire of the whorl on this shell is missing. Note also that the shell still retains some of its nacre and does not appear particularly old; i.e., this is not a prehistoric shell bead that found its way onto this site.

In summary, the artifacts from Site L-4 represent a mix of mostly modern/contemporary trash – or specimens that are analytically indistinguishable from items of this age – with a much smaller number of clearly historical specimens. The high degree of mixing materials of different ages is clearly a function partly of the demolition of the workers' housing combined with the subsequent leveling of the land for the orchards. No intact subsurface or surface archaeological deposit is present at this site, which lacks integrity and does not meet the legal definition of a historical property.

Site L-5

Four pits were excavated at this site, which were placed in a linear array and spaced about 15 m apart, approximately 15 m behind the original row of structures. Topsoil in all four units at this site consisted of silty sand containing gravel, cobbles, and boulders. This was Munsell Pale Brown in color. This terminated at varying depths in an ancient, dense, and culturally sterile level of fluvial cobbles and boulders. This was encountered at 20 cm depth in Unit #1; at only 5 cm in Unit #2; at 15 cm in Unit #3; and at 10 cm in Unit #4. A small quantity of mixed historical and contemporary/modern materials was found in the topsoil of each unit.

The artifact assemblage from this site consisted of 631 specimens, almost all of which were fragments of glass. There were 614 of these, representing fully 97 percent of the site assemblage. These were primarily bottle glass and included clear, amber, light green, and white (milk) glass fragments. The only identifiable pieces were fragments from 7-UP bottles. In addition, a glass marble was also recovered.

In addition, metal, ceramic, and animal bone artifacts were recovered from this site. Specifically, fourteen metal artifacts, representing 2 percent of the assemblage, were also recovered. These included a crown bottle cap, wire-cut nails, snaps, tinned can fragments, and an automotive spark plug. Two ceramic sherds were the entirety of the ceramic assemblage recovered. Both were whiteware, one of which was undecorated with a white glaze. The other sherd had a whiteware body with a pale green glaze. Also, a single animal bone was recovered from the site. It consisted of a saw-cut shaft fragment from a large mammal.

None of the specimens recovered from Site L-5 can be identified analytically as 50 years or greater in age. The thin and uneven topsoil layer at the site has clearly been disturbed and mixed, due to the demolition of the workers' cottages and subsequent leveling of the ground for the orchards. This site lacks an intact surface or subsurface archaeological deposit, and does not meet the legal definition for a historical property.

4.12.1.3 Historical Resources

General Historical Context of the Santa Clara Valley

The Santa Clara Valley was originally part of several land grants, Rancho Santa Paula y Saticoy, Rancho Sespe, Rancho Ex-Mission San Buenaventura and Rancho San Francisco. In addition portions of the valley not included within rancho boundaries, were considered public lands. The area, located east of Santa Paula and west of Fillmore, has been referred to as the Sespe region, because the majority of land was originally part of Rancho Sespe. The remaining lands were public lands and settlers used both the Pre-emption Act of 1853 and the Homestead Act of 1862 to acquire these lands once the Rancho Sespe boundaries were settled.

Rancho Sespe was granted by Governor Figueroa to Carlos Antonio Carrillo in 1833. The rancho encompassed all of the Santa Clara Valley between Piru and Santa Paula creeks and was bounded on each side by the mountains, a total of six square leagues or 26,000 acres. Carrillo did not take possession of his land until 1842 when a survey was conducted and an adobe house built. Carrillo had attained a high degree of prominence in the Mexican government having been elected to the assembly and eventually appointed governor in 1837. The Carrillo family lived in Santa Barbara and occasionally traveled to the ranch, which was run by the majordomo (ranch manager). Carrillo died ten years later in 1852 and his wife died the following year. His adobe house, located near Hall and Telegraph roads, partially destroyed by fire in the 1850s, fell into ruin. In the 1880s, children attending the Santa Clara School across the ravine from the old adobe, used to play among the ruins.

Thomas Wallace More and his brothers, Andrew and Henry, purchased six square leagues of the rancho in 1854 from the estate of Josefa Carrillo (Cleland, 1953: 84). The California Agriculture Census indicates that by 1860 More had become the largest single landowner in Santa Barbara County, which at the time included all of contemporary Ventura County. T.W. More raised sheep and cattle on the ranches until the disastrous droughts of the late 1850s and early 1860s forced the brothers to dissolve their partnership and subdivide the rancho lands (Cleland, 1953: 89). T.W. More got Rancho Sespe and he also inherited the difficulties surrounding the actual size of the ranch. These difficulties were to pit the large ranch owner against settlers who had come to California looking for public lands on which to stake a claim using the Pre-emption Act or the Homestead Act as the legal basis for claiming land.

At the time the More Brothers purchased Rancho Sespe in September of 1854, the U.S. Land Commissioners had confirmed in April of that year the Sespe grant as originally petitioned by Carrillo with the boundaries of the map to include six square leagues. The Mores believed they paid for six square leagues. However, from the time the grant had been approved, the U.S. government had appealed the

approval based on evidence in a different version of the Expediente that said the rancho was two square leagues. More's attorney went along with the government's two square leagues without the More's approval.

The rancho was surveyed in two tracts in 1868 by Surveyor Charles F. Hoffman. The plat was completed and the map drawn in 1871 and in March 1872, More received title to two square leagues (8,880.81 acres). The Craven Survey of Public Lands was not filed until December 19, 1874 and the settlers then had 90 days to file declaratory statements for land on which they had settled. It also opened the way for new settlers to come in.

Settlers or squatters as they were also referred to, began to arrive in the Santa Clara Valley looking for land following the Civil War in the mid to late 1860s. In 1867 land was subdivided in the Santa Paula y Saticoy Rancho and many settlers who had money from working in the goldfields in Northern California purchased land in the area west of Santa Paula. Those wanting to take advantage of free land offered by the Homestead Act of 1862 had to locate available public lands, and since the Craven Survey wasn't filed until 1874, it was difficult for settlers to know the exact location of non-rancho lands.

A small group of squatters began to settle in the area surrounding T.W. More's Sespe Ranch near the confluence of Sespe Creek and the Santa Clara River especially after the Craven public land survey had been filed.

Disappointed at not receiving the entire six leagues, More filed an application in 1875 to buy the remaining four square leagues. It was denied by the Los Angeles Land Office, but before that happened, the Sespe Settlers League had banded together to protect their property. The following years 1876-1877 were extremely dry years for ranchers in the Sespe, and there was much anxiety over the drought. This anxiety was heightened when the Sespe squatters learned that More filed claim with the County to build an irrigation ditch on his rancho. Concerned that More would take all the water from the Sespe and Santa Clara rivers, the settlers believed they would be deprived of water for their crops. More began to trench his ditch before the application was approved thereby continuing to anger the squatters.

The local newspapers took up the cause of the Sespe Settlers League against the large ranch owner. Between 1872 and 1877 newspaper headlines proclaimed the following: "Land Grabbers of California", "Cursed with Land Monopoly," "Doings of the Land Robbers," etc. (Outland: 1991, 26) The continuous inflammatory newspaper articles and the attempt of More to buy back land or take water from land that squatters had begun to settle led to the most famous murder case of the century. On March 24, 1877, T. Wallace More was shot and killed while trying to put out a barn fire on his ranch. Although originally seven men were named, only one was ever convicted and sent to prison. Frank Sprague was released after serving his seven year sentence in San Quentin prison (Outland: 1991, 150).

Following More's death in 1877 the U.S. Land Office overturned the 1875 ruling and said that More's heirs did have the right to buy the disputed land. Once again, however, this was overturned by the final ruling on July 25, 1878, that denied the heirs the rights to buy the remaining four leagues.

The majority of residents who settled in the Sespe region of the Santa Clara Valley had homesteaded their land. The exception would be those who purchased land from the heirs of Rancho Sespe when they began to subdivide their property in the 1880s. A partial listing of homestead patents included Miles and William Balcom, George W. Cook, Henry T. Cook, James A. Culp, Thomas O. Toland, Joseph Bath, William Brock, Eben Moore, Albert Miles Tanner, John Hall Orcutt, Nickolas J. and Mary Schieferle, George M. Richardson, J.W. Rosenburg, and Charles H. Willard.

Santa Paula Historical Context

George G. Briggs purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from T.W. More in 1861. Earlier that year Briggs, together with his nephew Jefferson Crane, had visited More at his adobe residence. All three men had known each other in Ohio where they had lived previously. After purchasing the land from More, Briggs used the two-story adobe built for More by W.D. Hobson as the center of his ranching operations. Briggs, formerly a horticulturist in Marysville, believed he could successfully raise fruit on the land, and planted a 160 acre orchard near the adobe. Discouraged by the continuing drought conditions, and disheartened by the death of his wife, Briggs in 1867 authorized land agent E.B. Higgins to begin subdividing the rancho into 150 acre parcels. These parcels were sold primarily to farmers emigrating from the Northern California gold fields, and the East and Midwest (Sheridan, 1955: 2-7). The survey was prepared by W.H. Norway in 1867.

In 1872 Nathan Weston Blanchard and his silent partner E.L. Bradley purchased 2,700 acres of Rancho Santa Paula y Saticoy from Higgins, and three years later recorded the townsite of Santa Paula on a portion of it. Blanchard, generally considered the founder of Santa Paula, was born in Madison, Maine in 1831. He arrived in northern California in 1854, during the Gold Rush. He gained financial success in the meat butchering business and the lumber trade in Dutch Flat, a Sierra Nevada gold mining boom-town. He married Ann Elizabeth Hobbs in 1864. Following the death of their first child Dean, they moved to Ventura County in 1872. The Santa Paula townsite, surveyed in 1873 and recorded by Blanchard and Bradley in 1875, was bounded on the north by Santa Paula Street, on the south by Ventura Street, on the east by Twelfth Street and on the west by Mill Street. Blanchard planted seedling orange trees in 1874, and during the late 1880s, constructed the first packing house, located adjacent to the railroad.

In addition to the development of agriculture, oil exploration was occurring in portions of the Santa Clara Valley as early as the 1860s. Some of the first oil explorations in the Santa Paula area occurred in Adams Canyon, where tunnels were drilled horizontally into the hillsides. Sulphur Mountain was also cited in early geology reports as being one of the major oil prospecting regions in California. Thomas Bard, representing Thomas Scott of the Pennsylvania Railroad, arrived in Ventura in 1867 with the intent of purchasing land for this purpose.

Santa Paula had by the early 1880s become the base of operations for Pennsylvania oil developers Wallace L. Hardison and Lyman Stewart. They established the Hardison and Stewart Oil Company offices on Mupu (Main) Street in 1886. In 1890 several small oil companies owned by Hardison, Stewart and Bard joined forces to become the Union Oil Company.

Despite these pioneering efforts, the growth of Santa Paula's agriculture and oil industries was restrained by transportation considerations, until the Southern Pacific railroad arrived in the Santa Clara Valley in 1887. Soon afterwards, citrus cooperatives were established to provide the ranchers with efficient methods of shipping and marketing. Agriculture as an industry (as differentiated from traditional family farming) began in 1893, with the founding of the Limoneira Company west of Santa Paula, and the Teague-McKevett Ranch east of the city in 1905. Both companies built their own packing houses and warehouses adjacent to the railroad. By 1890 several other large subdivisions had been added to the original 1875 Santa Paula townsite: the McKevett Tract in 1891, the Hardison-Irwin Tract in 1887 and the Barkla Tract in 1888 and the Orcutt-Moore Tract in 1892.

Rapid growth of the community followed the establishment of viable oil and agriculture industries, culminating in the incorporation of the city in 1902. The first two decades of the twentieth century were marked by both the maturation of the citrus industry and the opening of the highly productive South Mountain oil fields. The growing profitability of these industries produced Santa Paula's third building wave, the expansive era of the 1920s. Numerous new schools, banks, offices and commercial buildings

were built or remodeled. The development of new residential tracts for both the affluent and the working class rapidly transformed Santa Paula's previously rough appearance to one of modernity and respectability.

Agricultural Context

The Santa Clara Valley of Ventura County has undergone a continual social, physical and economic evolution resulting from experimentation with the cultivation and marketing of agricultural products, and each successive wave left a distinct mark on the land. As was the case throughout much of the West, the earliest American settlers in the Santa Clara Valley engaged primarily in dry farming, carrying on essentially in the tradition of the Californios. Lacking reliable sources of irrigation and transportation, this thinly populated frontier region supported primarily low-intensity sheep and cattle ranching, grain production and to a limited extent, the more drought-tolerant forms of fruit cultivation.

The first fruit-growing efforts in the western end of the valley were apricots, deciduous fruits, lemons and walnuts. Other crops commonly grown during these early decades were grains, such as wheat, barley, flax and corn, and lima beans.

The advent of greatly improved transportation and irrigation systems, including the construction of wharves at Hueneme (1871) and Ventura (1872), and the Southern Pacific Railroad line (1887), combined with the development of the Atmore Ditch (1879), the Interurban Land and Water Company (1906) and other smaller ditches bringing water from the Sespe Creek and Santa Clara River, permitted valley property owners to realize the economic potential of the local soil and climate. Ground water development also occurred in the area with the establishment of the Hardscrabble Mutual Water Company (1920), the Community Mutual Water Company (1920), and the Citrus Mutual Water Company (1929). Reliable water sources and transportation resulted in the gradual displacement of grain crops by walnuts, olives and apricots. But it was citrus ranching, in both myth and reality, that was to become thoroughly enmeshed with every aspect of the region's economy, culture and popular image.

The earliest planting of commercial citrus in the western Santa Clara Valley were accomplished by Nathan W. Blanchard in 1874, with the first profitable orange harvest arriving fourteen years later. This shift to citrus crops accelerated rapidly in the 1890s through the teens, with the establishment of the agribusiness giant Limoneira Company in 1893 and the Teague-McKevett Company in 1905 and the Newhall Land and Farming Company's Orchard Farm in 1912. Citrus cultivation progressed in successive waves, from oranges, to lemons and later, avocados, with each of these tree crops wholly or partially replacing the previous one. The increasing sophistication of the citrus industry also led to the development of new tree varieties, and these improved types gradually superseded the earlier species.

During the period 1920-45, the citrus industry sustained an unprecedented era of expansion, increasing the total volume of production in California nearly 150 percent. This growth engendered the profound transformation of the entire economic, social and physical character of the Southern California region to an extent described by historian Carey McWilliams as "difficult to emphasize sufficiently." The establishment of the verdant "citrus belts" along the foothills helped to firmly establish an almost utopian image of Southern California in the national consciousness. This depiction, although it contrasted decidedly with the natural aridity of the area, became thoroughly integrated into the regional mystique, having been championed tirelessly by development interests and the citrus industry. It is virtually impossible to separate the economic, social and physical impacts of this industry from other influences present during this period, as virtually the entire urban and rural form taken on by the Southern California foothills region can reasonably be attributed directly or indirectly to citrus production.

Because citrus cultivation is a highly capital-intensive industry, it attracted well-established farmers and business people, frequently from other parts of the country. This factor, together with the ability of the cooperative associations to manage virtually all aspects of the growing, packing, shipping and marketing of the fruit, validated the Southern California citrus grower's "gentlemen farmer" reputation; a refined agriculturalist, whose hands needn't touch soil. At the same time, a variety of ethnic groups, including at various times large numbers of Chinese, Japanese and Mexican immigrants, characterized the labor force. A significant number of Dust Bowl refugees of the 1930s and 1940s, especially women, came to work in the packing houses, particularly after the labor turmoil of 1941, and the relocation of the Japanese-American population in 1942.

The rapid suburbanization of the Southern California region taking place during the two decades following the end of World War II placed heavy pressure on agriculture to turn land over to development interests. This trend was abetted by the "highest and best use" scheme of property taxation in effect prior to the implementation of the California Land Conservation (Williamson) Act of 1965. Further, the root-stock planted during the industry's peak years of expansion had by this time become less productive, and in particular had become widely infected with the citrus diseases. Balancing the imminent need to re-invest in new trees against increasing taxation and the new development value of their property, growers in large numbers chose to remove their land from cultivation.

These convergent events taking place during the mid-to-late 1950s led to a steady decline in the citrus industry in Los Angeles and Orange counties, and somewhat later in Riverside and San Bernardino counties. The Santa Clara Valley of Ventura County, by virtue of geography, largely escaped these events, however, and retained its citrus landscape largely intact until the 1970s, when strict planning guidelines for the protection of agricultural areas countywide were adopted. Accordingly, the Santa Clara Valley represents one of the best preserved examples of a mature Southern California citriculture landscape.

Architectural Context, Building Arrangement and Types

The architectural styles present in the valley reflect both the changing tastes and the steadily increasing affluence of its residents, as well as technological innovations and transportation improvements. By 1910 classically-derived architectural styles had almost entirely given way to the California Bungalow style. This style persisted well into the 1930s, when it blended almost seamlessly into the ranch style. The bungalow form proved especially adaptable, and can be seen in buildings ranging from modest agricultural worker's cottages to costly, large-scale residences.

Labor housing was provided on both the family farms and agribusiness ranches. Farm labor was of both the seasonal-itinerant variety, and year-round, and provided by a wide variety of ethnic groups. Bunkhouses were constructed for the use of single men. Labor camps, consisting of a large number of small dwellings housed families, and individual detached dwellings provided housing for ranch foremen and labor supervisors. Homes built for ranch employees varied in size, but were usually smaller than the homes built for family farmers and were more modest in design and materials.

Packing houses were an essential feature of the citrus landscape. Only the largest agricultural concerns maintained private packing houses on their own properties. Smaller growers were dependent on the association packing houses within the nearby communities of Santa Paula and Fillmore. The specific procedures for preparing oranges, lemons and walnuts for market were reflected in the design and locations of these buildings. Barns were associated with all farming and ranching operations, and depending on the nature of the operation, were used for the storage of farm equipment and feed, and the housing of farm animals, such as horses and mules.

A variety of purpose-built and generic outbuildings related to ranching operations were constructed throughout the agricultural areas of the Santa Clara Valley. Secondary processing buildings, such as walnut dehydrators remain as artifacts of this antecedent commercial crop which faded in importance in the Twentieth Century. Box sheds were often constructed for the storage of orchard heaters and field lug boxes used to transport citrus from the fields to the packing houses. Garages and sheds were constructed in large numbers for various purposes, such as the storage of farm equipment and vehicles.

Agricultural Structures

Irrigation provided the essential ingredient required to realize the agricultural potential of the valley. Unlike many areas of Southern California, the Santa Clara Valley featured the relatively reliable, year-round surface water flows of the Santa Clara River and Sespe and Santa Paula creeks. Property owners began in 1879 to construct the water delivery system known as the Atmore's Ditch, diverting runoff from near the juncture of the Sespe Creek and Santa Clara River, eventually extending the system to the western edge of the valley. Other small private ditches were constructed to bring water from the Santa Clara River to individual ranches.

Open ditches and flumes were employed initially, but the system was eventually converted to buried pipes, although roadside ditches remain in use to collect rain and irrigation runoff. Some of these ditches were constructed with the abundant river rock available in the area. The irrigation system employed weirs, penstocks and reservoirs and pump houses as integral elements. Water towers and cisterns were common features of the historic landscape, and were used primarily in connection with the storage and supply of domestic water. Almost none of these structures remain today.

Transportation systems in the valley are represented by roads and railroads. Preliminary surveys for the construction of a railroad line through the valley were undertaken by the early 1860s, but it was not until 1887 that the Southern Pacific Railroad completed its connection between Los Angeles and Ventura, spawning the towns of Fillmore and Piru in the eastern Santa Clara Valley, and assuring the survival of Santa Paula, Saticoy and Ventura in the west county. The railroad right-of-way imposed the logic of Southern Pacific's surveyors on the valley, cutting diagonally across the public land survey and Rancho Sespe survey, but paralleling the highway. Having split numerous earlier parcels of land, this new boundary came to gradually alter land ownership patterns. At least one railroad siding was developed to serve the Teague-McKevett Company's packing operations.

Sites and Field Patterns

The most visually striking features defining the historic landscape of the Santa Clara Valley are direct products of the development of the land for agriculture, particularly tree crops. The orchards as they are seen today echo the historic techniques of citriculture: trees are planted in regularly spaced rows, with shallow irrigation ditches running between, a system designed to permit gravity flood irrigation and drainage. Wider rows are introduced on regular intervals to permit access to the orchards by picking and spraying equipment. The trees themselves have been subjected to a constant process of replacement, as improved varieties were developed, trees became unproductive due to age, or were damaged by infestations or in any one of the area's periodic freezes.

Teague-McKevett Company and Ranch

Charles Teague and the McKevett family purchased a 200-acre tract in 1905 on the eastern bank of Santa Paula Creek for the purpose of raising citrus. Located on a gradually sloping hillside overlooking the Santa Clara River Valley, the property fronted on the Southern Pacific Railroad line. In 1907, just two years after purchasing the ranch, Charles McKevett died. The following year, in 1908, the

Teague-McKevett Ranch was incorporated for the purpose of marketing citrus fruits by Charles Collins Teague, his wife Harriet McKevett Teague and her brother Allan Charles McKevett. The company has already begun to lay out lemon orchards in 1906, and by 1912 had planted approximately 193 acres of trees. Following McKevett's death, his son Alan would be associated with the management of the ranch until his death in 1919. (Belknap, 1968: 123)

The buildings constructed on the ranch were organized and segregated along functional and symbolic lines. The heart of the working ranch was constructed on either side of the axis created by the north-south private street, Padre Lane, which was planted on the eastern and western sides with rows of Canary Island Palm trees. The ranch headquarters included the homes of the ranch superintendent and supervisory personnel. A cluster of buildings including the ranch office and working buildings, dining hall, pump house, barns and equipment sheds, was located adjacent and to and northwest of Padre Lane.

By 1910 the Teague-McKevett packinghouse, which was built to ripen, store and pack the company's lemons, was constructed adjacent to a siding of the Southern Pacific Railroad. In 1913, a 100 by 112 foot addition with a 40 by 40 foot basement was constructed. A nine-room bungalow was built in 1913 for the ranch foreman at the same time as the palm trees were planted along Padre Lane. A newspaper article published that year stated that an old ranch house would be torn down and used in constructing small cottages for the workmen. Water for the ranch and the orchards was provided primarily by wells located on the property, which fed a reservoir located at the ranch's highest elevation, and stone-lined irrigation ditches. (*Los Angeles Times*, 8/21/1913.)

The Teague-McKevett Ranch employed agricultural workers representing a variety of ethnic groups and national origins, probably beginning primarily with single Japanese men and shifting after 1910 to Mexican workers and their families, and later during the 1930s to Dust Bowl refugees. Single workers were probably housed in a dormitory during the first decade of the ranch operations. A two-story wood-frame building which may have been a bunkhouse is seen in an early photograph of the ranch. This building was removed by 1923, however, reflecting the shift in labor force characteristics from single men to families which occurred with the influx of Mexican workers. Larger homes had already been constructed for the ranch superintendent and supervisors in the ranch headquarters area.

Beginning during the early 1920s, small cottages were constructed for Mexican families in a cluster located near the center of the property, in an area unimproved with citrus. Plans for these worker's cottages were designed in 1920 by Santa Paula architect Roy C. Wilson. At its peak during the mid-1940s, the "Mexican Village" at Teague-McKevett Ranch numbered approximately 80 small residences. All but one have since been demolished, a process which began during the mid-to-late 1960s. Such was the intimate relationship between the Limoneira and Teague-McKevett companies that one of the residences constructed on the Teague-McKevett Ranch appears to be a duplicate of the design of the residences constructed in 1920 on the Limoneira Ranch, designed by the Los Angeles architectural firm of Allison and Allison.

As farming methods changed, including the introduction of mechanization, the uses of some of the existing buildings on the ranch were altered. The barn was converted to storage and workshop, and the wagon shed into vehicle storage. Some buildings were demolished and in some instances, material salvaged for re-use. In a few cases, buildings such as the present-day office building, were relocated. Flood control improvements on Santa Paula Creek during the late 1950s reduced the threat of flooding, permitting the southwestern corner of the ranch to be developed with lemon and avocado trees.

Although it was incorporated and at least theoretically operated independently, the Teague-McKevett Company was part of an interlocking web of corporations and interests which dominated many of Santa Paula's commercial, agricultural, social, political and economic institutions, and which in turn were

owned by a small set of prominent individuals, primarily members of the Blanchard, Hardison, Teague and McKeveit families. These powerful interests were so thoroughly interrelated through ownership and family that it becomes difficult to meaningfully distinguish any one of their economic interests from the others. (Belknap, 1968: 123)

Charles C. Teague remained president of the Teague-McKeveit Company until his death in 1950. For a number of years, his son Milton Teague served as ranch superintendent. Following the death of his father, Milton Teague became president of both the Limoneira and the Teague-McKeveit companies. In 1980, the packinghouse was divided from the larger ranch property and sold. In 1994, the Teague-McKeveit Company was merged with the Limoneira Company. This joining represented the formal merging of two of Santa Paula's key agribusiness ventures, which had long been related by founders and family. (Post-Hazeltine Associates, 2007: 19)

Charles Collins Teague

Born in Caribou, Maine, in 1873, Charles Collins Teague moved to California in 1893 with his family at the age of 20, encouraged by his great-uncle Wallace Hardison. Pioneer oil man Hardison and Santa Paula founder Nathan Blanchard established the Limoneira Company in 1893 on 400 acres west of Santa Paula. Charles C. Teague learned the citrus business while working for Santa Paula founder Nathan Blanchard. His excellent business sense coupled with his willingness to work long hard hours made him an obvious choice for the Limoneira board of directors. He became vice-president of Limoneira in 1898 and in 1899 was appointed superintendent and director of the company, a position he was to hold for the next fifty years.

In 1897 C.C. Teague married Harriet McKeveit, daughter of Charles and Alice McKeveit. The couple built a house at the corner of Santa Paula and Eighth streets around 1900. Their first child Alice was born in 1898, followed by Milton in 1902 and Charles in 1909.

The Limoneira Company became a leader in the Southern California citrus industry due, in part, to the efforts of its long-time manager, Charles C. Teague. During the early years of the Limoneira Company, Teague established his reputation as an astute agriculturalist, searching out strategies to overcome difficult challenges facing the company, including problems related to pest disease and control, weather damage and fruit handling. He contacted university departments to sponsor research, spoke at conferences, and contributed numerous articles to agricultural journals. His contributions to the improved storage and curing of lemons, which became known as the "Teague Method," as well as frost prevention and soil fumigation, helped revolutionize the citrus industry.

Teague served as president of the California Fruit Grower's Exchange from 1920 to 1944, the successor to the Southern California Fruit Exchange, a cooperative formed in 1893 to distribute and advertise California fruit to Midwestern and Eastern markets. Under Teague's leadership, the Limoneira Company joined the exchange in 1899. Limoneira briefly split with the exchange in 1904, rejoining in 1911 when Teague was elected to the board of the California Fruit Grower's Exchange, representing Ventura County. Teague carried over many of his ideas and management philosophy at Limoneira to his presidency of the exchange and became an important force in shaping the organization. He believed the future of the citrus industry in California lay in cooperative marketing and the growth of superior quality lemons and oranges. He is credited with leading the California producer cooperative movement with his efforts to set industrial-type standards for agricultural production. The California Fruit Grower's Exchange became Sunkist in 1952. Teague also served as president of the Ventura County Fruit Grower's Exchange from 1901 to 1944. Teague had also been appointed the first president of the California Walnut Growers Association, a post he held until retiring in 1942. (Triem, 1993: 5; McBane, 1995: 72; Teague, 1944: 99)

As head of the Limoneira Company, Teague led the way in the company's phenomenal growth. By 1920 the company's cultivated acreage had quadrupled, and in 1921 Limoneira had become the largest individual shipper of lemons in California. Limoneira's profits during the early 1920s allowed the company to construct several new buildings both in town and on the ranch. In 1924 the University of California awarded Charles C.

Teague an honorary degree of Doctor of Law. The diploma described Teague as a "pioneer in the great citrus and walnut industries of California, supporter and prosecutor of agricultural research; untiring advocate of improved agricultural methods; worthy representative of the state's largest industry." (Teague, 1944: viii)

Teague found himself taking on increasing responsibilities outside of Limoneira, and expanding his deep influence on Santa Paula. When the St. Francis Dam broke in 1928, flooding the Santa Clara Valley and killing at least 400 residents, he led local recovery efforts and was called upon to head up a committee to settle claims against the City of Los Angeles. In 1929 Teague received the honor of a request from President Herbert Hoover to serve on the new Federal Farm Board to deal with food surpluses on a national scale. On the appointment, Hoover cited Teague as "... the most outstanding representative of the western cooperative movement." (Triem, 1993: 14)

Teague was also a key figure in Ventura County and Santa Paula's commercial and civic life. He served as president of the Santa Paula Water Works, Ltd., Farmers Irrigation Company (1917-50), and the Thermal Belt Water Company (1919-50), which together controlled much of the water used to irrigate the Limoneira and Teague-McKevett ranches, other agricultural lands in the area, and supplied domestic water to Santa Paula. Teague also served as president of the First National Bank of Santa Paula, as president of Santa Paula Savings Bank and as vice-president of Security First National Bank. Like many members of other prominent ranching families, Teague was involved in civic activities, serving as the president of the Santa Paula Board of Trade, the predecessor to the Chamber of Commerce. (Belknap, 1968: 126)

Teague also played an important role in the use of agricultural immigrant labor and the development of labor housing. It was the philosophy of the Limoneira Corporation, under the guidance and leadership of Teague, that the company's paternalistic philosophy toward its employees developed. The company cultivated an image of itself as a family that took care of its own. Teague also believed that maintaining a stable labor force was dependent on providing adequate housing.

In the early 1900s, Japanese laborers became the predominant work force in citrus agriculture. By 1906 the Japanese quarters at Limoneira consisted of two bunkhouses, housing for families, a barber shop, library, dining room and kitchen.

Mexican farmworkers became prevalent in the agricultural workforce beginning around 1910, in part due to President Roosevelt's so-called "gentlemen's agreement" with the Japanese government in 1906, stemming the flow of Japanese laborers to the United States. Between 1910 and 1920, Mexicans immigrated to California in large numbers to escape the economic and political hardships which followed the Mexican Revolution. Immigration from Mexico increased during the 1920s. In his biography *Fifty years a Rancher*, Teague discussed the labor situation on the Limoneira Ranch with respect to the Mexican farmworker. He expressed the opinion that "they are naturally adapted to agricultural work, especially in handling fruits and vegetables — many have a natural skill in the handling of tools and are resourceful in matters requiring manual ability." (Teague, 1944: 141)

Beginning in 1910, based on Teague's recommendations, housing was built for Mexican laborers, and they eventually became the primary labor force at Limoneira. The company established a large number of

camps along the barrancas where small bungalows for the Mexican families were constructed. Limoneira also built an architect-designed courtyard housing project for Anglo workers in 1920. The conscious purpose of these efforts was to construct a showplace of industrial agricultural, which would appeal to workers and owners alike, and serve to establish a stable labor force. An article which appeared in the *Los Angeles Times Farm and Orchard Magazine* for March 6, 1927, attested to Limoneira's efficiency, remarking that it was "organized like a large factory," with each activity regimented by specialists. The pattern of labor management and housing which occurred on the Limoneira Ranch, under the direction of Teague, was essentially repeated on the Teague-McKevett Ranch, although on a somewhat smaller scale.

This system held until 1941, when severe labor shortages for local growers began, resulting in the largest farm labor strike in Ventura County history. The first attempt to organize county agricultural labor occurred in 1903, when Japanese and Mexican workers joined forces to strike Oxnard sugar beet growers protesting low wages and working conditions. The second attempt came in 1933-34 when the Mexican and Filipino sugar beet workers struck several sugar beet ranches demanding wage increases, an eight hour day and improved working conditions. The strike was broken in two weeks.

In early 1941, the AFL successfully organized a strike among Mexican workers in Ventura County. Nearly 4,000 lemon pickers and packers were involved at the peak of the strike, lasting from January through July, including many Limoneira, and presumably, Teague-McKevett, employees. The workers were striking for the right of collective bargaining, an hourly wage increase, and payment for "wet time," believing that inclement weather losses should be shared between workers and the growers.

Charles C. Teague spoke for all Ventura County growers when he denied the striker's demands and hired refugees from the Dust Bowl to replace them. Teague refused to meet with union leaders, claiming that most growers could not afford to pay wage increases, having operated at a loss for two years. He stated, "I am not opposed to organized labor, but I am unalterably opposed to the exploitation of workers by irresponsible labor leaders." (Belknap, 1968: 128)

The situation worsened when the striking farmworkers were evicted from their company-owned homes, in which many had been living for generations. Camps for striking workers were set up in Santa Paula's Steckel Park and dubbed "Teagueville." The *Ventura Star Free Press* for May 5, 1941 recorded that workers were, "living under awnings, huts fashioned from corrugated iron and boards, a few tents, and, in many instances, the blue sky." (Triem, 1985: 130-131)

The press tended to side with the farmworkers. An editorial printed in the *Ventura Star Free Press* on May 11, 1941, expressed the opinion that the strike could be settled within twenty-four hours if the growers would authorize a spokesman to sit down and talk with the union. The following month an AFL representative offered a return to work if growers would meet with them. The growers refused and when the union finally relented and the strike ended on July 14th, the result was a standoff. Many ranchers lost fruit that couldn't be picked and union organizers were unable to secure their demands. Pay increases were eventually granted later when wartime conditions brought better prices and all fruit could be marketed.

Charles Collins Teague retired from Limoneira in 1947 and his son Milton, who had graduated from Stanford with a degree in entomology, was promoted from assistant manager to general manager. C.C. Teague died in 1950 and his wife Harriet died in 1964. Charles McKevett Teague, the youngest son of C.C. Teague, graduated from Stanford University where he studied law. He served in the U.S. Army Air Force during World War II. In 1954 he was elected U.S. Representative from California for the 13th District, following in his great-greatgrandfather's footsteps, serving until his death in 1974.

Charles McKeveit and the McKeveit Family

Charles McKeveit, born in 1848 in Courtland County, New York, made his fortune in the oil industry in Pennsylvania. In his early 20s, McKeveit moved to Petroleum Center, Pennsylvania during the rush for black gold. He began at the bottom and worked his way up, eventually becoming the owner of his own company. He married Alice Stowell, a native of Warren, Pennsylvania, in 1873, and they had five children: Minnie (1874), Harriet (1876), Edward (1879) and Allan (1884), all born in Pennsylvania and Helen (1890) born in California.

McKeveit abandoned the oil drilling business after 20 years for a new life in California. In 1886 McKeveit purchased 425 acres of Rancho Santa Paula y Saticoy from Nathan Blanchard. This land, located primarily north of the Southern Pacific Railroad, was subdivided by McKeveit in 1891 and became the location of most of Santa Paula's early residential neighborhoods. McKeveit established the Bank of Santa Paula in 1888 and served as its president and started the first lumber company in town, also serving as its president. He was one of the original investors and board members, serving as Treasurer, of the Limoneira Company in 1893. He also served as a trustee of the Santa Paula Academy (predecessor to Santa Paula High School), and was a founder of the Universalist Church along with Wallace Hardison.

Robert M. Clarke in *Narrative of a Native*, a history of Santa Paula written in 1936, wrote...what interests me most in the career of this useful citizen and the old First National Bank of Santa Paula is what Mr. McKeveit, through the bank, did for the people of the community. I can count without number the successful farmers and business men in the upper Santa Clara Valley who owe in great measure their start in life to the trust and confidence reposed in them by this man. He did not loan them money on securities which had a fluctuating value but because he looked them in the eye and believed that they were honest. He carried many a man year after year because he paid his interest promptly and met his obligations as soon as he could. This was the old-fashioned banker of my boyhood days who was not concerned particularly about a man's financial statement but rather about his integrity. That was what built up Santa Paula and its vicinity, and the greatest credit is due to Charles H. McKeveit for that great faith that he had in his fellow man. (Clark, 1936: 28)

Charles McKeveit died on June 7, 1907 at the age of 58. In 1915 the McKeveit Corporation was formed to manage the family's extensive agricultural and non-agricultural holdings, including the Teague-McKeveit Ranch. Alice McKeveit became the corporation's director and president. Particularly after the death of his father, Alan McKeveit took on a greater role in managing the family's business ventures, serving as vice president and general manager of the family corporation. Other board members were Harriet McKeveit Teague, Helen McKeveit Best and Charles Collins Teague. (Triem, 1985: 182)

Allan Charles McKeveit was born in Bradford, Pennsylvania on January 30, 1884, and was just two years old when his parents brought the family to Santa Paula. He attended Santa Paula schools, but did not continue his studies beyond high school because of an eye condition. He followed his father into the banking business and after his father died, and became director of the First National Bank which his father had founded. In addition to holding the position of vice-president of the Teague-McKeveit Corporation, he was also was a member of the Board of Directors of the Graham Loftus Oil Company, in which his father was a large stockholder. He also held the position of treasurer of the Universalist Church. Allan McKeveit married Ruth Lowrey in 1908 and the couple had one child, Virginia, born in 1909. On Allan McKeveit's untimely death in 1919, the *Santa Paula Chronicle* commented on his short but significant life and the flag at the bank was flown at half mast while stores closed for the service.

After the death of her husband, Alice McKeveit moved to Los Angeles where she was active in charitable and welfare work and public affairs. Although not living in Santa Paula, she remained an important community benefactor, donating land for the North Grammar School, later renamed the McKeveit School

in honor of the family. In 1917 she donated funds for the construction of the Santa Paula Ebell Club to promote cultural arts among the women of Santa Paula. She continued to participate in the work of the Universalist Church in Santa Paula. As the community expanded, property owned by the McKeveitt Corporation continued to be subdivided, providing the primary source of land for the city's residential growth into the 1920s. Alice McKeveitt died in Los Angeles in 1926.

4.12.2 THRESHOLDS OF SIGNIFICANCE

The CEQA Guidelines recommend consideration of several issues in assessing potential project impacts relating to cultural resources. Specifically, the proposed project would result in significant adverse environmental impacts if it will:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

Below is a detailed discussion of thresholds of significance per cultural and historic type (i.e., paleontological, archaeological, and historic) in addition to the CEQA thresholds of significance mentioned above.

4.12.2.1 Paleontological Thresholds of Significance

The criteria used to determine the significance of construction-related adverse environmental impacts on paleontological resources, or the paleontologic sensitivity of a particular rock unit to adverse impacts were derived from the Society of Vertebrate Paleontology (SVP, 1995) guidelines and the Ventura County (2006) initial study assessment guidelines. Below is a discussion of these criteria, organized by criteria type: potential paleontologic productivity and paleontologic and scientific importance.

Potential Paleontologic Productivity Criteria

The criteria to determine the potential paleontologic productivity of a rock unit exposed in the project site are based on the following potential ratings:

- *No potential:* This rating is given if a rock unit is intrusive igneous and high-grade metamorphic, has unfossiliferous artificial fill, and has no potential for yielding any fossil remains or containing any currently unrecorded fossil site.
- *Undetermined potential:* This rating is given if a rock unit has limited or no exposure in the project site, is poorly studied, contains no previously recorded fossil site, and has produced no fossil remains near the project site.
- *Low potential:* This rating is given if a rock unit contains no or comparatively low density of previously recorded fossil sites and has yielded very few or no fossil remains near the project site, and is not likely to yield any remains or to contain any currently unrecorded fossil site therein.
- *Moderate potential:* This rating is given if a rock unit contains relatively moderate density of newly and previously recorded fossil sites and has produced some fossil remains in and/or near

the project site, and is somewhat likely to yield additional remains at currently unrecorded fossil sites therein.

- *High potential:* This rating is given if a rock unit contains comparatively high density of newly and previously recorded fossil sites and has produced numerous fossil remains in and/or near the project site, and is very likely to yield additional similar remains at currently unrecorded fossil sites therein.

Paleontologic or Scientific Importance Criteria

A fossil specimen is considered scientifically highly important if it is: (1) identifiable; (2) complete; (3) well preserved; (4) age diagnostic; (5) useful in environmental reconstruction; (6) a type or topotypic specimen; (7) a member of a rare species; (8) a species that is part of a diverse assemblage; and/or (9) a skeletal element different from, or a specimen more complete than, those now available for its respective species.

Using the definitions presented above, the paleontologic or scientific importance of a rock unit exposed in the project site would be assessed based on the following importance ratings:

No importance: This rating is given if a rock unit is intrusive igneous and high-grade metamorphic, has unfossiliferous artificial fill, and has no potential for yielding any fossil remains or containing any currently unrecorded fossil site.

Undetermined importance: This rating is given if a rock unit has too few data available from the project site and surrounding vicinity to allow an accurate assessment of its potential for containing any currently unrecorded fossil site or for yielding any scientifically important fossil remains in the project site.

Low importance: This rating is given if a rock unit has comparatively low potential for containing any currently unrecorded fossil site or for yielding any scientifically important fossil remains in the project site.

Moderate importance: This rating is given if a rock unit has relatively moderate potential for containing currently unrecorded fossil sites and for yielding scientifically important fossil remains in the project site similar to those previously recorded from a rock unit near the project site.

High importance: This rating is given if a rock unit has comparatively high potential for containing currently unrecorded fossil sites and for yielding scientifically important fossil remains in the project site similar to those previously recorded from a rock unit in and/or near the project site.

However, it should be noted that any fossil site containing identifiable fossil remains and the fossil-bearing strata are considered highly important paleontologically, regardless of the paleontologic or scientific importance of the rock unit in which the site and strata occur.

4.12.2.2 Archaeological Thresholds of Significance

The criteria to determine the sensitivity of an area for archaeological resources are based on the following three-tiered classification system:

- *Low Sensitivity:* This rating is given if there is no water available or steep, rugged slopes are present.

- *Moderate Sensitivity:* This rating is given if water and other resources are available within 0.5 to 2 miles.
- *High Sensitivity:* This rating is given if the level/semi-level landforms are near potable water.

4.12.2.3 Historical Thresholds of Significance

According to (Public Resource Code) PRC §21084.1, “a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment.” The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, “demolition, destruction, relocation, or alterations,” such that the significance of an historical resource would be impaired (PRC §5020.1(6)). For purposes of NRHP eligibility, reductions in a resource’s integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts.

Further, according to the CEQA Guidelines, “an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.”

4.12.3 METHODOLOGY RELATED TO CULTURAL AND HISTORIC RESOURCES

4.12.3.1 Paleontological Resources

The following tasks were conducted to develop a baseline paleontologic resource inventory of the project site by rock unit, and to assess the potential paleontologic productivity and the paleontologic or scientific importance of each rock unit, these assessments being based on the fossil remains previously recorded from the rock unit in and/or near the project site. These tasks were completed in compliance with the Society of Vertebrate Paleontology (SVP, 1995) guidelines and the County of Ventura (County 2006) initial study assessment guidelines for assessing the scientific importance of the paleontologic resources in the APE.

Stratigraphic Inventory

Geologic maps and reports covering the surficial geology of the project site were reviewed in order to (1) determine the rock units exposed in the project site, particularly those rock units known to be fossiliferous; and (2) delineate their respective areal distributions therein.

Paleontologic Resource Inventory

Published and unpublished geologic and paleontologic literature were reviewed to document the number and locations of the previously recorded fossil sites in and/or near the project site from each rock unit exposed therein, and the types of fossil remains the rock unit has produced locally. The literature review was supplemented by an archival search conducted at the Natural History Museum of Los Angeles County Vertebrate Paleontology Department (LACM) for additional information regarding the occurrences of fossil sites and remains in and/or near the project site.

Paleontologic Resource Assessment Criteria

The following tasks were completed to establish the paleontologic or scientific importance of each rock unit exposed in the project site:

- (1) The scientific importance of fossil remains recorded from a rock unit exposed in the project site was assessed.
- (2) The potential paleontologic productivity of the rock unit was assessed, based on the density of fossil remains and/or previously recorded and newly documented fossil sites it contains in and/or near the project site.
- (3) The paleontologic importance of the rock unit was assessed, based on its documented and/or potential fossil content in the project site.

This method of resource assessment is the most appropriate for an areal paleontologic resource investigation of the project site because discrete levels of paleontologic or scientific importance can be delineated on a topographic map or on a surficial geologic map.

4.12.3.2 Archaeological Resources

Phase I Archaeological Survey

A records search was completed at the CSUF SCCIC. It included review of all recorded historic and prehistoric archaeological sites within a one-eighth mile radius of the project APE, as well as a review of known cultural resource survey and excavation reports. In addition, the California State Historic Resources Inventory (HRI), which includes the NRHP, California Historical Landmarks (CHL), California Points of Historical Interest (CPHI) and various local historic registers, was examined. A research of the Sacred Lands File at the Native American Heritage Commission (NAHC) was conducted. Native American groups/individuals with valid contact information recommended by the NAHC were consulted.

In addition, W&S Consultants conducted an on-foot survey of the project APE in October 2006. The ground surface was examined with the W&S Consultants crew spaced at 5 to 10 meter intervals, walking transects across the project site to identify artifacts or other archaeological indicators that might be present on the ground surface. Also, cut-banks of arroyos (where visible) and rodent hole back-dirt piles were additionally examined to ascertain whether burial archaeological deposits might be present.

Phase II Archaeological Test Excavation

Procedures followed in the collection of data useful for establishing the nature and significance of the four sites found during the Phase I included mapping, surface collection, and test excavation pits to establish the presence or absence of a subsurface archaeological deposit, and also to characterize such a deposit if found to be present on the site. These procedures are discussed in greater detail below.

Surface Collection

In order to determine the maximum areal extent of the four sites, the initial field procedure at the site was to locate, map and collect all formal surface artifacts present on the ground surface. In order to locate all such remains, the general area of each site was walked by crewmembers spaced in approximate two meter intervals. Identified artifacts and archaeological indicators were then marked with flagging tape.

Remains found within an area approximately 3 meters square in size (i.e., within a circle with a one meter radius) were to be treated as discrete artifact associations and collected as clusters. A surveyor's chain and a Wide area Augmentation System (WAAS)-corrected GPS were subsequently used to map all remains or cluster of remains, which were numbered and collected by these provenience points.

Test Excavations

Test pits were excavated on the four sites in order to establish whether a subsurface deposit was present at each locale and, if present, to assess its significance and extent. These pits were 1 x 1 meter in size. Each test pit was dug with a pick, shovel, and trowel in arbitrary 10 centimeter (cm) spits or levels. All artifacts and archaeological indicators were collected and bagged by unit level. Excavation was continued through two culturally sterile levels (i.e., 20 cm), or until decomposing bedrock was encountered.

The intensity of the test excavation on each site varied as a function of presumed site size, probability of subsurface deposit, and other observable field conditions, including surface artifact density and soil conditions at the surface.

4.12.3.3 Historical Resources

A number of resources were utilized in the preparation of the historic resources analysis including on-site surveys, literature (California Register of Historical Resources, National Register of Historic Places, and State Historical Landmarks) and periodical searches and government maps and documents.

4.12.4 POTENTIAL IMPACTS

4.12.4.1 Paleontological Resources

Impact Assessment by Rock Unit

Saugus Formation

The Saugus Formation has yielded fossil remains at a number of sites near Saticoy and in Moorpark and Santa Clarita. Most of the Saugus Formation occurs in the designated open space at the northern end of the project site. Correspondingly, there probably is a high potential for the loss of scientifically important fossil remains, currently unrecorded fossil sites, and associated specimen data and corresponding geologic and geographic site data as a result of development-related earthmoving activities and unauthorized fossil collecting in the designated open space at the northern end of the project site. There would be at least one water tank and an associated access road and thus there would be some grading in the Saugus Formation. For this reason, impacts on the Saugus Formation that might result from these activities would be considered to be of high potential. Therefore, implementation of the proposed project has the potential to result in significant adverse impacts related to paleontological resources.

Older Alluvium

The older alluvium has yielded fossil remains at a number of sites in Simi Valley and Thousand Oaks. Correspondingly, there probably is at least a moderate potential for the loss of scientifically important fossil remains, currently unrecorded fossil sites, and associated specimen data and corresponding geologic and geographic site data as a result of developed-related earthmoving activities and unauthorized fossil collecting in the project site. For this reason, impacts on older alluvium that might result from these

activities would be considered to be of moderate to high potential. Therefore, implementation of the proposed project has the potential to result in significant adverse impacts related to paleontological resources.

Younger Alluvium

The younger alluvium has yielded fossil remains at only several sites in Simi Valley. Correspondingly, there probably is only a moderate potential for the loss of scientifically important fossil remains, currently unrecorded fossil sites, and associated specimen data and corresponding geologic and geographic site data as a result of development-related earthmoving activities at depth and unauthorized fossil collecting in the project site. For this reason, impacts on younger alluvium that might result from these activities at depths greater than about five feet below current grade in the project site would be considered to be of moderate potential. Therefore, implementation of the proposed project has the potential to result in significant adverse impacts related to paleontological resources that are at depths greater than five feet below grade.

However, at depths less than about five feet below current grade, there probably is only a low potential for fossil remains being encountered by earthmoving activities in the project site because, at such shallow depths, the younger alluvium probably is too young to contain remains old enough to be considered fossilized. For this reason, impacts on younger alluvium that might result from development-related earthmoving activities at depths less than about five feet below current grade in the project site would be considered to be of low potential. Therefore, impacts to paleontological resources that may be located five feet below grade would be considered less than significant.

Stream Channel Deposits

The stream channel deposits have not yielded any fossil remains in the in or near the project site. These deposits moreover are probably too young to contain remains old enough to be considered fossilized. For these reasons, impacts on the paleontological resources of the stream channel deposits that might result from development-related earthmoving activities in the project site would be considered to be of low potential. Therefore, impacts to paleontological resources within stream channel deposits would be considered less than significant.

Post-Construction Impacts

It is anticipated that there will be no substantial earthmoving activities that disturb previously undisturbed areas. Therefore, no significant adverse impacts on paleontological resources would occur during the post-construction phase of the proposed project.

4.12.4.2 Archaeological Resources

Site L-1

During the Phase I Assessment, Site L-1 was found to contain significant prehistoric remains, and also a low density scatter of historical artifacts on the ground surface. However, this site falls within the proposed project's planned open space area and would therefore be slated for preservation. Therefore, this site was not evaluated in the Phase II Assessment as it would not be potentially impacted by development of the proposed project. Implementation of the proposed project would thus result in no significant impact to this site.

Site L-2

This site is associated with a farm worker cottage dating between 1920 and 1940, which was relocated to its current spot and converted into an office. Most of the topsoil at the site has deflated. Existing remnants of the topsoil contain a high mixture of modern/contemporary trash, dominated by broken glass, with a very small quantity of historical artifacts. The site lacks integrity and cannot contribute to the understanding local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

Site L-3

Site L-3 consists of a linear deposit of modern/contemporary trash mixed with a small quantity of historical artifacts. These were apparently originally discarded in and around a small irrigation ditch that borders the site. Maintenance of this ditch has resulted in the mixing of materials of various ages. The site thus lacks integrity and cannot contribute information useful for understanding local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

Site L-4

Site L-4 is associated with an enclave of workers' cottages that were constructed between 1920 and 1940, and demolished in the 1970s. With the demolition of these houses, the site area was further graded and leveled for orchards. Archaeological specimens at the site consist primarily of modern/contemporary trash mixed with a small quantity of historical artifacts. The site lacks integrity and cannot contribute to the understanding of local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

Site L-5

This site is associated with a second enclave of workers' cottages that similarly were constructed between 1920 and 1940, and demolished in the 1970s. The site area was also graded and leveled for orchards. Archaeological specimens at this site were found to consist entirely of modern/contemporary trash. This site lacks integrity and cannot contribute to the understanding of local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

4.12.4.3 Historical Resources

The proposed project is planned to be constructed on four parcels listed in Table 4-12-1, below, totaling 501 acres. Two of the parcels presently owned by the Limoneira Company total 434.45 acres. One parcel of 63.72 acres is owned by the Newsom Family Trust and leased for agricultural use by the Limoneira Company. It contains no buildings. A fourth parcel of 3.00 acres, is the location of the Teague-McKevett Packinghouse; this parcel is under separate ownership and is included within the Specific Plan area.

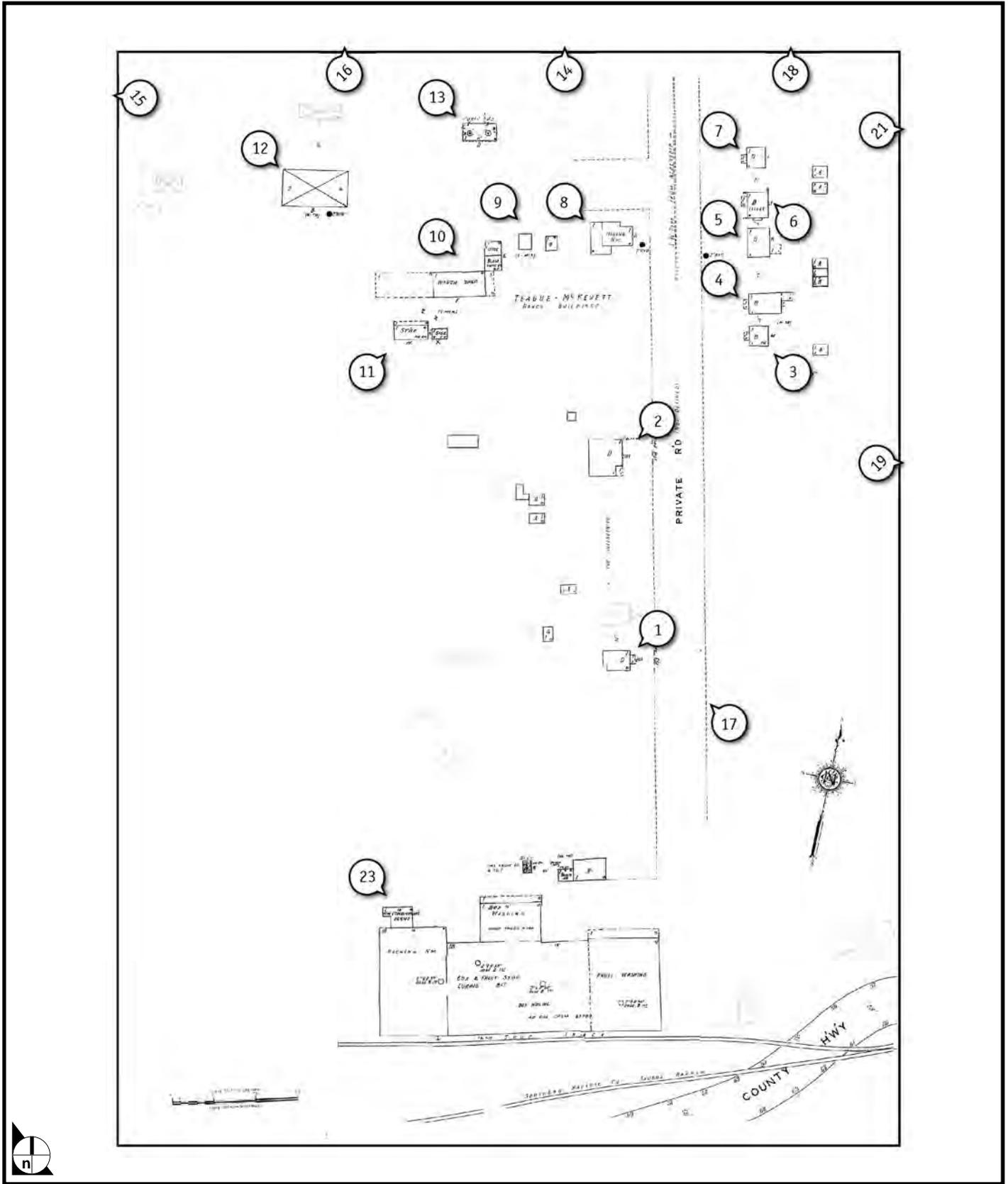
**TABLE 4.12-1
PROJECT PARCELS**

APN	ACRES	OWNER	USE
040-0-180-565	409.27	Limoneira Company	Teague-McKevett Ranch headquarters and agriculture
040-0-180-435	25.18	Limoneira Company	Agriculture
107-0-200-115	63.72	Newsom Family Trust	Agriculture
107-0-045-015	3.00	James F. Brucker & Daniel M. Brucker	Teague-McKevett Packinghouse

Source: Limoneira Company, 2007.

The following buildings, structures and/or features are contained on-site within the project site. A discussion of pertinent historical information including style, year built, function and remaining integrity is provided. Figure 4.12-1 shows the location of these buildings relative to the project site.

- 187 Padre Lane (Map Reference 1) - Located at the southern end of Padre Lane is this residence built circa 1914 and designed in the National Folk style. The integrity of the house is fair. The integrity of the garage/laundry room is poor.
- 305 Padre Lane (Map Reference 2) - Constructed in 1913 for the ranch manager, this one-and-a-half story California Bungalow/Craftsman style residence. The integrity of the house is good with few alterations. Northwest of the house is a 10 by 16 foot wood-frame laundry shed, built circa 1930 or earlier. The shed is essentially unaltered. The integrity is good. Southwest of the house are two small single-car garages. The integrity of the garages is good. West of the garages is a small chicken coop. The building was constructed some time between 1930 and 1962. The integrity is fair to poor. A one-story long rectangular plan shed is located west of the above residence. This building was constructed after 1950 or may have been moved from another location on the property after 1950. The integrity of the shed is poor.
- 352 Padre Lane (Map Reference 3) - Located on the east side of Padre Lane, this California Bungalow/Craftsman style residence built between 1914 and 1923. The integrity of the house is good.
- 364 Padre Lane (Map Reference 4). Built between 1914 and 1923 this one-story California Bungalow/Craftsman style residence. The integrity of the house is good. Adjacent to the house on the north is a three bay garage shared with 376 Padre Lane. The integrity is fair.
- 376 Padre Lane (Map Reference 5). This one-story rectangular plan California Bungalow/Craftsman style residence, built circa 1914. The integrity is good. The adjacent garage, located to the rear and south of the house was built prior to 1929 with an additional bay added after 1935. The integrity is fair.



Source: Sanborn Map Company, 1950 and San Buenaventura Research Associates, 2007.

Figure 4.12-1
Building & Feature Locations

- 420 Padre Lane (Map Reference 6). This one-story rectangular plan building is the only buildings on the ranch exhibiting the Spanish Revival style and was constructed circa 1920. The integrity of the house is fair to poor. A small wood-frame carport is located at the northeast corner of the house. The semi-detached building was constructed after 1950. Adjacent to the carport is a detached single car garage built circa 1920. The integrity of the garage is good.
- 432 Padre Lane (Map Reference 7). This one-story National Folk style residence was built circa 1920. The integrity of the house is fair to poor. The detached one-car garage is located adjacent and to the south. The integrity of the garage is good.
- 18208 Loop Lane (Map Reference 8). This one-story residence, designed in the National Folk style, was originally the dining room and cook house for the ranch built circa 1910. The wing on the west elevation was added between 1929 and 1950. The integrity of the building is fair. Just west of the residence is a small single car garage built between 1929 and 1950. The integrity of the garage is good.
- Office building (Map Reference 9). This building has no address and is among a group of nine buildings along Loop Lane which are part of the working ranch. It is located just west of the garage at 18208 Loop Lane. Designed in the National Folk style, this one story small building was constructed circa 1910 and was moved from its original location near the barn to its present site a few hundred yards to the east of the barn. The integrity of the office building is fair to good.
- Storage and Wagon Shed buildings (Map Reference 10). Located on Loop Lane just west of the office building, is this one story storage building. This building was constructed between 1905 and 1923 as the blacksmith shop and is connected at the southwest corner to the wagon shed. The integrity of the storage building is good. Attached to the storage building at its northeast corner is this long one-story rectangular Wagon Shed. This building was constructed between 1905 and 1923 to store wagons. The integrity of the Wagon Shed is good.
- Chemical Storage building (Map Reference 11). Located south of the Wagon Storage building is this small one-story storage building. The building was constructed between 1923 and 1929. The integrity is good.
- Barn (Map Reference 12). Located west of the Wagon Shed building at the western edge of the working ranch buildings is this tall one and two-story barn. The barn was constructed between 1905 and 1923, probably circa 1913. The integrity is good.
- Pump House (Map Reference 13). Located on the north side of Loop Lane across from the wagon shed is the pump house building. It was built between 1905 and 1923. The pump dates from at least 1923 and probably earlier. The integrity is good.
- Equipment Garage building (Map Reference 14). Just north and east of the pump house is the equipment building which houses tractors and other farm equipment. The building was constructed prior to 1929. The integrity is good.
- Garage/storage building (Map Reference 14). Adjacent to the Equipment Garage is a small rectangular single-bay garage. The building was constructed by 1938 and perhaps earlier. The integrity is good.

- Vehicle Canopy (Map Reference 14). The building was constructed between 1929 and 1938. The integrity is good.
- 18108 Loop Lane (Map Reference 15). Located on a branch of Loop Lane north and west of the barn, this one-story rectangular plan residence is designed in the National Folk style. It was constructed circa 1920 and was probably designed by Santa Paula architect Roy C. Wilson. The integrity is fair to poor.
- Reservoir and Pump House (Map Reference 16). Located up-slope from the main ranch near the northern edge of the property is the reservoir and pump house complex. The reservoir was constructed circa 1913 or earlier. The integrity is good. South of the reservoir is a small one-story rectangular plan pump house. The pump house was built probably in the late 1940s or later. The integrity is good.
- Landscape Features. The present 434.45-acre Teague-McKevett property has a number of landscape features that characterize its agricultural use including road systems, orchards, irrigation ditches, windbreaks and ornamental trees.

The overall pattern of circulation throughout the ranch consists of a network of both primary and secondary roads that provide access to housing, working ranch buildings and orchards. The housing and working ranch buildings are clustered in two areas adjacent to each other near the entrance to the ranch on Telegraph Road. The surrounding land is devoted primarily to citrus and avocados divided into sections with each section accessed by unpaved roads.

Road systems within the ranch are private asphalt and dirt roads. The main road into the ranch from Telegraph Road is Padre Lane. [Photo 23] This narrow two-lane asphalt road is lined on both sides with Canary Island Palms planted in the wide unimproved shoulders of the road in 1913. Several mature ornamental trees are located near the main entrance on Telegraph Road. Along both sides of this road are the ranch residences including the foreman's house. Residences are surrounded by lawns, Boxwood hedges, and mature ornamental trees as well as packed earth driveways, garages, wood fences and concrete sidewalks leading up to the houses. Surrounding the houses are lemon and avocado orchards. Where Padre Lane ends, Loop Lane, an asphalt road, begins and runs west past the working ranch buildings including the pump house, office, equipment sheds and barn. Near the pump house, Loop Lane then diverges and heads west toward Santa Paula Creek making a loop around and returning to where it originated. At one time a large number of farmworker's cottages lined Loop Lane west of the barn. They were built between the late 1910s and the 1930s and demolished beginning in the 1960s. Just one of these cottages remains today.

A second road diverges from the same spot near the pump house and heads north toward the reservoir. When the road reaches the reservoir it splits in two directions. The road to the west connects to Santa Paula Creek and to the east to Haun Creek. A Stone-lined irrigation ditch runs south from the reservoir along the west side of Loop Lane. A Eucalyptus windbreak is located along the eastern edge of the property near Haun Creek. Another windbreak of cottonwood trees is located to the southeast of the reservoir.

The orchards throughout the ranch are avocado and lemon trees arranged in sections throughout the ranch with dirt roads delineating the sections. Trees are planted in long evenly spaced rows with drip irrigation. Two small sections on the eastern side of the ranch are devoted to row crops. Avocado tree terraces are located along the northern hilly sections of the ranch.

The history of the landscape features begins prior to the establishment of the Teague-McKevett Ranch in 1905. A road onto the property existed in virtually the same location as Padre Lane as early as 1903. Three buildings were located on the property in 1903. None of those buildings exist today, but parts of them may have been used in the construction of ranch buildings. The Teague-McKevett Ranch was originally part of the Eben Moore property. Moore homesteaded this section of public land in 1869. The buildings located on the property in 1903 may have been his ranch buildings. Moore began selling portions of his acreage off during the 1880s, and it is presently uncertain when and to whom he sold the ranch acreage before it was purchased by the Teague-McKevett Corporation. (USGS,1903)

Orchards, primarily lemons, were planted shortly after the property was purchased. This continues to be the largest tree crop on the ranch. Avocados were introduced after 1950. Eucalyptus trees were also planted as windbreaks. Aerial photographs dating from 1929 show a row of Eucalyptus trees at the eastern edge of the property, along Haun Creek, and in a row just south and east of the reservoir, and directly below the reservoir in a shorter row. The portion of these windrows remaining today are the Eucalyptus trees along Haun Creek at the northern and southern edges of the property. One of the rows southeast of the reservoir was replaced with a row of cottonwood trees during the mid-1970s.

The stone-lined irrigation ditches were probably constructed by 1910 along with the reservoir to transport water to the orchards and to collect runoff. Only the upper portion of it remains directly below the reservoir. Several stone drainage ditches are located throughout the property. One is located adjacent to the cottonwood windrow.

Additional features of the ranch include wind machines, brought into use during the 1940s and small oblong and oval-shaped open concrete structures housing irrigation valves at the head of the tree rows.

- 18245 E. Telegraph Road (Map Reference 17). The main body of this two-story wood-frame citrus packinghouse is approximately 300 feet in length and has a sawtooth roof covered with composition shingles. A row of clerestory multi-paned fixed wood-frame windows is located along each of the raised roof sections. On the eastern elevation of the building is a depressed concrete drive leading to the basement area of the building. A row of three fixed wood-frame windows is located along the eastern elevation. The northern elevation features a flat roofed overhang supported by wood posts. Aluminum windows and modern doors have replaced some original openings.

A large low-pitched gabled wing was added to the north side of the building. It was originally used for fruit washing. The roof extends out about four feet on the northern elevation and is supported by brackets with exposed rafters. A large opening with a roll-up door is found on the eastern elevation. Rows of both small and medium fixed wood-frame windows are located on the eastern elevation, both adjacent and above the large opening. The building is covered with wide horizontal wood siding and rests on a concrete perimeter foundation.

At the west end of the main building is a sawtooth-roofed wing originally used as the packing room with fruit storage in the basement. It is similar to the sawtooth roof section on the eastern elevation, except that it features multi-paned wood windows. The clerestory windows have nine panes each. Small fixed windows are located below the clerestory windows as well as paired eight-over-eight double-hung windows. A small flatroofed addition is located at the northwest corner of this wing. The integrity is fair to good.

North and adjacent to the packinghouse is an equipment shed. This small rectangular plan building has a low side gable roof covered with corrugated metal siding. Three large bays are located on the southern elevation. The large doors are on tracks or hinges and made of corrugated metal and plywood. The building is covered with corrugated metal siding and is in fair condition. Directly south of the packinghouse is the Southern Pacific Railroad tracks and the former "Kevett" railroad siding.

The packinghouse was among the first buildings constructed on the Teague-McKevett Ranch circa 1910. By 1913 the wing on the west, measuring 110 by 112 feet with a 40 by 40 foot basement was constructed. By the mid-1960s, the packinghouse equipment had become antiquated, and Teague-McKevett moved their fruit packing to the Limoneira Ranch. Since 1980 the packinghouse has been located on a separate three-acre parcel and is now used for light industrial and storage uses.

Eligibility of Historic Resources

Table 4.12-1 lists the four parcels involved with this project and which are evaluated for their significance and eligibility.

Significance and Eligibility as a Contributor to a NRHP-eligible Historic District

This property, along with roughly 65 square miles of the Santa Clara Valley of Ventura County, was subject to a comprehensive, intensive-level historic resources survey of over 1,700 parcels conducted in two phases completed in 1996 and 1999. These surveys were prepared by San Buenaventura Research Associates for the Ventura County Cultural Heritage Board, and funded by the California Office of Historic Preservation through the Certified Local Government program. These surveys identified a National Register of Historic Places (NRHP) rural historic district eligible under Criterion A and Criterion C.

In this survey, the Santa Clara Valley was found to be significant and eligible under NRHP Criterion A (events) for its reflection of the growth and development of agriculture during its period of significance (1874-1950). The district was found to illustrate the historical development of agricultural products and farming techniques, and to document the progression of land uses from the dry farming of grains and row crops, to irrigated tree crops and citrus ranching.

The district was also found to be significant and eligible under Criterion C (design) as one of the best preserved examples of a mature Southern California citriculture landscape. The district was found to possess a significant concentration of buildings, structures, objects and sites related to this land use. The district was found to be eligible for its representation of the human designed landscape of agriculture in the specific historical form, pattern and arrangement of buildings, structures and objects. Together, these physical elements were found to contribute to the interpretation of citriculture in California. A wide variety of architectural styles and building types from the period of significance were also found to be illustrative of the development of agriculture as both family farming and agribusiness enterprises.

The findings of this survey were reviewed and accepted by the Office of Historic Preservation, and adopted by the Ventura County Cultural Heritage Board and the Ventura County Board of Supervisors.

The Teague-McKevett Ranch was determined to be a contributor to this district as an agriculturally-developed parcel with contributing building and structures. The Teague-McKevett Ranch is cited in the supporting historic context for the survey as a prime example of early agribusiness development in the Santa Clara Valley. The Teague-McKevett Packing House, which since 1980 has been

located on a separate parcel, was treated in the survey as a portion of the larger ranch. The agriculturally-developed Newsom Family Trust parcel was also regarded in the survey as a portion of the Teague-McKevett Ranch and as a contributor to the district. The western parcel owned by the Limoneira Corporation located adjacent to Santa Paula Creek was not regarded in the survey to be a contributor to the district.

NRHP and CRHR Significance and Eligibility as an Individual Property

The period of significance of the property for purposes of discussing individual NRHP and CRHR eligibility is 1905-1920. This period begins with the founding of the Teague-McKevett Ranch in 1905, its incorporation in 1908 and its development for citrus cultivation, and continues through the construction of most of the extant buildings on the property and the establishment of ornamental plantings. The Teague-McKevett packing house parcel will be included for purposes of discussing individual NRHP and CRHR eligibility, as it was historically a portion of the ranching operation. The Newsom Family Trust parcel will not be included in the assumed boundaries of the historical Teague-McKevett Ranch, as it was not improved for agriculture and leased by the company until at least the late 1950s. The western-most parcel adjacent to Santa Paula Creek should also not be regarded as being an historical part of the Teague-McKevett Ranch, as it remained undeveloped for agriculture during the period of significance.

This property appears to be eligible for the NRHP and CRHR under Criterion A/1 (historic events) for its association with the establishment of industrial citrus agriculture in the Santa Clara Valley. The establishment of the citriculture industry in Southern California had deep, profound and lasting impacts on the entire physical, economic and cultural fabric of the region in general, and Santa Paula and the Santa Clara Valley in particular. Agribusiness concerns, of which the Teague-McKevett Ranch is one of two primary examples in the Santa Paula area, contributed substantially to the growth and development of this industry, and in turn, to the local community. The building, structures and other features on the Teague-McKevett Ranch, as well as their functional relationships to each other, taken together, embody this historical period and these historical events.

This property appears to be eligible for the NRHP and CRHR under Criterion B/2 (the lives of significance individuals) for its association with Charles Collins Teague and with Charles McKevett and the McKevett family. In addition to their substantial individual accomplishments in the fields of agriculture, banking and real estate development, the McKevett and Teague families were both at the center of a web of interests organized around business and familial relationships, which also included the Blanchard and Hardison families. The activities of these families had deep and lasting influences on the entire fabric of Santa Paula, including many if not most aspects of the community's economic, social and physical makeup.

This property appears to be eligible for the NRHP and CRHR under Criterion C/3 (design) as a prime example of agribusiness citrus cultivation as it was expressed during the period when citriculture was in the process of thoroughly reshaping the Southern California landscape in general and the Santa Clara Valley in particular. The Teague-McKevett Ranch exemplifies the organization of buildings, structures and landscape features, including residences, working buildings and packing houses and their organization and arrangement which defines the historic Southern California citriculture landscape. These historic features also include irrigation and drainage features ditches, pump houses and reservoirs which provided the essential ingredient required to realize the agricultural potential of the valley. Also represented on the property are historic transportation systems, including the railroad siding which was developed to serve the Teague-McKevett Company's packing operations. Historic landscape features include the orchards, which reflect the historic techniques of citriculture, and ornamental landscaping, which illustrates the efforts of growers to establish their operations as models of industrial agriculture.

Integrity Discussion

The integrity of design for the property is essentially intact. While a number of the individual buildings on the property are slightly to somewhat altered, and some buildings have been removed or relocated, the essential physical features which constitute and explain the historical functions of the ranch remain clearly in evidence. These design aspects include the relationships between the buildings and structures, including the residences and working buildings, ornamental landscape, and the related form and plan of tree crop agriculture, including citrus trees, roads, windrows, and drainage and irrigation features, which describe citriculture as it was practiced during the period of significance.

The setting for the property is largely intact. The property is an element of a NRHP-eligible rural historic district. This district provides the property with the majority of its important setting elements, which consist of additional agricultural lands and associated buildings and structures and features. Notable alterations to the setting within the more immediate vicinity of this property include the widening and realignment of Telegraph Road and related commercial development, and the construction of the Santa Paula Freeway, which ends roughly one-quarter of a mile to the south of the property. To the extent that the buildings are altered, their integrity of materials and workmanship is also reduced.

The integrity of feeling and association for the property is substantially intact. The property continues to be utilized for the historical purpose of citrus production, an activity which remains much in evidence on the property. On a whole, this property appears to have the integrity required to be eligible for listing on the NRHP or CRHR.

Properties Less Than 50 Years of Age

Properties less than 50 years of age may be eligible if they can be found to be “exceptional.” While no hard and fast definition for “exceptional” is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible “exceptional” properties may include, “resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment.” No properties less than 50 years of age within the study area appear to rise to the exceptional level.

Local Significance and Eligibility: County of Ventura

All properties which were found to be eligible for listing on the NRHP in the surveys conducted for the Ventura County Cultural Heritage Board were declared by the Ventura County Board of Supervisors to be Structures of Merit under the Ventura County Cultural Heritage Ordinance. The 1999 phase of the Santa Clara Valley Survey was one of the surveys adopted by the Board by this method. This survey found the Teague-McKevett Ranch property to be a contributor to a NRHP-eligible rural historic district. This designation constitutes a “local register of historical resources” for the purposes of CEQA identification. Consequently, this property should be regarded as an historic resource by operation of CEQA.

Local Significance and Eligibility: City of Santa Paula

The Teague-McKevett Ranch property should be regarded as eligible for designation as a City of Santa Paula Landmark under Criterion (1)(a) as being “particularly representative of a distinct historical period,

type, style, region, or way of life” and Criterion (1)(f) as the ”location of a significant local or national event.” The establishment of the citriculture industry in Southern California had deep, profound and lasting impacts on the entire physical, economic and cultural fabric of the region in general, and Santa Paula and the Santa Clara Valley in particular. Agribusiness concerns, of which the Teague-McKevett Ranch is one of two primary examples in the Santa Paula area, contributed substantially to the growth and development of this industry, and in turn, to the local community. The buildings, structures and other features on the Teague-McKevett Ranch, as well as their functional relationships to each other, taken together, embody this historical period and these historical events. The Teague-McKevett Packing House, which since 1980 has been located on a separate parcel, should be regarded as eligible along with the larger ranch to which it is historically related.

Table 4.12-2 provides a summary of eligibility of the on-site APNs.

**TABLE 4.12-2
SUMMARY OF ELIGIBILITY**

APN	ACRES	OWNER	USE	Individual NRHP/CRHR Eligibility	Contributor to NRHP eligible Historic District	Santa Paula Landmark Eligible
040-0-180-565	409.27	Limoneira Company	Teague-McKevett Ranch headquarters and agriculture	Yes	Yes	Yes
040-0-180-435	25.18	Limoneira Company	Agriculture	No	No	No
107-0-200-115	63.72	Newsom Family Trust	Agriculture	No	Yes	No
107-0-045-015	3.00	James F. Brucker & Daniel M. Brucker	Teague-McKevett Packinghouse	Yes	Yes	Yes

Impact A

The proposed project will result in the demolition of buildings and the removal of agricultural features which contribute towards the eligibility of the Teague-McKevett Ranch property for individual listing on the NRHP and CRHR, and towards its eligibility for designation as a City of Santa Paula Landmark. The project will result in the property becoming ineligible for listing or designation. This impact is significant and adverse.

Impact B

The proposed project will result in the removal of a property which is an important element contributing to the eligibility of an NRHP rural historic landscape district and its replacement with urban uses. This activity will result in a reduction of integrity of design, setting, feeling and association for this district. The project will not cause the district to become ineligible. This impact is significant and adverse.

4.12.5 MITIGATION MEASURES

The following mitigation measures were developed to avoid or minimize the potential impacts of the proposed project during construction related to paleontological resources.

- C-1 Before the initiation of earthmoving activities associated with the development of the project site, the services of a qualified paleontologist approved by the City and LACM will be retained.
- C-2 Before the initiation of earthmoving activities associated with the development of the project site, the paleontologist or another mitigation program staff member will conduct a field survey of that portion of the project site underlain by older alluvium to locate and recover any larger fossil remains that might occur at currently unrecorded fossil sites, and to document the presence of strata suitable for containing larger fossil remains or for the collection and processing of sediment or rock samples to allow for the recovery of smaller fossil remains.
- C-3 The paleontologist will develop a formal agreement with a recognized museum repository, such as the LACM, regarding final disposition and permanent storage and maintenance of any fossil remains that might be recovered as a result of the mitigation program, the archiving of associated specimen data and corresponding geologic and geographic site data, and the level of treatment (preparation, identification, curation, cataloguing) of the remains that would be required before the entire mitigation program fossil collection would be accepted by the repository for storage.
- C-4 The paleontologist or another mitigation program staff member will coordinate with appropriate construction contractor personnel to provide information regarding City and County requirements concerning the protection of paleontologic resources. Contractor personnel, particularly heavy-equipment operators, also will be briefed on procedures to be followed in the event that fossil remains and a currently unrecorded fossil site are encountered by earthmoving activities, particularly when the monitor is not on-site. The briefing will be presented to new contractor personnel as necessary. Names and telephone numbers of the monitor and other appropriate mitigation program personnel will be provided to appropriate contractor personnel.
- C-5 Earthmoving activities will be monitored by the paleontologist only in those areas of the project site where these activities will disturb previously undisturbed strata. Monitoring will be conducted on a full-time basis in areas underlain by the Saugus Formation, on a half-time basis in areas underlain by older alluvium and, at depths greater than 5 feet below current grade, the younger alluvium. If fossil remains are encountered by earthmoving activities in an area underlain by older or younger alluvium and following approval from the City, monitoring will be increased to full time, at least in the vicinity of the fossil site. On the other hand, if no fossil remains are found once 50 percent of earthmoving activities have been completed in an area underlain by a particular rock unit, monitoring can be reduced to half time in the remainder of the area underlain by the Saugus Formation, and to quarter time in an area underlain by older or younger alluvium following approval from the City.

- C-6 If any paleontological resources are encountered during construction in this area, activities in the immediate area of the find will be halted and the discovery assessed. The paleontologist will recommend appropriate mitigation measures pursuant to guidelines developed by the Society of Vertebrate Paleontologists (SVP).
- C-7 All fossil specimens recovered from the project site as a result of the mitigation program, including those recovered as the result of processing fossiliferous rock samples, will be treated (prepared, identified, curated, catalogued) in accordance with designated museum repository requirements. Rock or sediment samples from the older and younger alluvium will be submitted to commercial laboratories for microfossil, pollen, radiometric dating, or other analysis, as appropriate.
- C-8 The paleontologist will maintain daily monitoring logs that include the particular tasks accomplished, the earthmoving activity monitored, the location where monitoring was conducted, the rock unit encountered, the fossil specimens recovered, and associated specimen data and corresponding geologic and geographic site data. A final technical report of results and findings will be prepared by the paleontologist, in accordance with any City requirement.

Though the construction of the proposed project is not expected to result in significant adverse impacts related to archaeological resources, the following mitigation measure has been added to minimize impacts to the extent feasible.

- C-9 An archaeologist monitor must be present during topsoil grading of any of the historical archaeological sites L-2 through L-5.
- C-10 The following mitigation measures were developed to avoid or minimize the potential impacts of the proposed project related to historic resources.

Impact A:

Interpretative Plan. The applicant shall be required to produce an historical interpretation plan for the property. This plan shall include a permanent, on-site display within a public area which will provide historic information about the founding and history of the Teague-McKevett Ranch. Historic and/or contemporary photographs and other artifacts and materials should be included within the display. Other indoor or outdoor interpretive displays shall be produced, as appropriate. The precise content, format, and location and design shall be determined by a qualified historic preservation professional, and subject to the approval by the City of Santa Paula. The Teague-McKevett Ranch archives shall be used in the preparation of the exhibit and will include but not be limited to journals, annual reports, financial records, shipping records, ledgers, correspondence, maps, photographs, and architectural plans. In addition, interviews with former employees shall be undertaken by an historian qualified to document oral history.

Documentation. In consultation with a qualified historic preservation professional, the applicant shall produce a Documentation Report consisting of archival quality photographs and a measured site plan of the buildings, structures and landscape features to be demolished or relocated. As a part of the Documentation Report, the applicant shall compile a comprehensive inventory of historic features on the property, including but not limited to buildings, structures, objects, irrigation and drainage features, and landscape materials. Copies of the Documentation Report shall be submitted to appropriate local archives.

The Teague-McKevett Company archives shall be located and a comprehensive inventory completed by a qualified archivist. The archive shall be donated to an appropriate public library or museum repository. Possible repositories include the Ventura County Museum library and/or the Huntington Library.

Rehabilitation/Adaptive Reuse Plan. A rehabilitation and adaptive reuse plan for all eligible buildings, structures and objects which will be preserved shall be developed. The plan shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and be prepared by a qualified historic preservation professional and be based to the greatest extent feasible on historical data. To the greatest extent feasible, the preservation and rehabilitation of historic features on the property shall be incorporated into the development plan.

Impact B:

Design. The new construction shall be screened from the historic district in such a manner as to minimize its visual impact upon the district. Screening methods may include historic landscape materials (e.g, citrus trees) planted along perimeter fences or walls, and/or tall skyline trees planted within the site to simulate wind rows, or other such materials as may be effective and appropriate for the purposes of integrating the new construction into the agricultural landscape to the greatest extent feasible.

4.12.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

4.12.6.1 Paleontological Resources

Implementation of the mitigation measures noted above would reduce impacts related to paleontological resources to below a level of significance.

4.12.6.2 Archaeological Resources

Implementation of the mitigation measures noted above would reduce impacts related to archaeological resources to below a level of significance.

4.12.6.3 Historical Resources

Impact A

Implementation of the above mitigation measures will reduce significant adverse impacts of the proposed project related to historic resources. However, due to the loss of eligible historic resources, the residual impacts of Impact A after mitigation will remain significant and adverse.

Impact B

Implementation of the above mitigation measures will reduce significant adverse impacts of the proposed project related to historic resources to below a level of significance.