

ATTACHMENT 3

<Excerpt>

FINAL
ENVIRONMENTAL IMPACT REPORT

for the

STEWART LAND AND CATTLE COMPANY REZONE

SANTA YNEZ VALLEY

84-RZ-14

88-EIR-15

JANUARY 1989

Historic Background. The project area is composed of land that was once granted to Mission Santa Ines in 1804. After secularization, the Mission land holdings were divided into nine ranchos (Nostrand, 1964:45-47). Careful survey of the valley in the 1850s and 1860s lead to the discovery that land lying in the Alamo Pintado corridor had not been included as part of lands granted to the large ranchos. As a result, between 1850 and 1880, the Alamo Pintado Valley was a center for American homesteaders who claimed land under the Homestead Act of 1862.

The drought of 1862-64 ultimately lead to the bankruptcy of many of the large ranches surrounding the agriculture based farms in the valley and by 1882 most of the large ranches had been broken up and changed ownership.

Between 1880 and 1920, five towns were founded in the Santa Ynez Valley; the town closest to the project area--Los Olivos--was founded in 1887 as a result of the entry of the narrow gauge railroad into the Santa Ynez Valley and the promotion of Los Olivos by the Los Angeles Land Company (1964:86). It is the only town whose growth can be directly attributed to the land boom of the 1880s and was oriented towards the new Pacific Coast Railroad. The town grew rapidly starting in 1888, but its importance declined as the automobile replaced the narrow gauge railroad.

PROJECT IMPACTS

Field Techniques. The Phase 1 survey was completed on February 13, 1988. A site records check completed at the Central Coast Information Center, University of California, Santa Barbara, prior to the initiation of the field survey failed to reveal any sites within 0.5 mile radius of the project area.

An intensive surface reconnaissance was completed in areas of proposed house pads, driveways, and access roads. All of these areas were surveyed using a 5-meter transect interval. In all cases surface visibility met or exceeded County standards for a Phase 1 archaeological survey. Slopes of over 30 percent were not surveyed.

No archaeological sites were discovered during the Phase 1 archaeological survey. The lack of sites in this area might be explained by the absence of proximity to a source of permanent or intermittent water. The results of this survey are limited to those areas currently proposed for construction.

During the course of the Phase 1 survey, a late 1880s farmhouse and associated outbuildings were noted on proposed

Lot 11. These structures are located outside of the designated survey area and there are no current plans for modifying or removing them (currently used by the applicant as an office). This structure is one of only six or seven rural farmhouses characteristic of the late-1880s remaining in the Los Olivos area (Norris, 2/88).

Due to lack of onsite archaeological resources and because the farmhouse would remain unaffected by the proposed project, impacts to cultural resources are expected to be insignificant.

MITIGATION MEASURES

No additional archaeological evaluations or construction monitoring is necessary if construction and direct impacts are limited to the house pads and access roads. The following recommendations would apply:

1. If redesign results in the potential for direct impacts in an area which was not surveyed as part of this project, a supplemental archaeological survey shall be conducted pursuant to County Archaeological Guidelines.
2. In the event potentially significant archaeological remains are encountered during grading, work shall be redirected until a DER-qualified archaeologist and Native American representative are retained to evaluate the find. Remains shall be treated pursuant to County Archaeological Guidelines.
3. The farmhouse and associated outbuildings shall be included in an agreement between the applicant and County prohibiting their modification or demolition without RMD review and approval.