Appendix H:
Cultural Resources

H-1: Expanded Cultural Resources Analysis

Expanded Cultural Resources Analysis
Prepared for the
Draft EIR
County of San Luis Obispo
Los Osos Wastewater Project

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PREFACE

This Expanded Cultural Resources Analysis corresponds to Section 5.6, Cultural Resources, of the Los Osos Wastewater Project Draft EIR. For readability and reference, the numbering system for headings and page numbers in the following environmental analysis uses the same section number as used in the Draft EIR.

This Cultural Resources Analysis of the Los Osos Wastewater Proposed Project Draft EIR is a summary of a compendium of knowledge regarding cultural resource issues statewide, as well as those issues applicable to San Luis Obispo County and specifically Los Osos. Since the body of knowledge is considerable and contained in numerous appendices, it would be difficult to present it entirely in this document and in a manner that is easily understood by the reader. In order to aid the reader in locating background information, this section is formatted to facilitate the retrieval of appended information by presenting the reader with references that address the issue at hand.

5.6 - CULTURAL RESOURCES

5.6.1 - Introduction

This section presents an evaluation of the potential for impacts or effects to cultural resources as a result of the four proposed design plans being considered for the Los Osos Wastewater Project. All plans consist of a collection system, a treatment facility, and disposal areas. While the collection system and disposal areas remain relatively constant for each of the proposed projects, alternative designs for the placement of the treatment plant and associated storage facilities vary. The following sub-sections present the environmental and regulatory settings, significance threshold used for evaluation, project impact analysis, and mitigation recommendations generated and used for the study.

Four types of cultural resources are defined, with analysis covering Historic Resources (buildings and structures), Archaeological Resources (prehistoric and historic archaeological sites), Paleontological Resources or Geological Feature (unique paleontological or geologic resource), and Human Remains (Native American burials). The following is a list of information reviewed in preparation of this section.

1. Archaeological Survey Report and sensitivity Study for Proposed Projects and Alternatives for the Los Osos Wastewater Project, San Luis Obispo County, California. September 2008. Far Western Anthropological Research Group, Inc. This information is located in Appendix H-2.

2. Historical Resources Inventory and Evaluation Report Los Osos Wastewater Treatment Facility San Luis Obispo County, California. July 2008. JRP Historical Consulting, LLC. This information is located in Appendix H-3.

Additional site data were generated by field survey of portions of the proposed project area, and by extensive data generated during the 2005 survey and excavation efforts by Far Western for the prior wastewater project (Far Western, no date [n.d.]).

The treatment plans for the prior project (Far Western 2001) and for the installation of laterals (Far Western 2005) also provided pertinent information. Identification efforts concerning potential human remains relied upon (1) current contacts with the Native American Heritage Commission and identified Native American individuals and groups regarding sacred sites by Albion Environmental; (2) review of archaeological site records and reports to identify the location of human burials and to assess the potential for future discoveries; and (3) prior 2005 excavation efforts by Far Western (n.d.) that encountered human remains during testing efforts for the prior Los Osos wastewater project.

While avoidance of cultural resources is the paramount mitigation measure offered to protect cultural resources potentially impacted during project development, data have been presented to rank the

proposed projects baed on least (1) to greatest (4) number of potential impacts to important cultural resources.

5.6.2 - Environmental Setting

Built on ancient sand dunes and a thin veneer of more recent dune sand (Chipping 1987: V-5), Los Osos and surrounding lands have experienced a complex geological history. Tectonic uplift, volcanic eruptions, sea level rises and transgressions, and sediment erosion have created a varied landscape. Local features include the marshes and mud flats of the Morro Bay estuary; freshwater springs and creeks such as Los Osos Creek; the massive dacite formations of the morros, culminating in Morro Rock at the coastline; the rolling to rugged terrain of the Irish Hills and San Luis Range; and the relatively flat terrain of the narrow east-west-trending Los Osos Valley. Los Osos Creek runs north-south across the project area. It enters Morro Bay via the Morro Bay Salt Marsh, which just slightly enters the project study area at the northern end. Warden Lake straddles the eastern border of the study area and is currently a swamp/marshland about one mile in length; Warden Creek joins Los Osos Creek just upstream from the estuary.

Vegetation zones in the vicinity include coastal sagebrush, coastal cypress and pine forest, and southern oak forest (Kuchler 1977). The coastal sagebrush borders Estero and Morro bays and consists of salt-tolerant taxa including nightshade, verbena, and saltbush along beaches, with bush lupine, prickly-pear, and deer weed intermixed in the near-shore scrub zone. Coastal cypress and pine forest covers portions of Los Osos and Baywood, extending southward in a narrow swath over the San Luis Range. More extensive is the surrounding oak woodland. Composed primarily of coast live oak, this vegetation type covers the Irish Hills and, along with bay, elderberry, and blackberry, borders the creeks and drainages.

Marine and estuarine faunal resources are abundant and include an array of bay, sandy-beach, rocky-shore, pelagic, and fresh-water fish species; a varied suite of sandy beach, open rocky coast, and estuarine dwelling shellfish; several marine mammals including sea otters, sea lions, seals, dolphins, and California gray whales; and a diverse assemblage of waterfowl and shore birds (Mikkelsen et al. 2000). In addition, terrestrial fauna consist of such game animals as elk, rabbit, deer, grizzly and black bears, and various rodents such as mice, squirrels, and gophers.

Currently, the community of Los Osos sits atop the sand dune adjacent to Morro Bay, and lands east of the community are used for agriculture, open space, recreation, rural residential, grazing, and farming.

5.6.3 - Cultural Setting

Archaeological research conducted in the Central California coastal region, including the current community of Los Osos, has identified a 10,000-year span of occupation by Native American people (see Jones and Mikkelsen 2008:15-19). These hunter-gatherers exhibited shifts in adaptive strategies over time that are reflected in the cultural/artifactual materials left behind. With these data,

archaeologists have developed a regional chronological sequence for San Luis Obispo County. It begins with a little known Paleoindian Period extending from 10,000-11,000 BP (before present) followed by a well-dated Millingstone Period (10,000–5500 BP) marked by an abundance of handstones, millingslabs, and shellfish remains suggesting an emphasis on the collection and processing of seeds and shellfish. Introduction of the mortar/pestle technology highlights the subsequent Early Period (5500-3000 BP) and, along with an abundance of hunting gear, signals an adaptive economic shift to a reliance on acorn gathering, and hunting of both terrestrial and marine mammals. The Middle Period (3000-1000 BP) saw a decrease in shellfish exploitation, increased use of the mortar and pestle and small schooling fish, and development of trade systems (e.g., obsidian and sea otter pelts). Draught conditions occurred during the Middle/Late Period Transition (1000-700 BP) apparently causing severe impacts to the environment, reducing available resources in the Morro Bay/Los Osos area, and stressing the human populations which coalesced around the estuary. Finally, during the Late Period (700 BP to Historic Contact) settlement outside the estuary zone continued to be limited to smaller, seasonally occupied, special-use sites.

The Native American groups inhabiting the Morro Bay region during the ethnographic, or contact, period were speakers of the Obispeño language of the Chumash language family (see Jones and Mikkelsen 2008:19-20). These people apparently shared a greater number of cultural traits with their Salinan neighbors to the north than with their Chumash language-group relatives of the Santa Barbara Channel region to the south. Obispeño Chumash hunter-gatherers made a variety of stone, bone, and shell tools and used vegetal materials such as tule balsa for canoes, and various grasses and thatch for construction of houses and sweat lodges. Population densities for the Morro Bay area were apparently relatively low, with native settlements consisting of seasonal settlement shifts from temporary camps to more centralized hamlets or villages. The center of Obispeño Chumash socio-political organization was the village headman. This powerful authority figure waged wars, redistributed food resources and wealth items, resolved internal conflicts, and was rewarded with multiple wives and tributes consisting of food and various goods. Marriage networks extended some 30 miles and in some instances created alliances and exchange networks between coastal and interior groups. During the Mission Period, Native Americans from 19 coastal villages within a 20-mile radius of Morro Bay were relocated to the more interior Mission San Luis Obispo established in 1772.

The community of Los Osos officially acquired its name in 1974 and is composed of three smaller communities (Baywood Park, Cuesta-by-the-Sea, and Los Osos), all developed during the 1920s (see Jones and Mikkelsen 2008:20-25). The early history of the community began in 1769-1772 with Spanish exploration of the region conducted by the Gaspar de Portola and Pedro Fages expeditions and culminating in the founding of Mission San Luis Obispo by Father Junipero Serra. During the preceding Mexican Period, large ranchos were granted to private individuals. One of the largest ranchos in Los Osos Valley was acquired by Captain John Wilson and his partner James Scott in 1845; 35,597 acres of land were encompassed in the *Rancho Cañada de Los Osos y Pecho y Islay* and *Rancho Canada del Chorro*. These lands contained the Wilson family residence and rancho

headquarters and were used as pastureland for cattle and horses. Occupation and ownership of portions of the rancho included extended family members and continued into the 1870s. The death of Captain Wilson in 1861 and the great drought of 1863-64 resulted in the devastating loss of livestock and created a family financial crisis. The former rancho holdings were divided up into 200- to 600-acre rural parcels and sold primarily to a new wave of Swiss-Italian and Portuguese dairy farmers who entered the region. In the 1910s and 1920s, the focus on dairy products shifted to raising beef cattle and planting a variety of crops such as sugar peas, oats, and hay. This transition resulted from state health and safety regulations that brought about strict sanitation standards and physical improvements that many local dairymen could not accommodate. Along with ranching and farming, Los Osos underwent a period of land speculation in the late 1880s that initially failed. This effort to develop and sell town-lots in the community was reinitiated in the 1920s by Walter Redfield, and with the continued efforts of Richard Otto, development of Los Osos continued into the 1960s.

5.6.4 - Regulatory Setting

The principal State regulations relating to preserving historic and archaeological properties are Public Resources Code Section 5020, et seq.; California Environmental Quality Act (CEQA) Sections 21083.2 and 21084.1; and CEQA Guidelines Section 15064.5.

For purposes of CEQA, "historical resources" include: a resource listed in, or determined eligible for listing in, the California Register of Historical Resources; a resource included in a local register of historical resources adopted pursuant to a local ordinance or resolution, or included in a historical resource survey, meeting the requirements of California Public Resource Code Section 5024.1(g); or any resource that the lead agency deems to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Sites are evaluated in accordance with Section 15064.5(a)(2)-(3) of CEQA guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Under this section, an important historical property is one which (1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) is associated with the lives of persons important in our past; or (3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or (4) has yielded, or may be likely to yield, information important in prehistory or history. Such properties are considered eligible to the State Register of Historical Resources.

Under Section 21083.2, a "unique" archaeological resource is an object, artifact, or site that can be clearly shown to contain (1) information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or (2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

Typically, historic-era properties are evaluated under each of these criteria, while prehistoric properties are evaluated under Criterion 4 only. In practice, unevaluated resources usually are treated as potentially important.

Guidelines for CEQA require identification of project effects on cultural resources (historic-era and prehistoric archaeological sites, buildings, and traditional cultural properties) that are determined to be legally important. Such resources are defined by CEQA as those eligible for listing in the California Register of Historical Resources using Criteria for Evaluating the Significance of Historical Resources (Assembly Bill 2881, signed into law on September 27, 1992). The project policy will be to avoid impacts to cultural resources whenever possible. Where avoidance is not feasible, further investigations may be needed. If buried cultural materials are encountered during construction, work will be required to stop in that area until a qualified archaeologist can evaluate the nature and significance of the find.

Human remains are considered under CEQA Guidelines for cultural resources. These remains may consist of historic-period burials or cemeteries and Native American remains that occur as isolated features or in archaeological site contexts. Native American-sanctified cemeteries, places of worship, ceremonial and religious sites, or sacred shrines situated on public property must be protected from vandalism and damage under Public Resources Code 5097.9.

Procedures for the treatment and protection of Native American remains are outlined in Public Resources Code 5097.98, as follows: notify county coroner to examine the remains; if coroner determines the remains are Native American, notify the Native American Heritage Commission; Commission notifies Most Likely Descendant, who will recommend the proper treatment and handling of the remains and any associated grave offerings. In addition, California State Health and Safety Code 7050.5 has established protocol to be used upon the discovery of human remains, and requires that appropriately designated, local Native Americans be included in both the treatment and reburial of the human remains and any associated artifacts.

5.6.5 - Thresholds of Significance

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether impacts to cultural resources are significant environmental effects, the following questions are analyzed and evaluated. Would the project:

a.) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b.) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c.) Directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature?

d.) Disturb any human remains, including those interred outside of formal cemeteries?

Other Thresholds

For the purpose of the proposed project, the following threshold has been added. To evaluate the project's consistency with applicable goals, policies, and regulations related to cultural resources:

e.) "Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required" (California Coastal Act of 1976, Section 30244).

5.6.6 - Analysis

This section analyzes proposed projects 1 through 4. The analysis includes a discussion of project-specific and cumulative impacts, provides mitigation measures where required, and concludes with a determination of level of significance after mitigation.

Historic Resource

5.6-A:	**The project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.**

Project-Specific Impact Analysis

Proposed Project 1

Collection System

The proposed project assumes that the collection system's pipelines will be constructed underground and within the existing right-of-way for streets, thereby having no effect on adjacent architectural resources.

The proposed project also assumes that the connections from the collection system pipelines to the source properties (residences, businesses, etc.) will be underground and connect to existing plumbing, thereby having no impact on architectural resources. Any disturbance to vegetation or landscaping that may contribute to the significance of a historic property will be temporary and restored to its pre-construction appearance and according to the Secretary of the Interior's Standards for repair, restoration, rehabilitation, and reconstruction.

Proposed Project 1 would include a combination Septic Tank Effluent Pumps (STEP)/Septic Tank Effluent Gravity (STEG) collection system. A key feature of the STEP/STEG system is that it will require individual property owners to decommission their old septic tanks (pump the tank, remove the tank top, and backfill with sand). If room is not sufficient for installation of the new tank, it would be the responsibility of the property owner to have the old tank removed and hauled to the landfill prior to installation of the new tank. All four proposed projects will require installation of a four-inch

lateral onto private property. In the case of the STEP/STEG, it will connect to the new STEP/STEG tank.

Pumps associated with the collection system, including grinder pumps and pump stations, will be constructed with a design/build alternative. These facilities will be placed in underground vaults, ranging from 10 to 12 feet in diameter and buried at depths of 10 to 20 feet below the existing ground surface. Depending upon location, some of these could have the potential to impact historic architectural resources. The impacts would be less than significant.

The treated effluent pipeline system will be underground and will follow routes similar to those associated with the collection system along Los Osos Valley Road and Turri Road and thereby have no impact on historic architectural resources.

Treatment Plant Site

The technical study related to historic architectural resources found no buildings, sites, or objects at the treatment plant site that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Disposal Sites

The technical study related to historic architectural resources found no buildings, sites, or objects at the disposal sites that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Combined Project Effects

The proposed project will have a less than significant impact on historical resources.

Proposed Project 2

Collection System

The proposed project assumes that the collection system's pipelines will be constructed underground and within the existing right-of-way for streets, thereby having no effect on adjacent architectural resources.

The proposed project also assumes that the connections from the collection system pipelines to the source properties (residences, businesses, etc.) will be underground and connect to existing plumbing, thereby having no impact on architectural resources. Any disturbance to vegetation or landscaping that may contribute to the significance of a historic property will be temporary and restored to its pre-construction appearance and according to the Secretary of the Interior's Standards for repair, restoration, rehabilitation, and reconstruction.

The gravity collection systems allow some flexibility in the placement of the lateral across private property And thus has the potential to be less impacting than the collection system associated with Proposed Project 1.

Pumps associated with the collection system, including grinder pumps and pump stations, will be constructed with a design/build alternative. Locations for the pumps have been identified, but could vary with the design/build method. All of these facilities will be placed in underground vaults, ranging in size from 10 to 12-foot in diameter and buried at depths of 10 to 20 feet below the existing ground surface. Depending upon location, some of these could have the potential to impact historic architectural resources. The impacts would be less than significant.

The treated effluent pipeline system will be underground and will follow routes similar to those associated with the collection system and thereby have no impact on historic architectural resources.

Treatment Plant Site

The technical study related to historic architectural resources found no buildings, sites, or objects at the treatment plant site that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Disposal Sites

The technical study related to historic architectural resources found no buildings, sites, or objects at the disposal sites that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Combined Project Effects

The proposed project will have a less than significant impact on historical resources.

Proposed Project 3

Collection System

Proposed Project 3 would have impacts similar to those discussed for Proposed Project 2, thereby having no effect on adjacent architectural resources.

The proposed project also assumes that the connections from the transmission pipelines to the source properties (residences, businesses, etc.) will be underground and connect to existing plumbing, thereby having no impact on architectural resources. Any disturbance to vegetation or landscaping that may contribute to the significance of a historic property will be temporary and restored to its pre-construction appearance and according to the Secretary of the Interior's Standards for repair, restoration, rehabilitation, and reconstruction.

Pumps associated with the collection system, including grinder pumps and pump stations, will be constructed with a design/build alternative. These facilities will be placed in underground vaults, ranging from 10 to 12 feet in diameter and buried at depths of 10 to 20 feet below the existing ground surface. Depending upon location, some of these could have the potential to impact historic architectural resources.

The treated effluent conveyance system will be underground and will follow routes similar to those associated with the collection system and thereby have no impact on historic architectural resources.

Treatment Plant Site

The technical study related to historic architectural resources found no buildings, sites, or objects at the treatment plant site that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Disposal Sites

The technical study related to historic architectural resources found no buildings, sites, or objects at the disposal sites that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Combined Project Effects

The proposed project will have a less than significant impact on historical resources.

Proposed Project 4

Collection System

The proposed project assumes that the collection system's transmission pipelines will be constructed underground and within the existing right-of-way for streets, thereby having no effect on adjacent architectural resources.

The proposed project also assumes that the connections from the transmission pipelines to the source properties (residences, businesses, etc.) will be underground and connect to existing plumbing, thereby having no impact on architectural resources. Any disturbance to vegetation or landscaping that may contribute to the significance of a historic property will be temporary and restored to its pre-construction appearance and according to the Secretary of the Interior's Standards for repair, restoration, rehabilitation, and reconstruction.

Pumps associated with the collection system, including grinder pumps and pump stations, will be constructed with a design/build alternative. These facilities will be placed in underground vaults, ranging from 10 to 12 feet in diameter and buried at depths of 10 to 20 feet below the existing ground surface. Depending upon location, some of these could have the potential to impact historic architectural resources.

The treated effluent conveyance system will be underground and will follow routes similar to those associated with the collection system and thereby have no impact on historic architectural resources.

Treatment Plant Site

The technical study related to historic architectural resources found no buildings, sites, or objects at the treatment plant site that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Disposal Sites

The technical study related to historic architectural resources found no buildings, sites, or objects at the disposal sites that meet the criteria to be considered historical resources under CEQA; therefore, the proposed project will have no impact.

Combined Project Effects

The proposed project will have a less than signiciant impact on historical resources.

Cumulative Impact Analysis

As defined by CEQA, cumulative impacts refer to two or more individual effects which, when considered together, compound or increase other environmental impacts.

It is not possible to predict all future impacts to cultural resources within the Los Osos Wastewater Project area. Once construction of the treatment plant, collection pipelines, pump stations, and standby power facilities are completed, likely no continued or cumulative impacts would occur to cultural resources within the Project Area of Potential Effects from these aspects of the system.

Table 4-1 lists projects that are scheduled to occur during the same time frame as the Los Osos Wastewater Project. An unknown amount of impacts to archaeological resources could occur as a result of the Los Osos Valley Road Palisades Storm Drain Project; however Exhibits 5.6-1 and 5.6-2 do not place the storm drain project in an area with a high sensitivity. Potential impacts associated with the Los Osos Community Service District Water Pipeline Replacement should not result in any further impacts to cultural resources.

Proposed Project 1

Less than significant.

Proposed Project 2

Less than significant.

Proposed Project 3

Less than significant.

Proposed Project 4

Less than significant.

Mitigation Measures

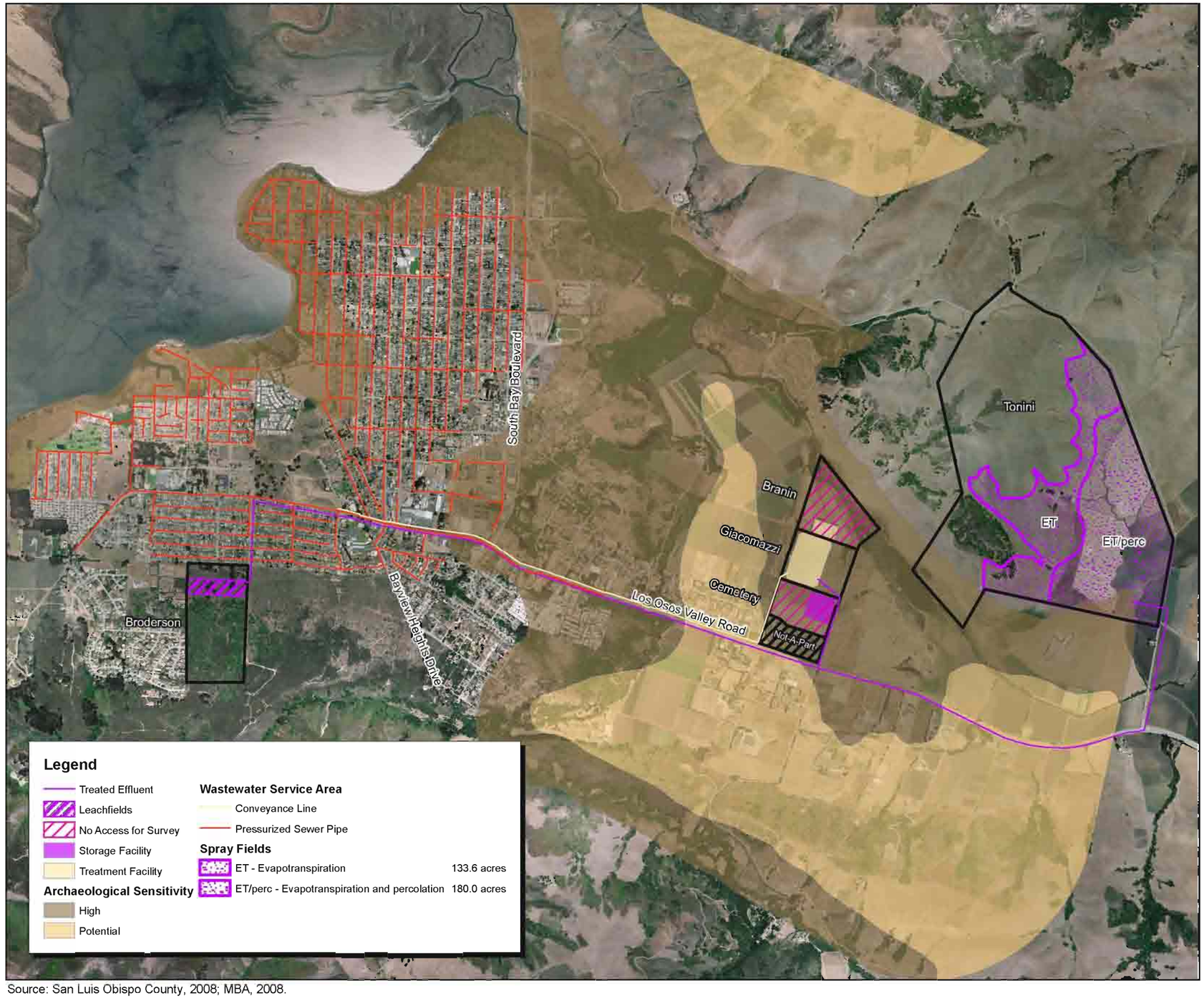
Project-Specific

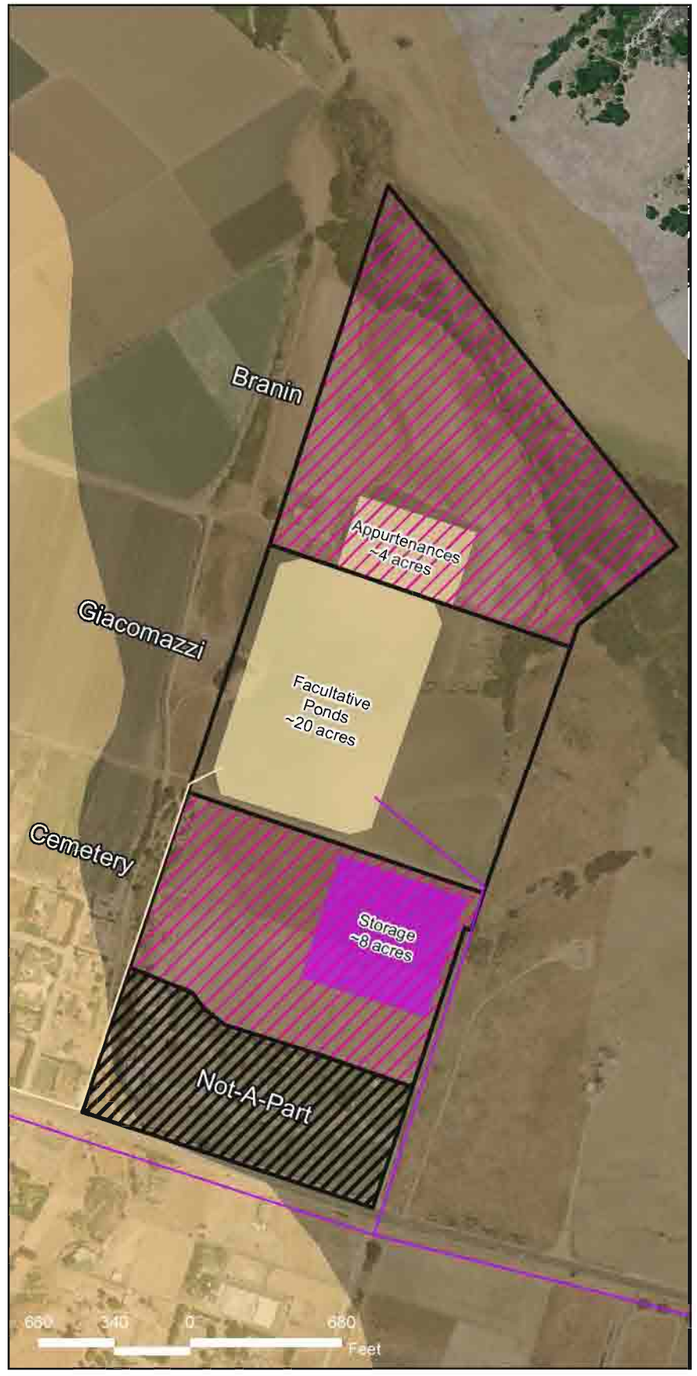
Proposed Project 1

No mitigation measures are necessary.

Proposed Project 2

No mitigation measures are necessary.





Source: San Luis Obispo County, 2008; MBA, 2008.

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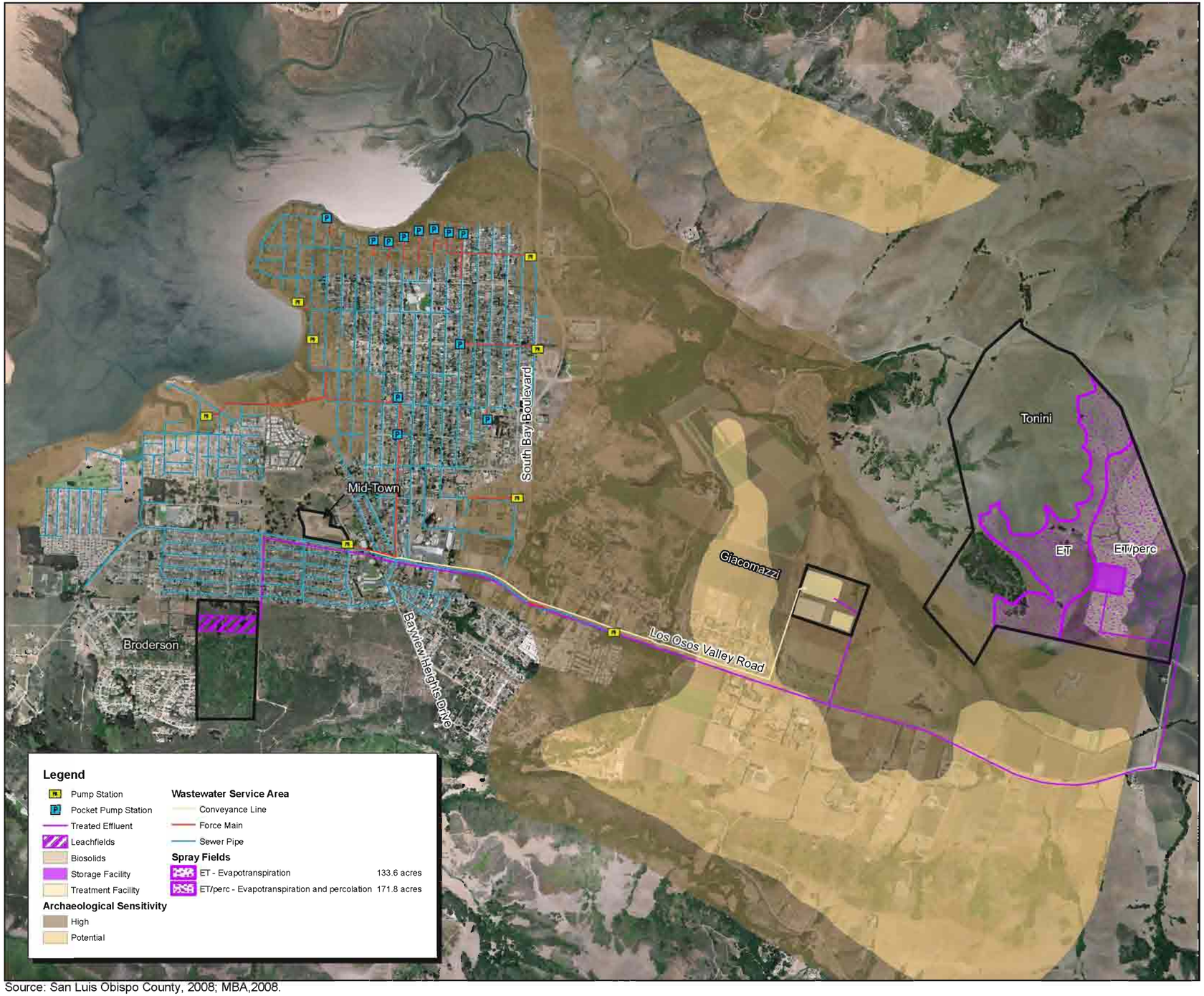
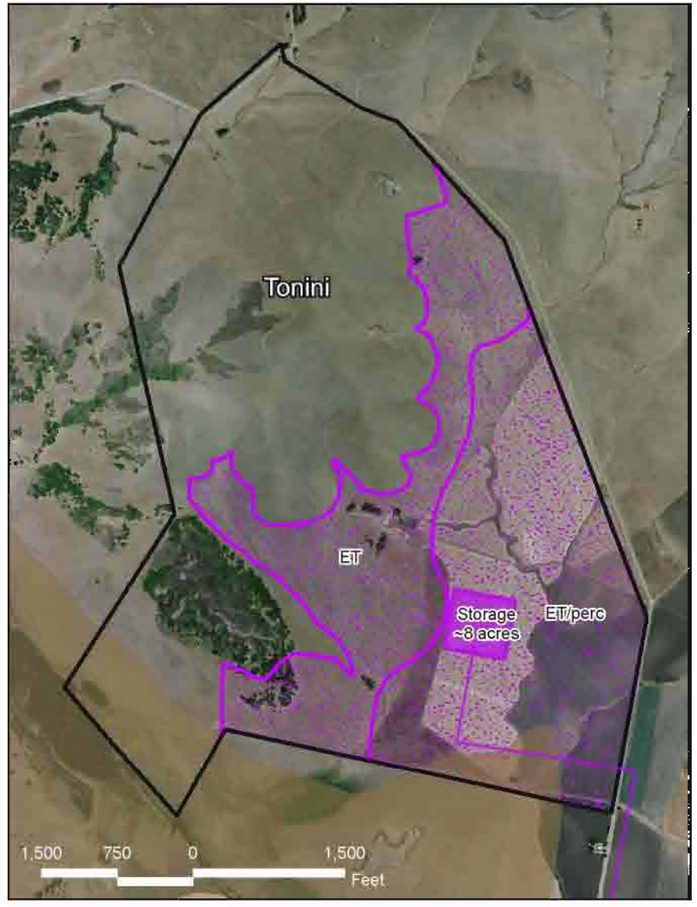
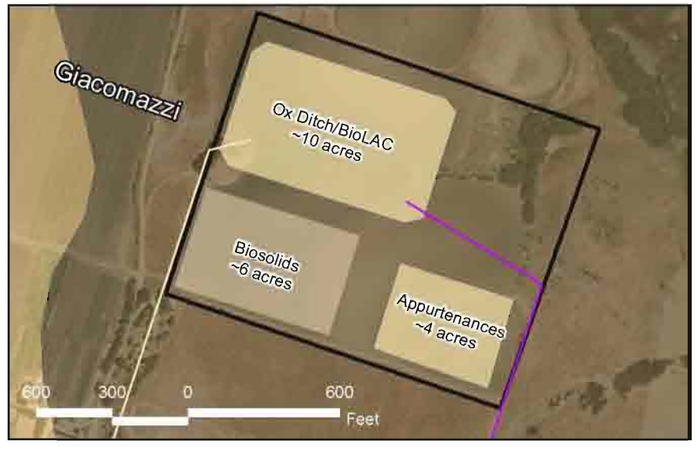
Exhibit 5.6-1
Archaeological Sensitive Areas within Proposed Project 1







Source: San Luis Obispo County, 2008; MBA,2008.

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Exhibit 5.6-2
Archaeological Sensitive Areas within Proposed Project 2

Proposed Project 3
No mitigation measures are necessary.

Proposed Project 4
No mitigation measures are necessary.

Cumulative
Proposed Project 1
No mitigation measures are necessary.

Proposed Project 2
No mitigation measures are necessary.

Proposed Project 3
No mitigation measures are necessary.

Proposed Project 4
No mitigation measures are necessary.

Level of Significance After Mitigation

Project-Specific
Proposed Project 1
Less than significant.

Proposed Project 2
Less than significant.

Proposed Project 3
Less than significant.

Proposed Project 4
Less than significant.

Cumulative
Proposed Project 1
Less than significant.

Proposed Project 2
Less than significant.

Proposed Project 3
Less than significant.

Proposed Project 4
Less than significant.

Archaeological Resources

5.6-B: The project would cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

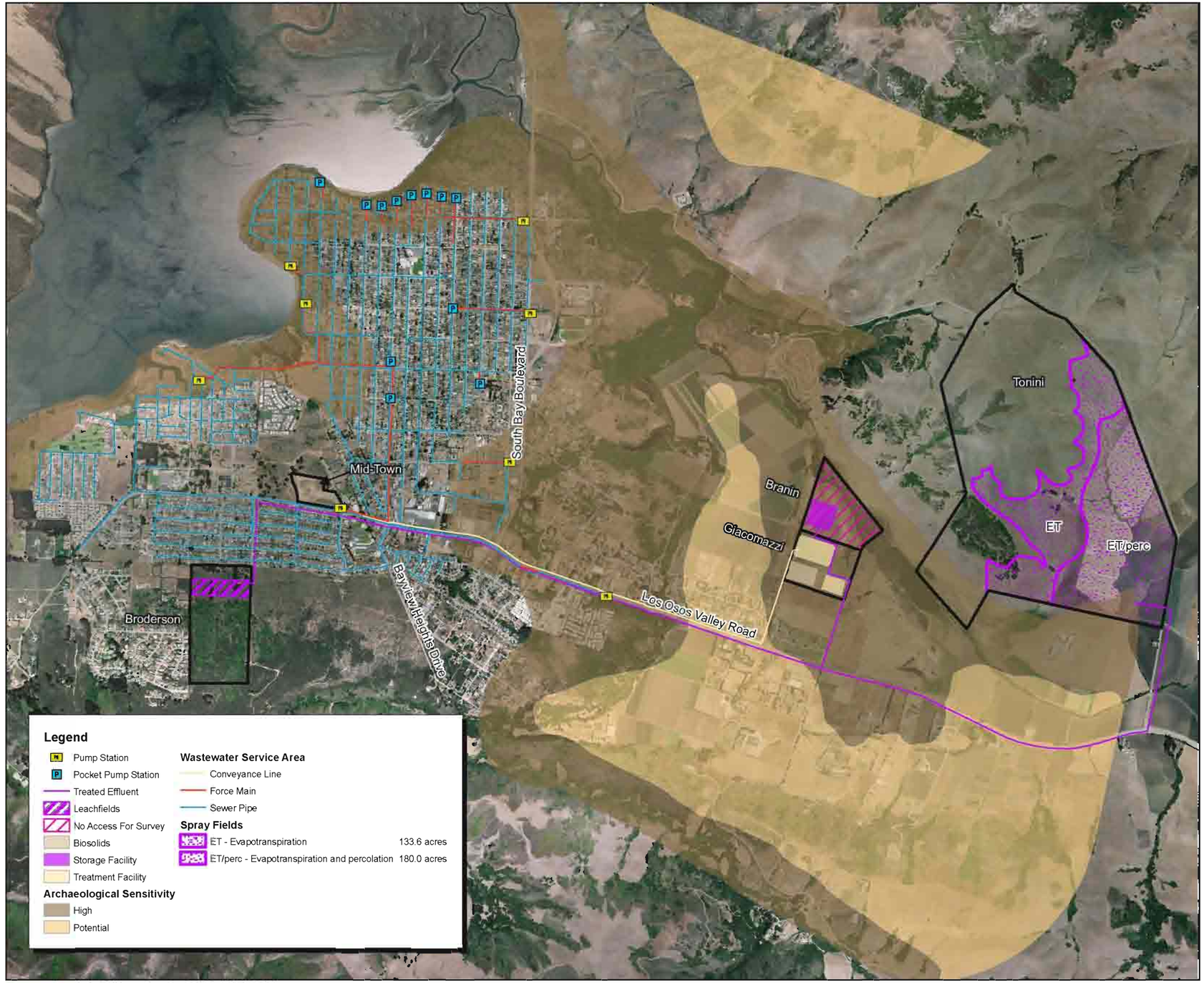
Project-Specific Impact Analysis

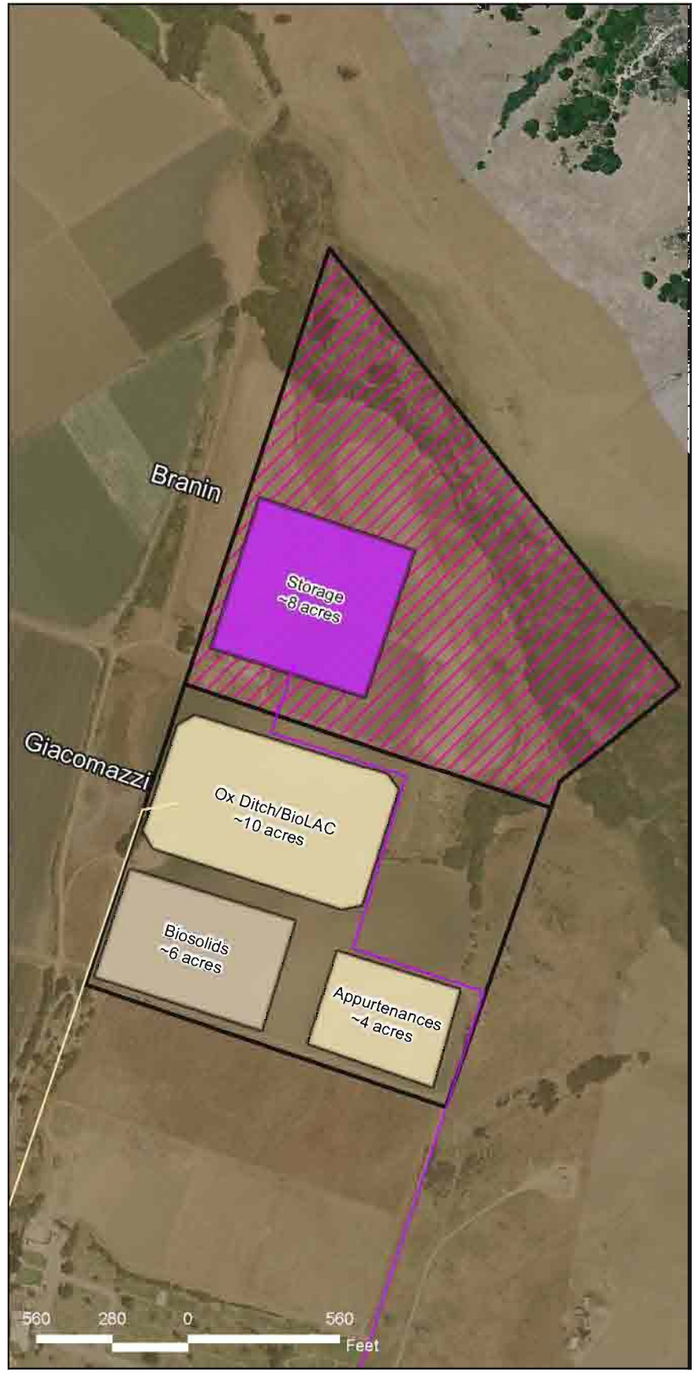
The various proposed projects have many impact areas in common, while the proposed location for the treatment and storage facilities has the most options. The collection system in Los Osos has the potential to impact many known, eligible sites if the design plan differs from the 2005 plan, while construction of the proposed treatment/storage facilities has the potential to significantly impact important sites, ranging from only one for Project 4 to as many as four for Project 1 (Table 5.6-1, Table 5.6-2, Exhibit 5.6-1 through Exhibit 5.6-8).

Table 5.6-1: Archaeological Sites, Sensitivity, and Potential Buried Deposits within Proposed Project Areas

Project	Collection System				Treatment Plant				Disposal Areas				Combined			
	H	L	S	B	H	L	S	B	H	L	S	B	H	L	S	B
1	2	3	●	●	4	—	—	—	1	3	—	●	5	6	●	●
2	2	3	●	●	2	—	—	—	1	3	—	●	4	6	●	●
3	2	3	●	●	3	1	—	—	1	3	—	●	5	7	●	●
4	—	3	●	●	1	1	—	—	1	2	—	●	1	6	●	●

Note:
Sites within the collection system in Los Osos have not been counted;
Collection System count is sites within or adjacent to LOVR
Combined count does not include duplicate sites;
H = moderate to high potential for site eligibility
L = low potential for site eligibility
S = high archaeological sensitivity area (does not include specific sites within the community of Los Osos)
B = buried site potential high
● = present.
Three previously evaluated non-contributing site areas (SLO-1212, -1795, and -2007) occur in each of the four projects.
Source: Jones and Mikkelsen, 2008.





Source: San Luis Obispo County, 2008; MBA,2008.

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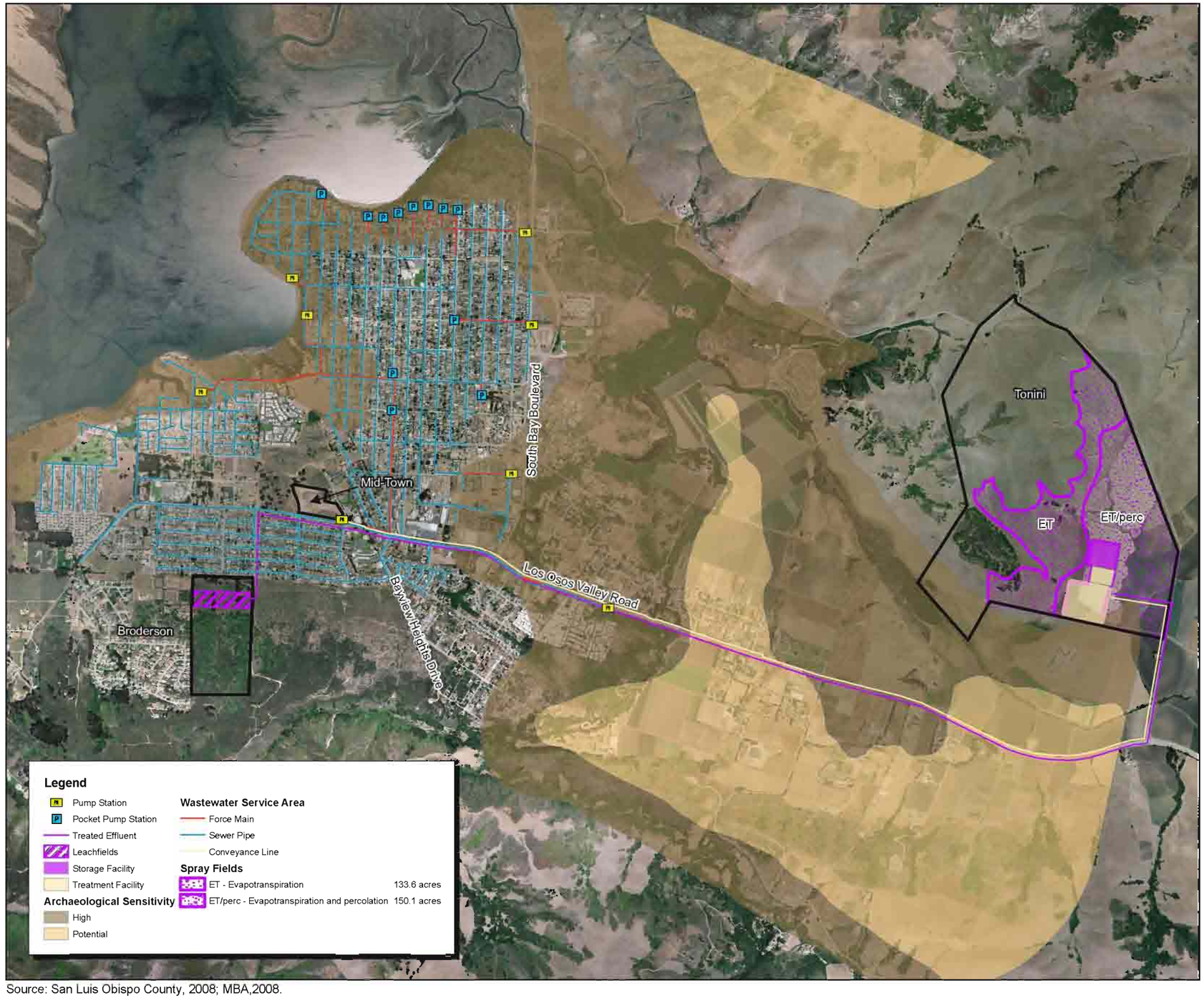
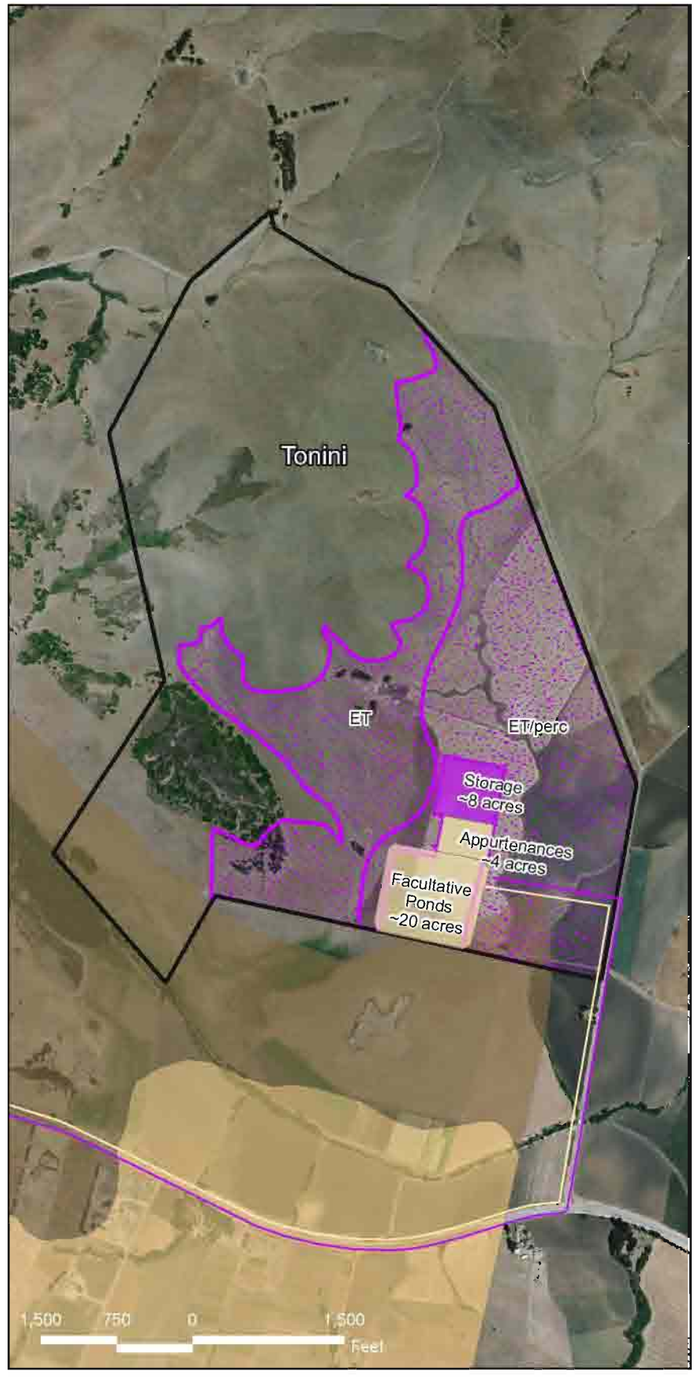
Exhibit 5.6-3
Archaeological Sensitive Areas within Proposed Project 3





Source: San Luis Obispo County, 2008; MBA,2008.

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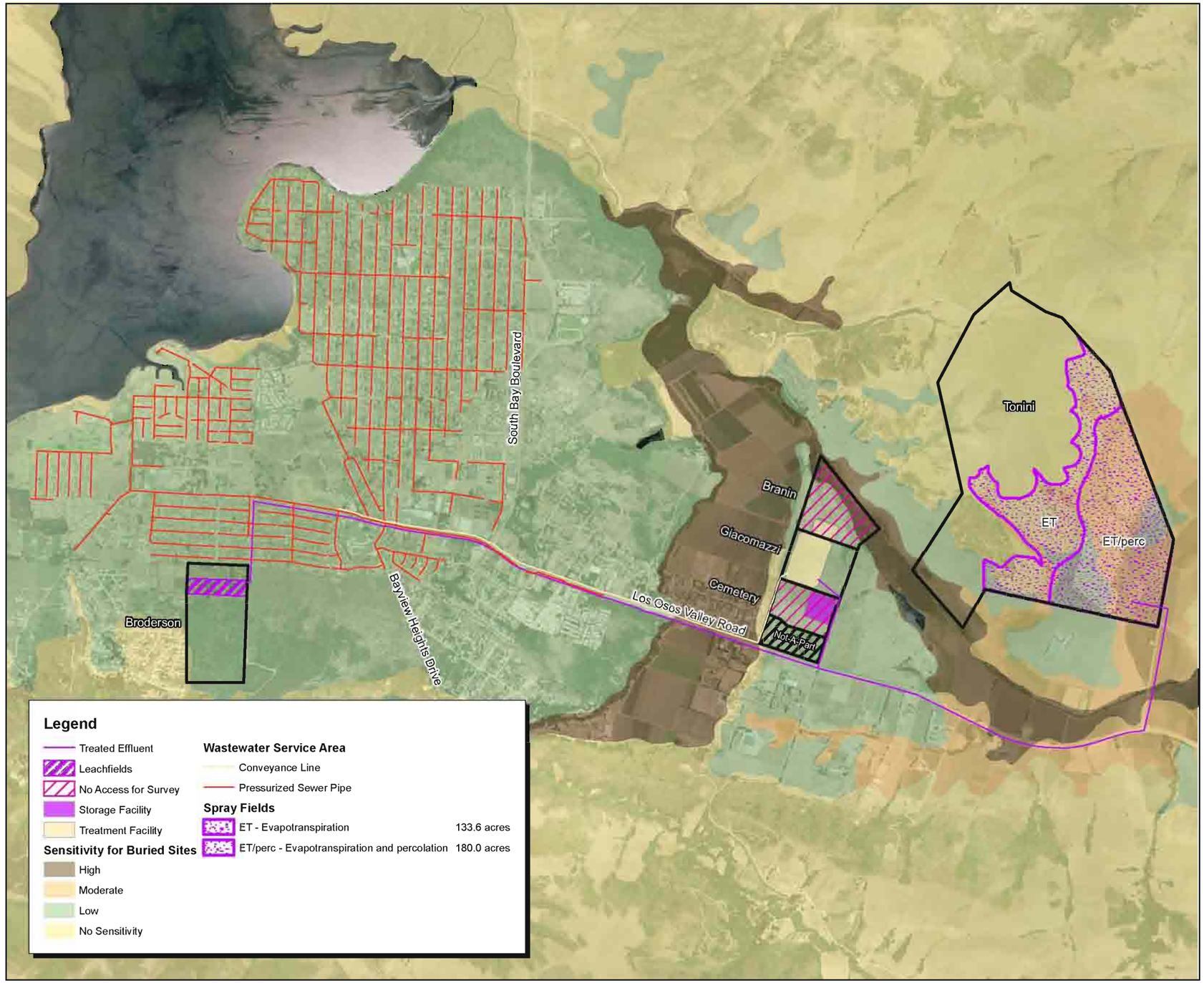
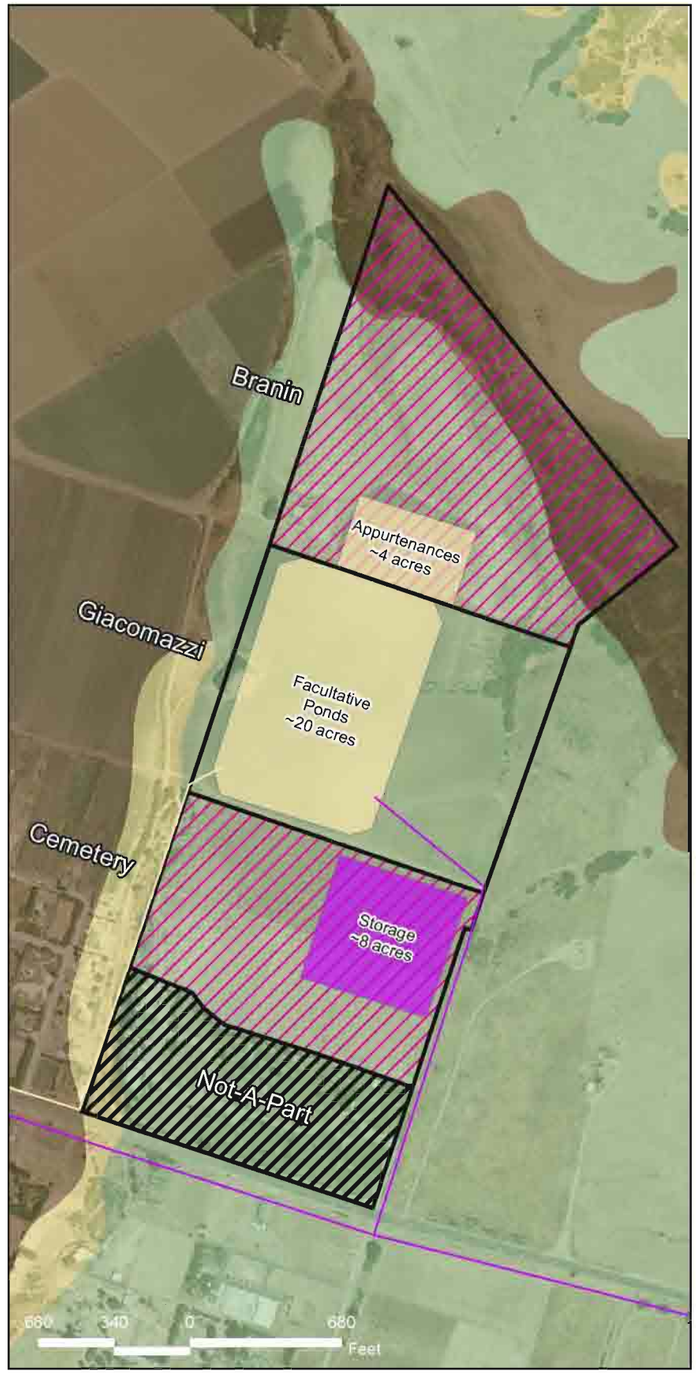
Exhibit 5.6-4
Archaeological Sensitive Areas within Proposed Project 4





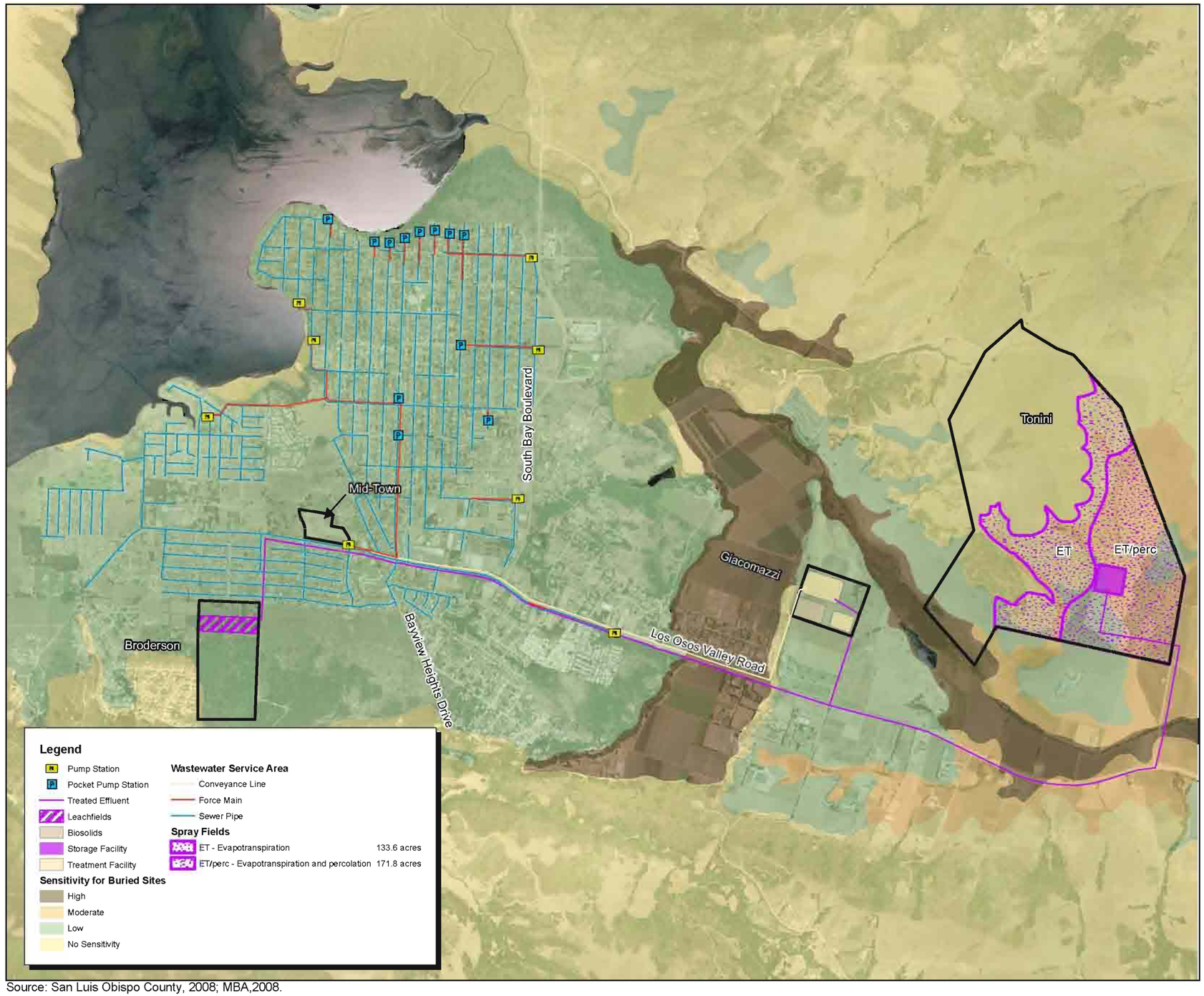
Source: San Luis Obispo County, 2008; MBA, 2008.

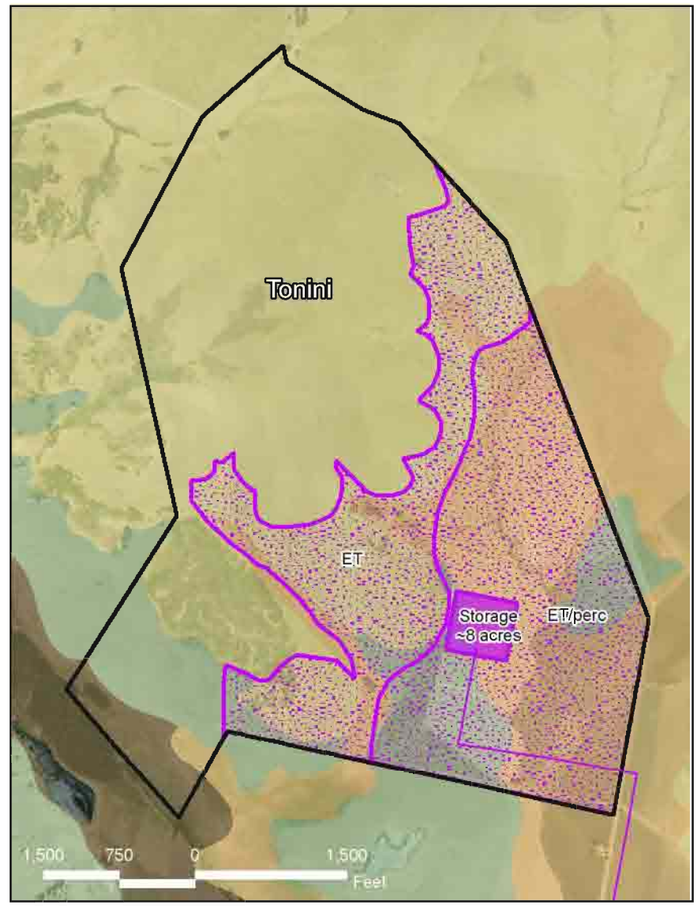
NORTH
2,400 1,200 0 2,400
Feet

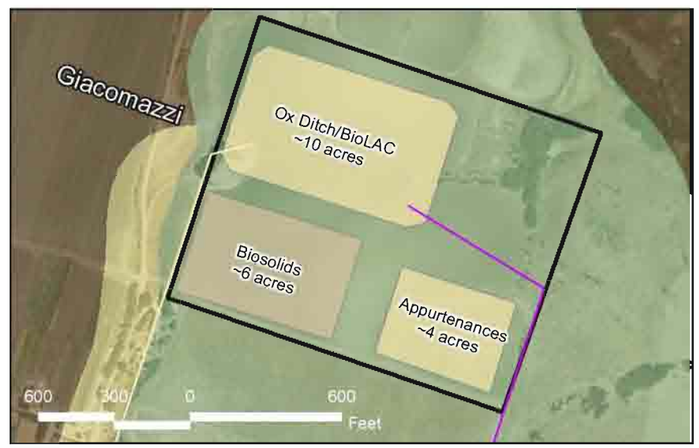
Michael Brandman Associates

02240002 • 11/2008 | 5.6-5_buried_sensitive_areas_proj1.mxd

Exhibit 5.6-5
Sensitivity for Buried Archaeological Resources within Proposed Project 1







Source: San Luis Obispo County, 2008; MBA,2008.

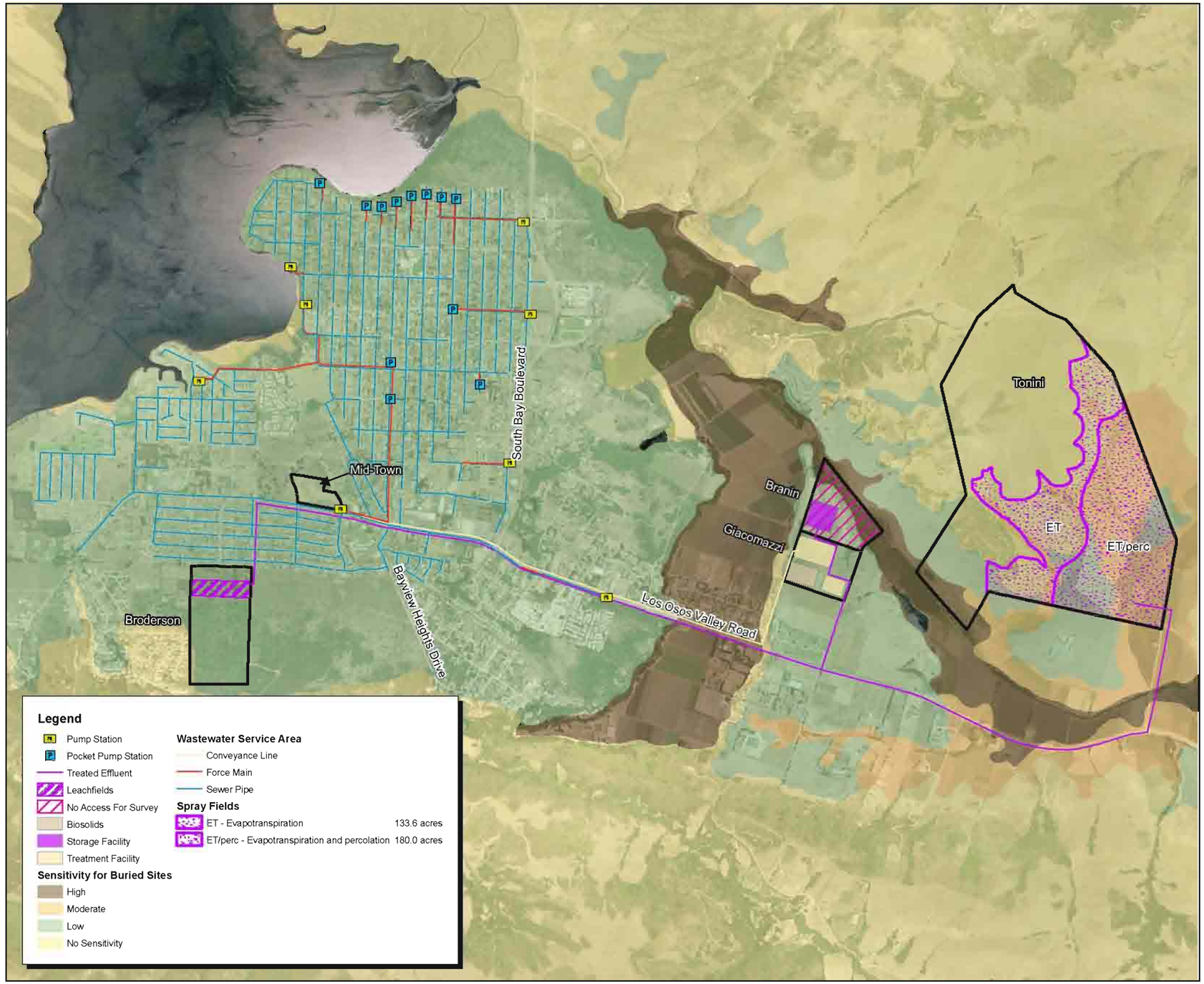
NORTH

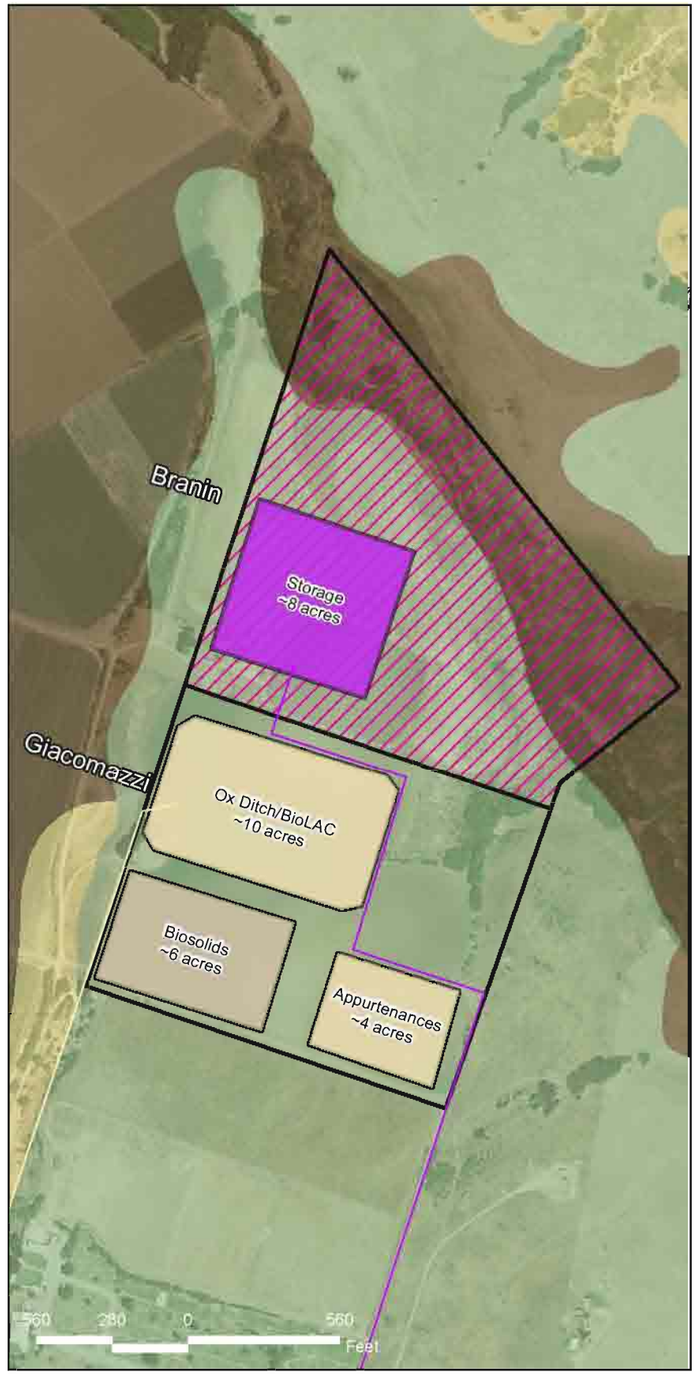
2,400 1,200 0 2,400
Feet

Michael Brandman Associates

02240002 • 11/2008 | 5.6-6_buried_sensitive_areas_proj2.mxd

Exhibit 5.6-6
Archaeological Sensitive Areas within Proposed Project 2





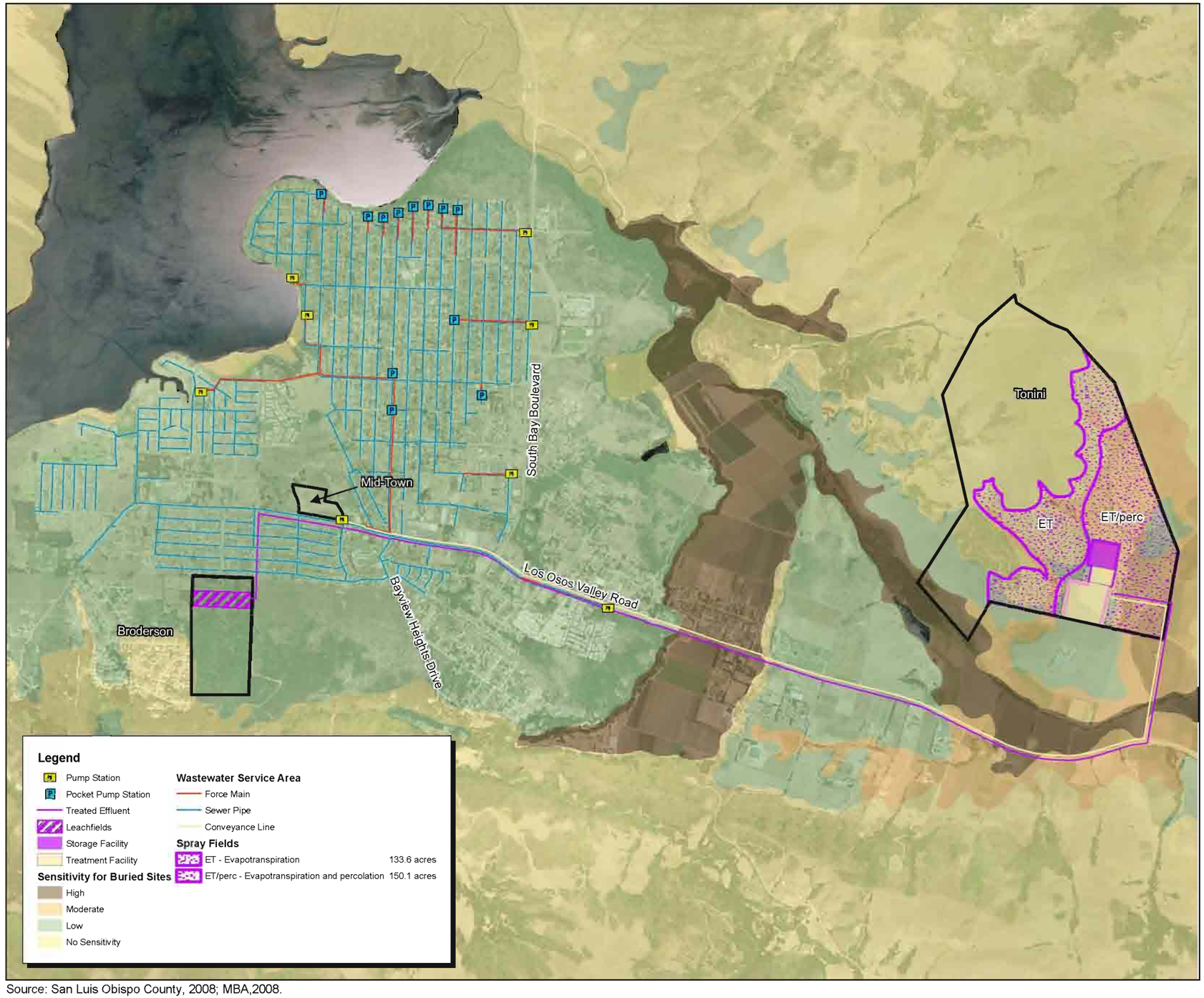
Source: San Luis Obispo County, 2008; MBA,2008.

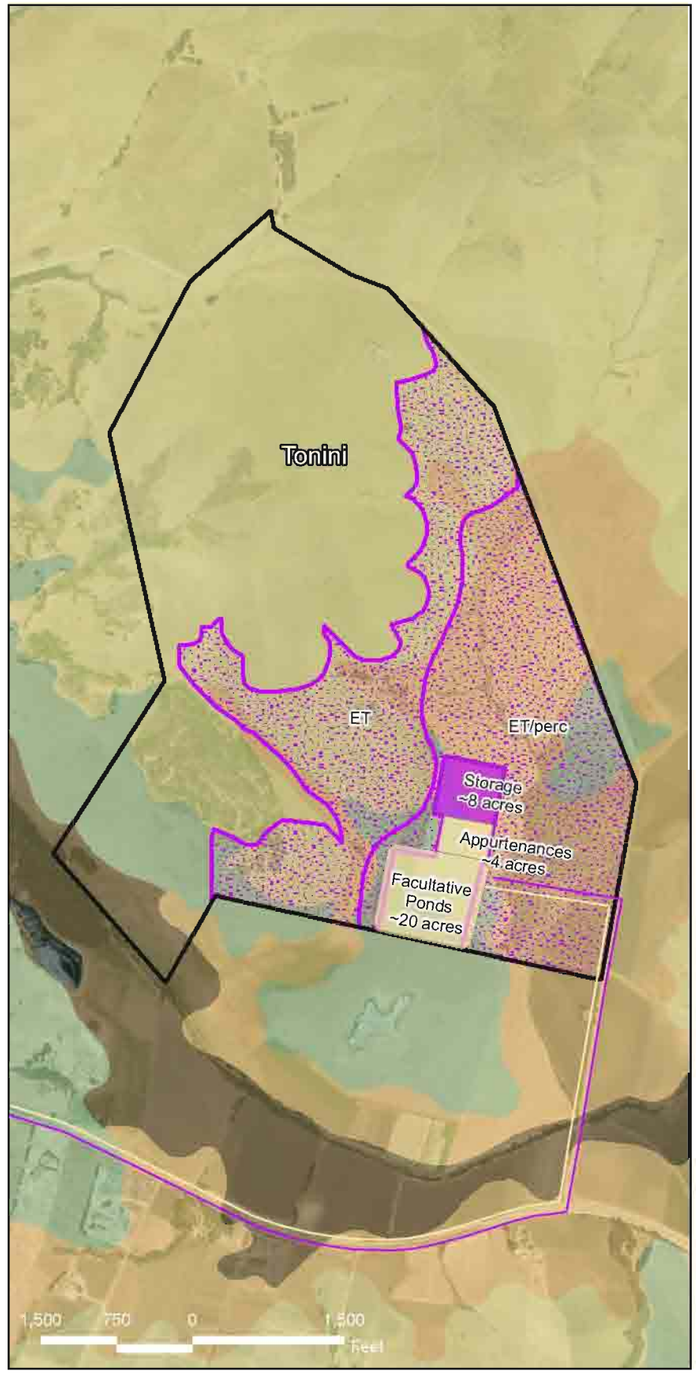
NORTH 2,400 1,200 0 2,400 Feet

Michael Brandman Associates

02240002 • 11/2008 | 5.6-7_buried_sensitive_areas_proj3.mxd

Exhibit 5.6-7
Sensitivity for Buried Archaeological Resources within Proposed Project 3





Source: San Luis Obispo County, 2008; MBA,2008.

NORTH
2,400 1,200 0 2,400
Feet

Michael Brandman Associates

02240002 • 11/2008 | 5.6-8_buried_sensitive_areas_proj4.mxd

Exhibit 5.6-8
Sensitivity for Buried Archaeological Resources within Proposed Project 4

Table 5.6-2: Archaeological Sites within the Proposed Project Areas

Project	Collection System		Treatment Plant		Disposal Areas		Combined		Evaluated: Non-contributing
	H	L	H	L	H	L	H	L	Sites
1	SLO-2569 SLO-25	SLO-4-462 -1512	SLO-2569 SLO-2570 SLO-13 SLO-25		SLO-2571	SLO-2572 SLO-2573 SLO-2574H	SLO-2569 SLO-2570 SLO-13 SLO-25 SLO-2571	SLO-4-462 -1512 SLO-2572 SLO-2573 SLO-2574H	SLO-12, -1795, -2007
2	SLO-2569 SLO-25	SLO-4-462 -1512	SLO-2569 SLO-2570		SLO-2571	SLO-2572 SLO-2573 SLO-2574H	SLO-2569 SLO-2570 SLO-25 SLO-2571	SLO-4-462 -1512 SLO-2572 SLO-2573 SLO-2574H	SLO-12, -1795, -2007
3	SLO-2569 SLO-25	SLO-4-462 -1512	SLO-2569 SLO-2570 SLO-13	H*	SLO-2571	SLO-2572 SLO-2573 SLO-2574H	SLO-2569 SLO-2570 SLO-13 SLO-25 SLO-2571	SLO-4-462 -1512 SLO-2572 SLO-2573 SLO-2574H H*	SLO-12, -1795, -2007
4		SLO-4-462 -1512	SLO-2571	SLO-2573	SLO-2571	SLO-2572 SLO-2574H	SLO-2571	SLO-2572 SLO-2573 SLO-2574H SLO-4-462 -1512	SLO-12, -1795, -2007

Notes:
Collection system does not include specific sites within the community of Los Osos;
H = Moderate to high potential for site eligibility
L = Low potential for site eligibility;
H* = Ranch complex with possible historic-era features (JRP 2008; reference no. 067-011-020).
Source: Jones and Mikkelsen, 2008.

Proposed Project 1

Collection System

The collection system within the community of Los Osos extends across areas of high archaeological sensitivity where trenching would have a significant impact, primarily on the dense midden deposits rimming the bay. The raw wastewater and treated effluent pipelines along Los Osos Valley Road to

the Giacomazzi parcel would encounter five potentially significant deposits: SLO-2569, and SLO-4, SLO-25, SLO-462, and SLO-1512. Recorded sites that would not be adversely affected based on prior evaluation as non-contributing include SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel is of high sensitivity for buried archaeological sites that might also be affected by trenching.

Proposed Project 1 would include a combination STEP/ STEG system. A key feature of the STEP/STEG system is that it will require individual property owners to decommission their old septic tanks (pump the tank, remove the tank top, and backfill with sand). If room were not sufficient for installation of the new tank, it would be the responsibility of the property owner to have the old tank removed and hauled to the landfill prior to installation of the new tank. One possible consideration might be to allow the property owner to carefully remove the old septic tank and replace it with the new STEP/STEG tank; this would need to be done without impacting any previously undisturbed soils. The cost feasibility of this alternative would need to be evaluated. The County should address these potential project impacts to cultural resources on private property and define guidelines prior to the issuance of excavation permits for the installation of tanks or laterals. Excavation for the new STEP/STEG tank as a replacement for the existing septic tanks at each property could result in an unknown amount of impact to potentially significant archaeological resources. All four proposed projects will require installation of a four-inch lateral onto private property. In the case of the STEP/STEG, it will connect to the new STE tank.

Treatment Plant Site

The placement of the treatment plant would have an effect on the prehistoric and historic-era archaeological site (SLO-2569) and prehistoric site (SLO-2570) situated on the Giacomazzi parcel. As no access to the Branin or Cemetery parcels was obtained, it is unknown whether there would be effects to previously recorded archaeological sites SLO-13 or SLO-25, described as burial and occupation deposits located on the Branin and Cemetery parcels, respectively.

Disposal Sites

Sprayfields proposed for the Tonini parcel would affect three prehistoric sites (SLO-2571, SLO-2572, and SLO-2573) and one historic-era site (SLO-2574H). There is a moderate to high potential for buried archaeological deposits on a portion of the sprayfields.

Combined Project Effects

The project would potentially effect 11 recorded archaeological sites (access to two of these could not be obtained),would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources—one along Los Osos Valley Road and one on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Proposed Project 2

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a significant impact, primarily on the dense midden deposits rimming the bay. Treatment and effluent lines along Los Osos Valley Road to the Giacomazzi parcel would encounter five potentially significant deposits SLO-2569, CA-SLO-4, SLO-25, SLO-462, and SLO-1512. Recorded sites that would not be significantly affected based on prior evaluation include SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel is of high sensitivity for buried archaeological sites that also could be affected by trenching.

The gravity collection systems allow some flexibility in the placement of the lateral across private property. In areas of high archaeological sensitivity (e.g., within site boundaries or in the vicinity of known human burials) it may be possible to bore beneath the deposit for placement of the lateral. The STEP/STEG method offers fewer opportunities to avoid impacts to sensitive archaeological locations, as it requires the property owner to place the new STE tank on their land thus creating new impacts.

Treatment Plant Site

The placement of the treatment plant would have an effect on the prehistoric and historic-era archaeological site (SLO-2569) and prehistoric site (SLO-2570) situated on the Giacomazzi parcel.

Disposal Sites

Sprayfields and placement of a storage pond proposed for the Tonini parcel would affect three prehistoric sites (SLO-2571, SLO-2572, and SLO-2573) and one historic-era site (SLO-2574H). There is a moderate to high potential for buried archaeological deposits to be found within a portion of the sprayfields and in the area of the proposed storage pond.

Combined Project Effects

The project would potentially effect ten recorded archaeological sites (access to one of these could not be obtained), would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources – one along Los Osos Valley Road and one on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Proposed Project 3

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a significant impact, primarily on the dense midden deposits rimming the bay. Raw wastewater and treated effluent pipelines along Los Osos Valley Road to the Giacomazzi parcel would encounter five potentially significant deposits SLO-2569, CA-SLO-4, SLO-25, SLO-462, and SLO-1512. Recorded sites that would not be significantly affected based on prior evaluation

include SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel is of high sensitivity for buried archaeological sites that would be affected by trenching.

Treatment Plant Site

The placement of the treatment plant would have an effect on the prehistoric and historic-era archaeological site (SLO-2569) and prehistoric site (SLO-2570) situated on the Giacomazzi parcel. As no access to the Branin parcel was obtained, it is unknown whether there would be impacts to previously recorded archaeological site SLO-13 (a prehistoric burial and habitation deposit) and a potential historic-era archaeological site (Parcel #067-011-020), identified by archival research as a possible Azores immigrant ranch complex; historic features could be present.

Disposal Sites

Same as Project 1.

Combined Project Effects

The project would potentially affect 12 recorded archaeological sites (access to two of these could not be obtained), would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources – one along Los Osos Valley Road and the other on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Proposed Project 4

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a negative effect primarily on dense midden deposits rimming the bay. Raw wastewater and treated effluent pipelines along Los Osos Valley Road to the Tonini parcel would encounter three potentially significant deposits, SLO-4, SLO-462, and SLO-1512. Recorded sites that would not be significantly affected based on prior evaluation include CA-SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel and portions of the Tonini parcel are of high sensitivity for buried archaeological sites and would be affected by trenching.

Treatment Plant Site

Placement of the treatment plant on the Tonini parcel would have potential effects on two prehistoric archaeological sites (SLO-2571 and SLO-2573).

Disposal Sites

Same as Project 2.

Combined Project Effects

The project would potentially affect seven recorded archaeological sites, would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources along Los Osos Valley Road and on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Cumulative Impact Analysis

As defined by CEQA, cumulative impacts refer to two or more individual effects which, when considered together, compound or increase other environmental impacts.

It is not possible to predict all future impacts to cultural resources within the Los Osos Wastewater Project area. Once construction of the treatment plant, collection pipelines, pump stations, and standby power facilities are completed, likely no continued or cumulative impacts would occur to cultural resources within the Project Area of Potential Effects from these aspects of the system.

Table 4-1 lists projects that are scheduled to occur during the same time frame as the Los Osos Wastewater Project. An unknown amount of impacts to archaeological resources could occur as a result of the Los Osos Valley Road Palisades Storm Drain Project; however Exhibits 5.6-1 and 5.6-2 do not place the storm drain project in an area with a high sensitivity. Potential impacts associated with the Los Osos Community Service District Water Pipeline Replacement should not result in any further impacts to cultural resources.

Proposed Project 1

Construction of the collections system within the residential and business district located west of South Bay Boulevard could impact dense midden deposits that constitute an area of high archaeological sensitivity that rims the bay. While prior excavations for the Los Osos Wastewater Project by Far Western identified portions of these deposits (some including human remains), mitigation focused on the direct impact areas based on the then proposed construction design; design plans were occasionally adjusted to avoid identified sensitive areas. Large, intact, important deposits are still present at the majority of sites. The revised footprint of the current project, consisting of additional pipeline trenching and placement of pump stations and standby power facilities (if altered from the original design) as well as subsequent repairs or additions to the system due to residential growth, could impose new impacts. In addition, construction of the sprayfields on the Tonini parcel would potentially comprise disturbance and impacts to a total of four known archaeological resources.

Proposed Project 2

Same as Project 1.

Proposed Project 3

Same as Project 1.

Proposed Project 4

Same as Project 1.

Mitigation Measures

Project-Specific

Proposed Project 1

This section recommends measures to mitigate potential impacts to archaeological resources that could result from implementation of the proposed project.

5.6-B1 Avoidance of cultural resources is the paramount mitigation measure to protect cultural resources potentially impacted during project development.

5.6-B2 A Treatment Plan shall be prepared that would detail the extensive scope of the proposed project, establish site types with corresponding levels of effort for mitigation, and detail data recovery and monitoring plans for the extent of the proposed project. The former Treatment Plan (Far Western 2001) prepared for the wastewater project shall be adapted and modified where appropriate for the current project.

5.6-B3 Any project components of the approved project design not previously surveyed for archaeological resources shall be subjected to a pedestrian survey by a qualified archaeologist. For example, in the case of Proposed Project 1, if selected, survey of the Cemetery and Branin parcels shall be completed. Field survey shall establish the surface boundaries of the previously recorded sites (SLO-13 and SLO-25) and the potential historic-era ranch complex (Parcel #067-011-020), if these are found to exist within the parcels. Any newly identified sites shall be recorded.

5.6-B4 If avoidance of recorded archaeological sites within any portion of the approved project design is not possible through project redesign, a phased program of site testing shall be undertaken to establish boundaries and evaluate the resources' potential eligibility to the California Register of Historical Resources under CEQA and the National Register of Historic Places under NEPA. If a site is determined ineligible, no further work is required. If a site is determined eligible, data recovery excavations shall be required to mitigate adverse effects incurred from project development.

5.6-B5 Historic-era ranch/farm complexes may contain intact artifact deposits from early periods of occupation (in privies, trash pits, wells, etc.). Management of resources, such as the potential Azores immigrant farm complex located on the Branin parcel (Project 1), would require initial investigations to determine whether intact features are present. All historic artifact deposits on properties included in the preferred project alternative shall have detailed surface mapping showing the location of

identified features; additional documentary research; and possible testing of the features to determine their data potential. Testing shall be performed by a qualified historical archaeologist and could include controlled backhoe trenching to search effectively for buried features.

5.6-B6 Preconstruction monitoring shall occur in areas ranked as high in sensitivity for buried deposits (Exhibit 5.6-5 through 5.6-8). Two such areas have been identified within the proposed project area: (1) along Los Osos Valley Road from Los Osos Creek east to the Cemetery Parcel; and (2) in the western portion of the Tonini Parcel (Exhibit 5.6-1 through Exhibit 5.6-8). Mechanical backhoe trenching shall be conducted within the sensitive areas where any construction impacts will occur and shall be monitored by a qualified geoarchaeologist. Any identified intact deposits will be evaluated, and any deposits determined to be eligible to the California Register and/or National Register shall require project redesign to avoid impacts, or data recovery to mitigate unavoidable impacts.

5.6-B7 While prior survey, excavation, and monitoring have been conducted for the majority of the collection system in the community of Los Osos, redesign in the placement of pipelines and location of pump stations and other facilities requires additional consideration. Areas of high archaeological sensitivity, including the locations of human burials, have been identified. Continued avoidance or addition testing, monitoring, and/or data recovery shall be required to reduce impacts to a less-than-significant level.

5.6-B8 As full analysis, processing, documentation, curation, and reporting of the project collections were not achieved because of the stop-work order on the 2005 wastewater project. These tasks shall be completed by qualified archaeologists as an important mitigation effort for overall project impacts and to fulfill requirements associated with past Section 106 consultations. Study findings shall be made available to the general public and local Native Americans, as well as to the scientific community.

Proposed Project 2

All mitigation measures (5.6-B1 through 5.6-B5) apply to Proposed Project 2. However, as the treatment plant and storage facilities are restricted to the Giacomazzi and Tonini parcels, additional field survey of the Branin Parcel would not be necessary.

Proposed Project 3

As with Proposed Project 1, all mitigation measures apply.

Proposed Project 4

All mitigation measures (5.6-B1 through 5.6-B5) apply, with the exception of the additional survey and site testing efforts outlined for the Branin, Giacomazzi, and Cemetery parcels. As Proposed

Project 4 uses the Tonini Parcel for construction of the treatment plant and storage facilities, the recommendations outlined in Section 5.6-B2 would apply to prehistoric archaeological sites SLO-2571 and SLO-2573.

Mitigation of Cumulative Impacts

Proposed Project 1

Application of the Los Osos Wastewater Project Treatment Plan to all future projects that result from or are associated with the Wastewater Project would result in mitigation to a less-than-significant level.

The initial and cumulative effects of the development, operation, and maintenance of the leach fields, sprayfields, and ponding areas to recorded prehistoric archaeological sites SLO-2571 through SLO-2573, and historic-era site SLO-2574H, can be addressed by mitigation measures 5.6-B3 and 5.6-B4.

Far Western (2005) drafted a cultural resources treatment plan for installation of laterals on private lands for the County of San Luis Obispo and the Los Osos Community Services District. The document offers a cultural resources management program to be implemented by the County for the issuance of sewer connection permits in compliance with CEQA. This type of program will need to be established and made operational prior to the construction and hook-up phase of the current Wastewater Project. Many of these laterals, particularly in the Bay View and Sweet Springs areas, may significantly impact important cultural resources.

Additional potential cumulative effects may include future maintenance and repairs to the conveyance system, and possible installation of new wastewater pipelines and or facilities due to expansion of the community. Any new impacts to archaeologically sensitive areas or unsurveyed project areas would require following identification mitigation procedures 5.6-B3, -B4, and -B6, as noted above.

Proposed Project 2

Same as above.

Proposed Project 3

Same as above.

Proposed Project 4

Same as above.

Level of Significance After Mitigation

Project-Specific

Proposed Project 1

Less than significant impact.

Proposed Project 2

Less than significant impact.

Proposed Project 3
Less than significant impact.

Proposed Project 4
Less than significant impact.

Cumulative
Proposed Project 1
Less than significant impact.

Proposed Project 2
Less than significant impact.

Proposed Project 3
Less than significant impact.

Proposed Project 4
Less than significant impact.

Paleontological Resource or Geologic Feature

5.6-C:	**The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.**

Project-Specific Impact Analysis

Introduction

The geologic map for this area (Hall et al., 1979) indicates that the project is situated upon Holocene eolian and alluvial deposits, the late Pliocene Careaga Sandstone, and metamorphic rocks of the Cretaceous Franciscan Complex. The only unit of paleontologic potential is the Careaga Sandstone, which was deposited in a relatively shallow, nearshore marine environment probably not more than 200 feet deep. Careaga sands could have incorporated the remains of marine vertebrates (i.e., fish, birds, and mammals) and terrestrial vertebrates transported offshore. This unit, mapped south of Los Osos and on the south side of Los Osos Valley Road, is likely to be below the young eolian and alluvial deposits that blanket much of the area to the north.

The Careaga Sandstone occurs in both San Luis Obispo and Santa Barbara counties, but the search for it in the University of California Museum of Paleontology database revealed no records in San Luis Obispo County, and just three invertebrate localities and one microfossil locality in Santa Barbara County that are insignificant in the context of CEQA guidelines. These results suggest that the Careaga Sandstone has very low paleontological sensitivity. The only unit of paleontological sensitivity in the vicinity is the Miocene Monterey Formation that crops out in the hills south of the project and is probably too deep in the subsurface of the project site to be impacted by planned excavations. Paleontologic resources are fossilized evidence of past life found in the geologic record.

Regulatory Setting

Despite the prodigious volume of sedimentary rock deposits preserved worldwide and the enormous number of organisms that have lived through time, preservation of plant or animal remains as fossils is an extremely rare occurrence. Because of the infrequency of fossil preservation, fossils (particularly vertebrate fossils) are considered to be nonrenewable resources. Because of their rarity and the scientific information they can provide, fossils are highly significant records of ancient life. As such, paleontological resources may be considered "historically significant" in the scientific annals of California under the CEQA Guidelines Section 15064.5[3]. An impact to an identified paleontologic resource is considered "historically significant" and would require mitigation if:

1. Project construction or operation would result in damage or loss of vertebrate or invertebrate fossils that are considered important by paleontologists and land management agency staff; or
2. The resource is considered to have scientific or educational value. A paleontological resource can be considered to have scientific or educational value if it:
    a. provides important information on the evolutionary trends among organisms, relating living inhabitants of the earth to extinct organisms;
    b. provides important information regarding development of biological communities or the interaction between botanical and zoological biota;
    c. demonstrates unusual or spectacular circumstances in the history of life;
    d. is in short supply and in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation and is not found in other geographic locations;
    e. is recognized as a natural aspect of our national heritage;
    f. lived prior to the Holocene (~11,000 B.P.); and
    g. is not associated with an archaeological resource, as defined in Section 3(1) of the Archaeological Resources Protection Act of 1979 (16 USC Section 470bb[1]).

Proposed Project 1

The entire collection system within the community extends across areas of recent eolian and alluvial deposits and have an extremely low potential to contain fossils. Proposed Project 1 would include a combination STEP/STEG system. A key feature of the STEP/STEG system is that it will require individual property owners to decommission their old septic tanks (pump the tank, remove the tank top, and backfill with sand). If room is not sufficient for installation of the new tank, it would be the responsibility of the property owner to have the old tank removed and hauled to the landfill prior to installation of the new tank. All four proposed projects will require installation of a four-inch lateral onto private property. In the case of the STEP/STEG, it will connect to the new tank. Although potential for fossil-bearing deposits in the area is low, the proposed facilities may significantly affect such resources.

Treatment Plant Site

The placement of the treatment plant would have no effect on paleontologic resources. The shallow depths of foundations would be well above the depths to the fossil bearing deposits in the valley and would have no impact on any potential fossil-bearing deposits.

Disposal Sites

The leach fields at Broderson and sprayfields proposed for the Tonini parcel would not extend deeper than 6.5 feet and would have no impact on any potential fossil-bearing deposits.

Combined Project Effects

Although the project is not expected to impact any fossil-bearing deposits, the proposed facilities may have a significant impact on paleontological resources.

Proposed Project 2

Collection System

Same as Project 1.

Treatment Plant Site

Same as Project 1.

Disposal Sites

Same as Project 1.

Combined Project Effects

Same as Project 1.

Proposed Project 3

Collection System

Same as Project 1.

Treatment Plant Site

Same as Project 1.

Disposal Sites

Same as Project 1.

Combined Project Effects

Same as Project 1.

Proposed Project 4

Collection System

Same as Project 1.

Treatment Plant Site

Same as Project 1.

Disposal Sites

Same as Project 1.

Combined Project Effects

Same as Project 1.

Cumulative Impact Analysis

Once construction of the treatment plant, conveyance pipelines, pump stations, and standby power facilities are completed, there is likely to be no continued or cumulative impacts to paleontological resources within the Project Area of Potential Effects from these aspects of the system.

Mitigation Measures

Project-Specific

5.6-C1 Although unlikely, should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered by anyone working on the site, all activities in the immediate vicinity of the find are to cease until a qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved for the benefit of current and future generations.

Level of Significance After Mitigation

Project-Specific

Proposed Project 1

Less than significant impact.

Proposed Project 2

Less than significant impact.

Proposed Project 3

Less than significant impact.

Proposed Project 4

Less than significant impact.

Cumulative

Less than significant impact.

Human Remains

5.6-D	**The project would disturb human remains, including those interred outside of formal cemeteries.**

Project-Specific Impact Analysis

Proposed Project 1

Collection System

The collection system would disturb human remains within the identified sensitive areas of the community of Los Osos. Human remains have been identified during data recovery excavations undertaken for the previously proposed wastewater project. These were located around the bay and Sweet Springs; proposed collection lines and pump stations are within these areas. For the prior project, burials were left in place, to be avoided by construction, and isolated human remains were placed with the burials; new alignments were cleared for human remains during data recovery. If the design plan varies in any way from the proposed 2005 plan, human remains will be disturbed.

Proposed Project 1 would include a combination STEP/STEG system. A key feature of the STEP/STEG system is that it will require individual property owners to decommission their old septic tanks (pump the tank, remove the tank top, and backfill with sand). If room is not sufficient for installation of the new tank, it would be the responsibility of the property owner to have the old tank removed and hauled to the landfill prior to installation of the new tank. The presence of human remains within individual properties is unknown at this time. All four proposed projects will require installation of a four-inch lateral onto private property. In the case of the STEP/STEG, it will connect to the new tank. Excavation for the new STEP/STEG tank as a replacement for the existing septic tanks at each property could result in an unknown amount of impact to human remains. Avoidance of burials in these situations would be difficult to attain due to limited space and the need for significant excavation to accommodate the STE tanks.

Treatment Plant Site

Three sites have the potential for human remains within the proposed Treatment Plant site location. Site SLO-2569 is described as a prehistoric habitation site, a site type that commonly has associated burials; no remains have been identified based on surface examination. Site SLO-13 is a prehistoric habitation site with known burials, and site SLO-25 is a prehistoric habitation site with reported burials. The remaining sites are flake scatters that are unlikely to have associated human remains.

Disposal Sites

No sites within the Disposal location at Tonini are likely to have human remains, as they are all identified as flake scatters.

Combined Project Effects

Human remains would be disturbed at several sites within the Collection system, rimming the bay and Sweet Springs, and one site with the potential for human remains, and two sites with known or reported human remains would be disturbed within the Treatment Plant location.

Proposed Project 2

Collection System

The collection system would disturb human remains within the identified sensitive areas of the community of Los Osos. Human remains have been identified during data recovery excavations undertaken for the previously proposed wastewater project. These were located around the bay and Sweet Springs; proposed collection lines and pump stations are within these areas. For the prior project, burials were left in place, to be avoided by construction, and isolated human remains were placed with the burials; new alignments were cleared for human remains during data recovery. If the design plan varies in any way from the proposed 2005 plan, human remains will be disturbed.

The gravity collection systems allow some flexibility in the placement of the lateral across private property and will avoid the excavation of the new STEP/STEG tanks on private property. In areas of high archaeological sensitivity (e.g., within site boundaries or in the vicinity of known human burials) it may be possible to bore beneath the deposit for placement of the lateral, but this option would not be available for the STEP/STEG tank installation.

Treatment Plant Site

One site has the potential for human remains within the proposed Treatment Plant site location. Site SLO-2569 is described as a prehistoric habitation site, a site type that commonly has associated burials; no remains have been identified based on surface examination.

Disposal Sites

Same as Proposed Project 1.

Combined Project Effects

Human remains would be disturbed at several sites within the Collection system, rimming the bay and Sweet Springs, and one site with the potential for human remains would be disturbed within the Treatment Plant location.

Proposed Project 3

Collection System

Same as Proposed Project 2

Treatment Plant Site

Two sites have the potential for human remains within the proposed Treatment Plant site location. Site SLO-2569 is described as a prehistoric habitation site, a site type that commonly has associated burials; no remains have been identified based on surface examination. Site SLO-13 is a prehistoric habitation site with known burials. The remaining sites are flake scatters, which are unlikely to have associated human remains.

Disposal Sites

Same as Proposed Project 1.

Combined Project Effects

Human remains would be disturbed at several sites within the Collection system, rimming the bay and Sweet Springs, and one site with the potential for human remains, and one site with known human remains would be disturbed within the Treatment Plant location.

Proposed Project 4

Collection System

Same as Proposed Project 2 and 3.

Treatment Plant Site

There are no known sites that would be likely to contain human remains within the proposed Treatment Plant location.

Disposal Sites

Same as Proposed Project 1.

Combined Project Effects

Human remains would be disturbed at several sites within the Collection system, rimming the bay and Sweet Springs

Cumulative Impact Analysis

Once construction of the treatment plant, conveyance pipelines, pump stations, and standby power facilities are completed, there is likely to be no continued or cumulative impacts to human remains within the Project Area of Potential Effects from these aspects of the system. However, attachment of the laterals that extend from private property to the street, and potential placement of new septic tanks on such properties, may impact human remains.

Proposed Project 1

Human remains have been associated with the majority of identified habitation sites within the community of Los Osos. Therefore, habitation sites, usually associated with Morro Bay, Sweet Springs, or Los Osos Creek, would have a high likelihood of having human remains present.

Proposed Project 2

Same as Proposed Project 1.

Proposed Project 3

Same as Proposed Project 1.

Proposed Project 4

Same as Proposed Project 1.

Mitigation Measures

Project-Specific

Proposed Project 1

5.6-D1 A Memorandum of Agreement has been prepared for the treatment and disposition of human remains and associated burial items. This document lays out the procedures agreed upon by interested local Native Americans and stipulated under State law, including proper and respectful handling of remains, identification of reburial areas, acceptable analyses, and resolution of conflicts. It includes a list of Most Likely Descendents approved by the Native American Heritage Commission; these individuals are signatories on the Agreement.

5.6-D2 For sites with known human remains or which have a potential for human remains, pre-construction excavations shall take place within the direct impact areas to insure that no human remains are present.

5.6-D3 If human remains are encountered within the project area, the County shall be responsible for complying with provisions of Public Resources Code Sections 5097.98 and 5097.99, and 7050.5 of the California Health and Safety Code, as amended by Assembly Bill 2641. Restrictions or procedures for excavation, treatment, or handling of human remains shall be established in consultation with the individuals designated by the Native American Heritage Commission as the Most Likely Descendents.

Proposed Project 2

Same as Proposed Project 1.

Proposed Project 3

Same as Proposed Project 1.

Proposed Project 4

Same as Proposed Project 1.

Cumulative

Proposed Project 1

Application of the Memorandum of Agreement to all future projects that result from or are associated with the Los Osos Wastewater Project would result in mitigation to a less-than-significant level.

Proposed Project 2

Same a Proposed Project 1.

Proposed Project 3

Same as Proposed Project 1.

Proposed Project 4

Same as Proposed Project 1.

Level of Significance After Mitigation

Project-Specific

Proposed Project 1

Less than significant impact.

Proposed Project 2

Less than significant impact.

Proposed Project 3

Less than significant impact.

Proposed Project 4

Less than significant impact.

Cumulative

The County will continue to ensure that a variety of preservation efforts are implemented for all future development projects to minimize impacts to human remains. Under CEQA, however, any "substantial adverse change in the significance of an historical resource" (e.g., the destruction of such a resource) is considered a significant environmental effect as a matter of law. Table 4-1 lists projects that are scheduled to occur during the same time frame as the Los Osos Wastewater Project. An unknown amount of impacts to archaeological resources could occur as a result of the Los Osos Valley Road Palisades Storm Drain Project; however Exhibits 5.6-1 through 5.6-8 do not place the storm drain project in an area with a high sensitivity for eiher archaeological resours or buried deposits. Potential impacts associated with the Los Osos Community Service District Water Pipeline Replacement should not result in any further impacts to cultural resources.

Proposed Project 1

Less than significant impact.

Proposed Project 2

Less than significant impact.

Proposed Project 3

Less than significant impact.

Proposed Project 4

Less than significant impact.

Local Policies or Ordinances Protecting Cultural Resources

5.6-E The project would conflict with the California Coastal Act of 1976, Section 30244.

Project-Specific Impact Analysis

Proposed Project 1

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a significant impact, primarily on the dense midden deposits rimming the bay. These same areas may extend into residential lots and have the potential to be present within the STE tank areas. The raw wastewater and treated effluent pipelines lines along Los Osos Valley Road to the Giacomazzi parcel would encounter five potentially significant deposits: SLO-2569, SLO-4, SLO-25, SLO-462, and SLO-1512. Recorded sites that would not be adversely affected based on prior evaluation as non-contributing include SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel is of high sensitivity for buried archaeological sites that might also be affected by trenching.

Treatment Plant Site

The placement of the treatment plant would have an effect on the prehistoric and historic-era archaeological site (SLO-2569) and prehistoric site (SLO-2570) situated on the Giacomazzi parcel. As no access to the Branin or Cemetery parcels was obtained, it is unknown whether there would be effects to previously recorded archaeological sites SLO-13 or SLO-25, described as burial and occupation deposits located on the Branin and Cemetery parcels, respectively.

Disposal Sites

Sprayfields proposed for the Tonini parcel would affect three prehistoric sites (SLO-2571, SLO-2572, and SLO-2573) and one historic-era site (SLO-2574H). There is a moderate to high potential for buried archaeological deposits on a portion of the sprayfields.

Combined Project Effects

The project would potentially effect 11 recorded archaeological sites (access to two of these could not be obtained),would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources – one along Los Osos Valley Road and one on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Proposed Project 2

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a significant impact, primarily on the dense midden deposits rimming the bay. Raw wastewater and treated effluent lines along Los Osos Valley Road to the Giacomazzi parcel would encounter five potentially significant deposits SLO-2569, CA-SLO-4, SLO-25, SLO-462, and

SLO-1512. Recorded sites that would not be significantly affected based on prior evaluation include SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel is of high sensitivity for buried archaeological sites that also could be affected by trenching.

The gravity collection systems allow some flexibility in the placement of the lateral across private property. In areas of high archaeological sensitivity (e.g., within site boundaries or in the vicinity of known human burials) it may be possible to bore beneath the deposit for placement of the lateral. The STEP/STEG method offers fewer opportunities to avoid impacts to sensitive archaeological locations, as it requires the property owner to place a new tank on their land thus creating new impacts.

Treatment Plant Site

The placement of the treatment plant would have an effect on the prehistoric and historic-era archaeological site (SLO-2569) and prehistoric site (SLO-2570) situated on the Giacomazzi parcel.

Disposal Sites

Sprayfields and placement of a storage pond proposed for the Tonini parcel would affect three prehistoric sites (SLO-2571, SLO-2572, and SLO-2573) and one historic-era site (SLO-2574H). There is a moderate to high potential for buried archaeological deposits to be found within a portion of the sprayfields and in the area of the proposed storage pond.

Combined Project Effects

The project would potentially effect ten recorded archaeological sites (access to one of these could not be obtained), would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources – one along Los Osos Valley Road and one on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Proposed Project 3

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a significant impact, primarily on the dense midden deposits rimming the bay. Treatment and effluent lines along Los Osos Valley Road to the Giacomazzi parcel would encounter five potentially significant deposits SLO-2569, CA-SLO-4, SLO-25, SLO-462, and SLO-1512. Recorded sites that would not be significantly affected based on prior evaluation include SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel is of high sensitivity for buried archaeological sites that would be affected by trenching.

Treatment Plant Site

The placement of the treatment plant would have an effect on the prehistoric and historic-era archaeological site (SLO-2569) and prehistoric site (SLO-2570) situated on the Giacomazzi parcel. As no access to the Branin parcel was obtained, it is unknown whether there would be impacts to previously recorded archaeological site SLO-13 (a prehistoric burial and habitation deposit) and a potential historic-era archaeological site (Parcel #067-011-020), identified by archival research as a possible Azores immigrant ranch complex; historic features could be present.

Disposal Sites

Same as Proposed Project 1.

Combined Project Effects

The project would potentially effect 12 recorded archaeological sites (access to two of these could not be obtained), would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources – one along Los Osos Valley Road and the other on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Proposed Project 4

Collection System

The collection system within the community extends across areas of high archaeological sensitivity where trenching would have a negative effect primarily on dense midden deposits rimming the bay. Treatment and effluent lines along Los Osos Valley Road to the Tonini parcel would encounter three potentially significant deposits, SLO-4, SLO-462, and SLO-1512. Recorded sites that would not be significantly affected based on prior evaluation include CA-SLO-1212, SLO-1795, and SLO-2007. A portion of Los Osos Valley Road from Los Osos Creek eastward to the Cemetery parcel and portions of the Tonini parcel are of high sensitivity for buried archaeological sites and would be affected by trenching.

Treatment Plant Site

Placement of the treatment plant on the Tonini parcel would have potential effects on two prehistoric archaeological sites (SLO-2571 and SLO-2573).

Disposal Sites

Same as Project 1.

Combined Project Effects

The project would potentially affect seven recorded archaeological sites, would encounter areas of high archaeological sensitivity surrounding the bay, and would cross two areas of high sensitivity for potential buried resources along Los Osos Valley Road and on the Tonini parcel. Three sites situated along Los Osos Valley Road would not be affected, as they have previously been determined as non-contributing to the significance of the larger site.

Cumulative Impact Analysis

It is not possible to predict all future impacts to cultural resources within the Los Osos Wastewater Project area. Once construction of the treatment plant, collection pipelines, pump stations, and standby power facilities are completed, likely no continued or cumulative impacts would occur to cultural resources within the Project Area of Potential Effects from these aspects of the system.

Table 4-1 lists projects that are scheduled to occur during the same time frame as the Los Osos Wastewater Project. An unknown amount of impacts to archaeological resources could occur as a result of the Los Osos Valley Road Palisades Storm Drain Project; however Exhibits 5.6-1 and 5.6-2 do not place the storm drain project in an area with a high sensitivity. Potential impacts associated with the Los Osos Community Service District Water Pipeline Replacement should not result in any further impacts to cultural resources.

Potential cumulative impacts generated by each of the four proposed projects are summarized below.

Proposed Project 1

Construction of the collections system within the residential and business district located west of South Bay Boulevard could impact dense midden deposits that constitute an area of high archaeological sensitivity that rims the bay. While prior excavations for the Los Osos Wastewater Project by Far Western identified portions of these deposits (some including human remains), mitigation focused on the direct impact areas based on the then proposed construction design; design plans were occasionally adjusted to avoid identified sensitive areas. Large, intact, important deposits are still present at the majority of sites. The revised footprint of the current project, consisting of additional pipeline trenching and placement of pump stations and standby power facilities (if altered from the original design) as well as subsequent repairs or additions to the system due to residential growth, could impose new impacts. In addition, construction of the sprayfields on the Tonini parcel would potentially comprise disturbance and impacts to a total of four known archaeological resources.

Proposed Project 2

Same as Proposed Project 1.

Proposed Project 3

Same as Proposed Project 1.

Proposed Project 4

Same as Proposed Project 1.

Mitigation Measures

Project-Specific

Proposed Project 1

This section recommends measures to mitigate potential impacts to archaeological resources that could result from implementation of the proposed project. Mitigation Measures 5.6-B-1 through 5.6-B-8 will provide adequate protection to cultural resources. This protection is further afforded since SHPO consultation is a part of the process under Section 106.

5.6-B1 Avoidance of cultural resources is the paramount mitigation measure to protect cultural resources potentially impacted during project development.

5.6-B2 A Treatment Plan shall be prepared that would detail the extensive scope of the proposed project, establish site types with corresponding levels of effort for mitigation, and detail data recovery and monitoring plans for the extent of the proposed project. The former Treatment Plan (Far Western 2001) prepared for the wastewater project shall be adapted and modified where appropriate for the current project.

5.6-B3 Any project components of the approved project design not previously surveyed for archaeological resources shall be subjected to a pedestrian survey by a qualified archaeologist. For example, in the case of Proposed Project 1, if selected, survey of the Cemetery and Branin parcels shall be completed. Field survey shall establish the surface boundaries of the previously recorded sites (SLO-13 and SLO-25) and the potential historic-era ranch complex (Parcel #067-011-020), if these are found to exist within the parcels. Any newly identified sites shall be recorded.

5.6-B4 If avoidance of recorded archaeological sites within any portion of the approved project design (Exhibit 5.6-1 through Exhibit 5.6-8) is not possible through project redesign, a phased program of site testing shall be undertaken to establish boundaries and evaluate the resources' potential eligibility to the California Register of Historical Resources under CEQA and the National Register of Historic Places under NEPA. If a site is determined ineligible, no further work is required. If a site is determined eligible, data recovery excavations shall be required to mitigate adverse effects incurred from project development.

5.6-B5 Historic-era ranch/farm complexes may contain intact artifact deposits from early periods of occupation (in privies, trash pits, wells, etc.). Management of resources, such as the potential Azores immigrant farm complex located on the Branin parcel (Project 1), would require initial investigations to determine whether intact features are present. All historic artifact deposits on properties included in the preferred project alternative shall have detailed surface mapping showing the location of

identified features; additional documentary research; and possible testing of the features to determine their data potential. Testing shall be performed by a qualified historical archaeologist and could include controlled backhoe trenching to search effectively for buried features.

5.6-B6 Preconstruction monitoring shall occur in areas ranked as high in sensitivity for buried deposits. Two such areas have been identified within the proposed project area: (1) along Los Osos Valley Road from Los Osos Creek east to the Cemetery Parcel; and (2) in the western portion of the Tonini Parcel (Exhibit 5.6-1 through Exhibit 5.6-8). Mechanical backhoe trenching shall be conducted within the sensitive areas where any construction impacts will occur and shall be monitored by a qualified geoarchaeologist. Any identified intact deposits will be evaluated, and any deposits determined to be eligible to the California Register and/or National Register shall require project redesign to avoid impacts, or data recovery to mitigate unavoidable impacts.

5.6-B7 While prior survey, excavation, and monitoring have been conducted for the majority of the collection system in the community of Los Osos, redesign in the placement of pipelines and location of pump stations and other facilities requires additional consideration. Areas of high archaeological sensitivity, including the locations of human burials, have been identified. Continued avoidance or addition testing, monitoring, and/or data recovery shall be required to reduce impacts to a less-than-significant level.

5.6-B8 As full analysis, processing, documentation, curation, and reporting of the project collections were not achieved because of the stop-work order on the 2005 wastewater project. These tasks shall be completed by qualified archaeologists as an important mitigation effort for overall project impacts and to fulfill requirements associated with past Section 106 consultations. Study findings shall be made available to the general public and local Native Americans, as well as to the scientific community.

Proposed Project 2

All mitigation measures (5.6-B1-8) apply to Proposed Project 2. However, as the treatment plant and storage facilities are restricted to the Giacomazzi Parcel, additional field survey of the Branin Parcel would not be necessary.

Proposed Project 3

As with Proposed Project 1, all mitigation measures apply.

Proposed Project 4

All mitigation measures (5.6-B1-8) apply, with the exception of the additional survey and site testing efforts outlined for the Branin, Giacomazzi, and Cemetery parcels. As Proposed Project 4 uses the

Tonini Parcel for construction of the treatment plant and storage facilities, the recommendations outlined in Section 5.6-B2 would apply to prehistoric archaeological sites SLO-2571 and SLO-2573.

Cumulative

Proposed Project 1

Application of the Los Osos Wastewater Project Treatment Plan to all future projects that result from or are associated with the Wastewater Project would result in mitigation to a less than significant level.

The initial and cumulative effects of the development, operation, and maintenance of the leach fields, sprayfields, and ponding areas to recorded prehistoric archaeological sites SLO-2571 through SLO-2573, and historic-era site SLO-2574H, can be addressed by mitigation measures 5.6-B3 and 5.6-B4.

The cumulative or ancillary effects of the project in regard to private property will also need to be addressed. Far Western (2005) drafted a cultural resources treatment plan for installation of laterals on private lands for the County of San Luis Obispo and the Los Osos Community Services District. The document offers a cultural resources management program to be implemented by the County for the issuance of sewer connection permits in compliance with CEQA. This type of program will need to be established and made operational prior to the construction and hook-up phase of the current Wastewater Project. Many of these laterals, particularly in the Bay View and Sweet Springs areas, may significantly impact important cultural resources.

Additional potential cumulative effects may include future maintenance and repairs to the conveyance system, and possible installation of new wastewater pipelines and or facilities due to expansion of the community. Any new impacts to archaeologically sensitive areas or unsurveyed project areas would require following identification mitigation procedures 5.6-B3, -B4, and -B6, as noted above.

Proposed Project 2

Same as above

Proposed Project 3

Same as above

Proposed Project 4

Same as above

Level of Significance After Mitigation

Project-Specific

Proposed Project 1

Less than significant impact.

Proposed Project 2

Less than significant impact.

Proposed Project 3

Less than significant impact.

Proposed Project 4

Less than significant impact.

Cumulative

Proposed Project 1

Less than significant impact.

Proposed Project 2

Less than significant impact.

Proposed Project 3

Less than significant impact.

Proposed Project 4

Less than significant impact.

H-2: Archaeological Survey Report

Confidential Information Not for Public Distribution

The September 2008 Archaeological Survey Report and Sensitivity Study for Proposed Projects and Alternatives for the Los Osos Wastewater Project, San Luis Obispo County, California by Far Western Anthropological Research Group, Inc. is:

Confidential Information Not for Public Distribution

Confidential Information Not for Public Distribution

The September 2008 Archaeological Survey Report and Sensitivity Study for Proposed Projects and Alternatives for the Los Osos Wastewater Project, San Luis Obispo County, California by Far Western Anthropological Research Group, Inc. is:

Confidential Information Not for Public Distribution

H-3: Historical Resources Inventory and Evaluation Report

DRAFT

Historical Resources Inventory and Evaluation Report
Los Osos Wastewater Treatment Facility
San Luis Obispo County, California

Prepared for
Far Western Anthropological Research Group
P.O. Box 413, Davis, CA 93401

Prepared by
JRP Historical Consulting, LLC
1490 Drew Avenue, Suite 110
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July 2008

SUMMARY OF FINDINGS

JRP Historical Consulting, LLC (JRP), prepared this Historic Resources Inventory and Evaluation Report (HRIER) to evaluate the potential of the proposed Los Osos Wastewater Project in Los Osos, California, to affect buildings and structures that are eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The purpose of this HRIER is to comply with environmental regulations and evaluate the properties in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) using the criteria outlined in Section 5024.1 of the California Public Resources Code.

A comprehensive wastewater management program for the community of Los Osos will consist primarily of a collection system, wastewater treatment facility, and disposal areas. The project facilities that have a potential to affect historic architectural resources are those that are to be constructed above ground. The proposed project assumes that transmission pipelines will be constructed underground and within the existing right-of-way for streets, thereby having no effect on adjacent architectural resources. The proposed project also assumes that the connections from the treatment system to the houses will be underground and have no effect on architectural resources, and that any disturbance to historic vegetation or landscaping will be temporary and restored to its pre-construction appearance. A third assumption is that the method of effluent disposal will not affect architectural resources. The project includes plans to dispose of treated water in rural leachfields and sprayfields, replacing the current water used for irrigation and to recharge the water table. Since the proposed project assumes no effect on architectural resources from transmission pipelines laid within the road right-of-way, pipe connections to houses, and effluent disposal areas, these locations were not surveyed or evaluated. Thus, the study area for this HRIER focuses on historic architectural resources that may be affected by above-ground structures planned for discrete construction zones that have been chosen as alternative sites for the wastewater facility. The remaining portions of the system, including standby power stations, and the other elements of the sewer collection and effluent disposal system will be constructed with a design / build option. The location of these facilities is unknown at this time. Some of these may have the potential to affect historic architectural resources and the sites, when chosen, will need to be surveyed for potential impacts to nearby historic buildings and structures, if any are present.

The project location is shown in **Figure 1** and the project vicinity is shown in **Figure 2** (both figures are located in **Attachment A**). **Exhibits 1, 2, 3, and 4** (located in **Section 1**, Project Description, below) show the Area of Potential Effect (APE) for the architectural survey for each of the four proposed project alternatives. The architectural survey does not include the right-of-way for pipelines or design / build options. Of the six properties within the APE, four were found to contain "historic-era" resources, i.e., buildings constructed in or prior to 1963. Four

DPR 523 forms documenting these resources appear in **Attachment B**. The two remaining properties within the APE were vacant; thus, these properties were not formally recorded or evaluated. These vacant properties are listed in **Attachment C**.

The table below summarizes the findings of this report with respect to the historic-era buildings.

SUMMARY OF FINDINGS TABLE:
APE PROPERTIES CONSTRUCTED IN OR BEFORE 1963 THAT DO NOT APPEAR TO BE ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

APN	Name / Location	Date
067-031-001	**Tonini Ranch** 3517 Turri Road San Luis Obispo (11 buildings)	1900 – 1950s
067-011-020	**Branin Property** Turri Road Los Osos	1930s
067-011-022	**Giacomazzi Property** 2198 Los Osos Valley Road Los Osos	1930s
074-222-014	**Cemetery Property** Los Osos Memorial Park 2260 Los Osos Valley Road Los Osos	1962

This report concludes that no properties within the APE for this proposed project appear to meet the criteria for inclusion in the National Register of Historic Places or the California Register of Historical Places, nor do any of the properties appear to be significant historic resources under CEQA.

TABLE OF CONTENTS

1. PROJECT DESCRIPTION

1.1. Introduction

This historic architectural resources survey and evaluation report has been prepared in response to the proposed Wastewater Facilities Project in the town of Los Osos, San Luis Obispo County, California.

1.2. Project Location[1]

The study area for the Los Osos Wastewater Project generally includes portions of the community of Los Osos, Los Osos Valley Road, and properties located east of the community of Los Osos within unincorporated San Luis Obispo County, California. The proposed project consists of a series of components that, when linked together, provide a complete wastewater treatment facility with a pipeline collection system for sewage, a treatment plant, an effluent disposal pipeline system, and effluent disposal sites. The area that will encompass the proposed project is located in unsectioned portions of Township 30 South, Range 11 East on the Morro Bay South and San Luis Obispo, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps.

The study area includes all or portions of six parcels that are herein referred to as the Broderson, Mid-town, Cemetery, Giacomazzi, Branin, and Tonini properties. The Broderson site is located in the southwestern portion of the community of Los Osos at the southern extent of Broderson Avenue; the Mid-town site is located in the western-central portions of the community immediately west of Palisades Avenue and north of Los Osos Valley Road; the adjacent Giacomazzi, Branin, and Cemetery properties are generally located east of the community of Los Osos and Los Osos Creek, north of Los Osos Valley Road and immediately east of Sombrero Road; the Tonini property is generally located east of the community of Los Osos, north of Los Osos Valley Road and immediately west of Turri Road. The study area also includes portions of the Los Osos Valley Road right-of-way (ROW) from Broderson Avenue east to Turri Road, and Turri Road ROW from Los Osos Valley Road north to the entrance of the Tonini property. The study area crosses two large drainage features that include Los Osos Creek along the Los Osos Valley Road ROW immediately east of Eto Lane, and Warden Creek along the Turri Road ROW approximately 800 feet north of Los Osos Valley Road.

The study area also includes the northern portion of Los Osos Oaks State Reserve to the immediate west of Los Osos Creek. Additionally, the entire study area is located within the

[1] The following project information is adapted from information provided to JRP by Michael Brandman Associates.

Coastal Zone, as defined by the California Coastal Act, and areas west of Los Osos Creek occur within the study area for the Draft LOHCP.

Although not depicted as occurring within the study area, developed residential properties, roads, and undeveloped parcels generally located from Morro Bay State Park to the north, Montana De Oro State Park to the south, Turri Road to the east, and Morro Bay to the west will be included into the project's collection system. Surveys within these areas were limited to vehicle surveys within public roads and brief visual inspections to confirm aerial imagery of the area.

1.3. **Project Description**

The project consists of a series of components which linked together provide a complete wastewater treatment facility with a pipeline collection system for sewerage, a treatment plant, an effluent disposal pipeline system, and effluent disposal sites. Four proposed projects are currently being considered that include combinations of two collection system strategies, four treatment facility options, two disposal methods, and three pipeline conveyance systems.

Generally, the collection systems that are proposed utilize either a direct gravity connection from the residence to the collection system or an STE system that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. In the latter case, old septic tanks would be taken out of use, and new septic tanks, together with associated effluent pumps and controls, would be installed at each connection. This option is being considered for only one of the four alternative proposals. The larger area of influence identified for the collection system includes developed residential properties, roads, and undeveloped parcels within the Los Osos community that generally occur north of developed areas around Bayview Heights Drive and Highland Drive, south of developed areas around Santa Ysabel Avenue, east of developed areas along the Morro Bay shores, and west of developed areas around South Bay Boulevard. Portions of the Mid-town property would be used as a raw wastewater collection point with the STEP/STEG strategy.

Four alternatives on four separate properties are being considered for the location and siting design of the treatment facilities. These include combinations of facultative ponds, storage facilities, and appurtenances on the Cemetery, Giacomazzi, Branin, and Tonini properties. Additionally, the project proposes two methods of effluent disposal that would be used in combination, including spray fields on the Tonini property, and leachfields on the Broderson property. Seasonal storage will also be required at treatment facility locations to store treated effluent during the wet season when groundwater levels are high in the area.

Three main pipeline conveyance systems are currently considered to convey raw waste and treated effluent to and from collection sites, treatment facilities, and disposal sites. These

include the SH Raw Wastewater Conveyance System, the STEP/STEG Raw Wastewater Conveyance System, and the Treated Effluent Conveyance System. Areas proposed for the majority of the pipeline conveyance systems generally include the Broderson Avenue ROW, Los Osos Valley Road ROW, and Turri Road ROW. Smaller lateral lines stemming from these areas would allow conveyance from the collection system within the Los Osos community, as well as the treatment facilities on the Cemetery, Giacomazzi, Branin, and Tonini properties, and the disposal sites at the Broderson and Tonini properties.

1.4. **Summary of Proposed Projects**

Proposed Project 1

Proposed Project 1 (see Exhibit 1 below) includes a combination Septic Tank Effluent Pumps (STEP)/Septic Tank Effluent Gravity (STEG) collection system and a facultative pond wastewater treatment facility that provides secondary level treatment. The raw water conveyance system carries the collected wastewater from the Mid-town central collection point to the combined Cemetery/Giacomazzi/Branin wastewater treatment plant site. Treated effluent can be stored in the seasonal storage pond on the combined Cemetery/Giacomazzi/Branin site or sent directly through the treated effluent conveyance system to the Broderson leachfield and/or the Tonini sprayfields.

Proposed Project 2

Proposed Project 2 (see Exhibit 2 below)includes a gravity sewerage collection system and an Oxidation Ditch/Biolac wastewater treatment facility that provides secondary level treatment. The raw water conveyance system carries the collected wastewater from the Mid-town pump station to the Giacomazzi wastewater treatment plant site. Treated effluent can be sent directly through the treated effluent conveyance system to the Broderson leachfield. Alternatively, some or all of the treated effluent can be sent through the eastern end of the treated effluent conveyance system to the Tonini sprayfields or the seasonal storage pond on the Tonini site.

Proposed Project 3

Proposed Project 3 (see Exhibit 3 below)includes a gravity sewerage collection system and an Oxidation Ditch/Biolac wastewater treatment facility that provides secondary level treatment. The raw water conveyance system carries the collected wastewater from the Mid-town pump station to the combined Giacomazzi/Branin wastewater treatment plant site. Treated effluent can be stored in the seasonal storage pond on the combined Giacomazzi/Branin site or sent directly through the treated effluent conveyance system to the Broderson leachfield and/or the Tonini sprayfields.

Proposed Project 4

Proposed Project 4 (see Exhibit 4 below)includes a gravity sewerage collection system and a facultative pond wastewater treatment facility that provides secondary level treatment. The raw water conveyance system carries the collected wastewater from the Mid-town pump station to the combined Tonini wastewater treatment plant site. Treated effluent can be sent directly through the treated effluent conveyance system to the Broderson leachfield. Alternatively, some or all of the treated effluent can be sent to the nearby Tonini sprayfields and or seasonal storage pond on the Tonini site.

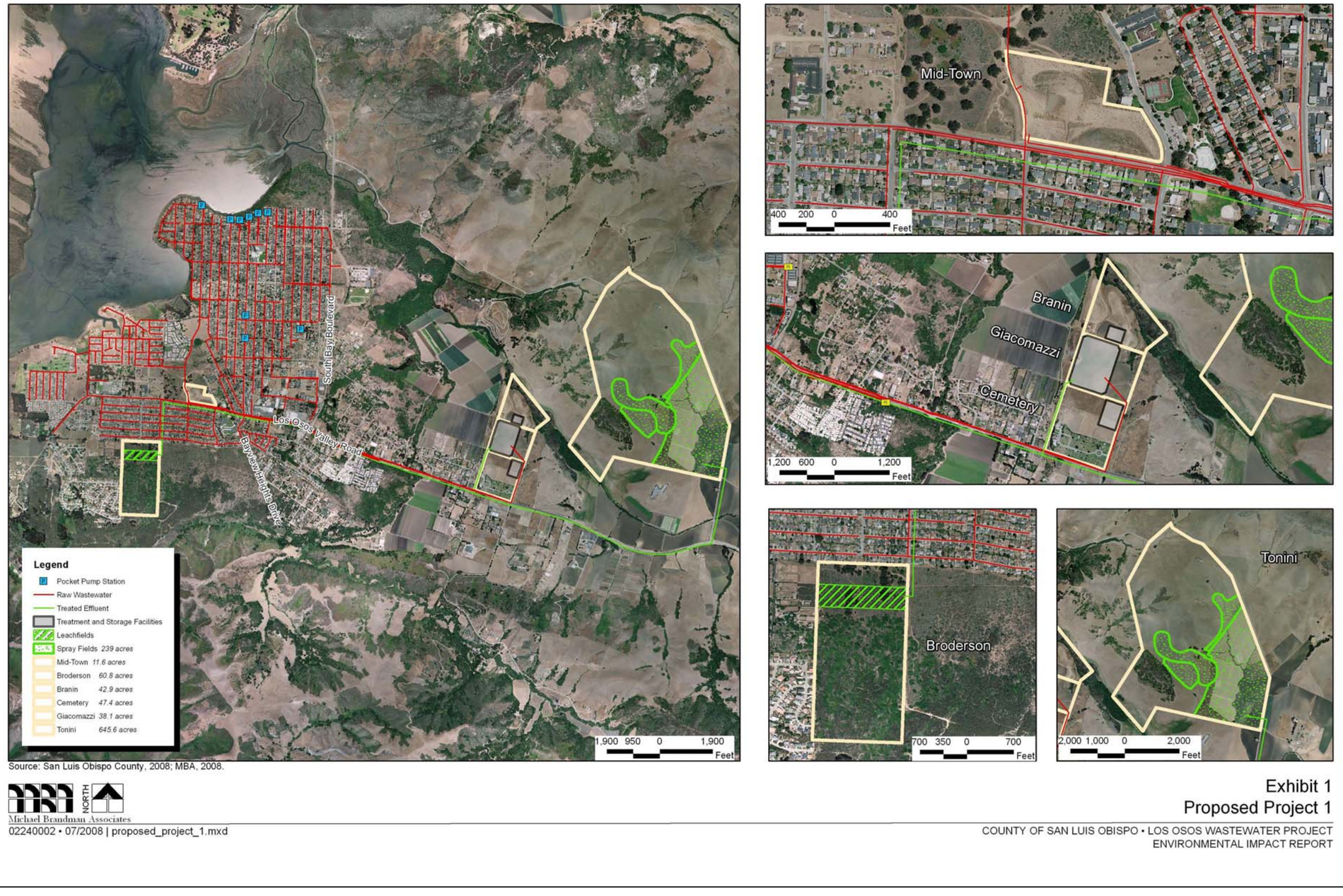
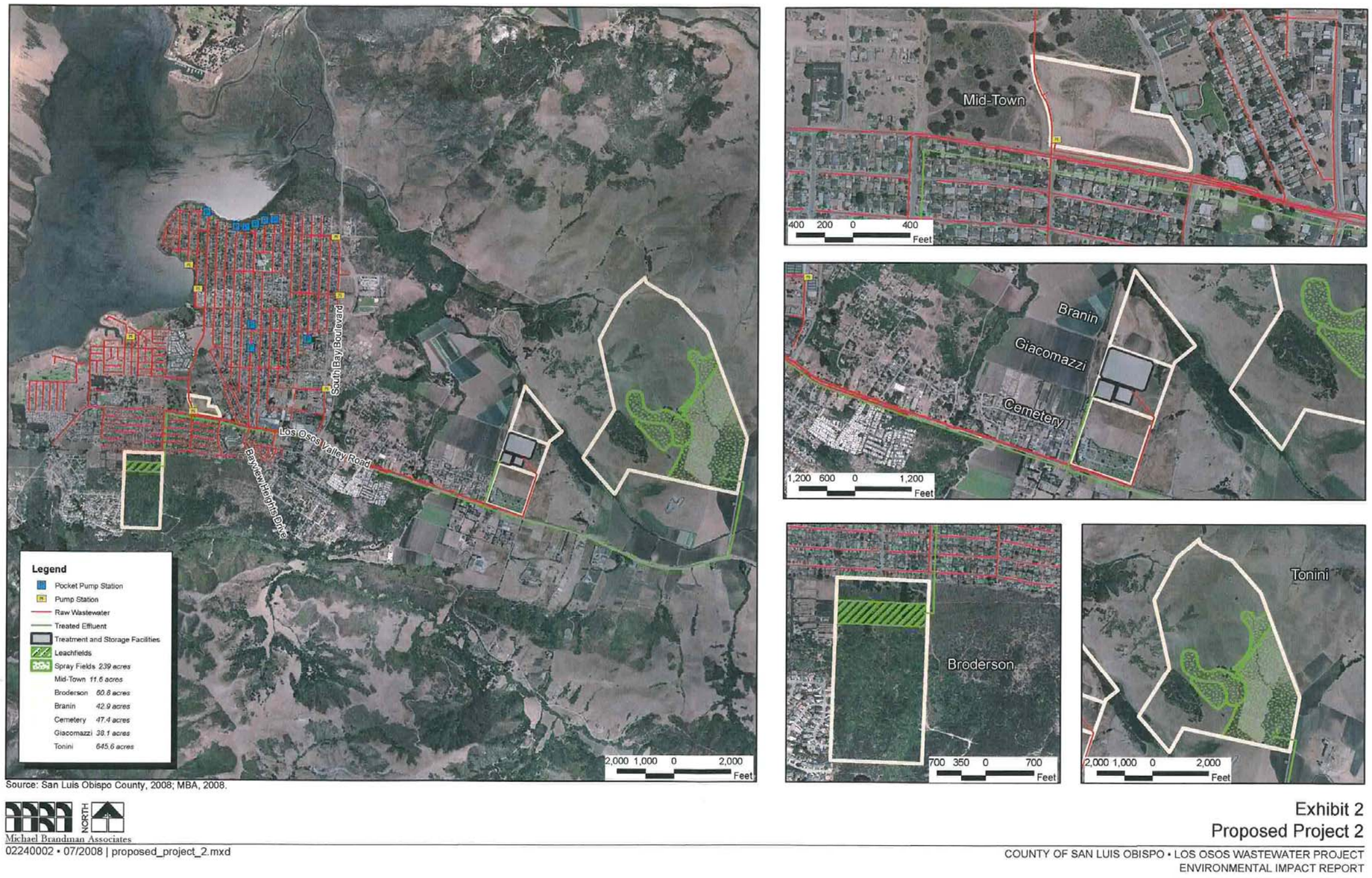


Exhibit 1: Proposed Project 1 with architectural APE outlined in white.



Source: San Luis Obispo County, 2008; MBA, 2008.

Michael Brandman Associates

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Exhibit 2
Proposed Project 2

COUNTY OF SAN LUIS OBISPO • LOS OSOS WASTEWATER PROJECT
ENVIRONMENTAL IMPACT REPORT

Exhibit 2: Proposed Project 2 with architectural APE outlined in white.

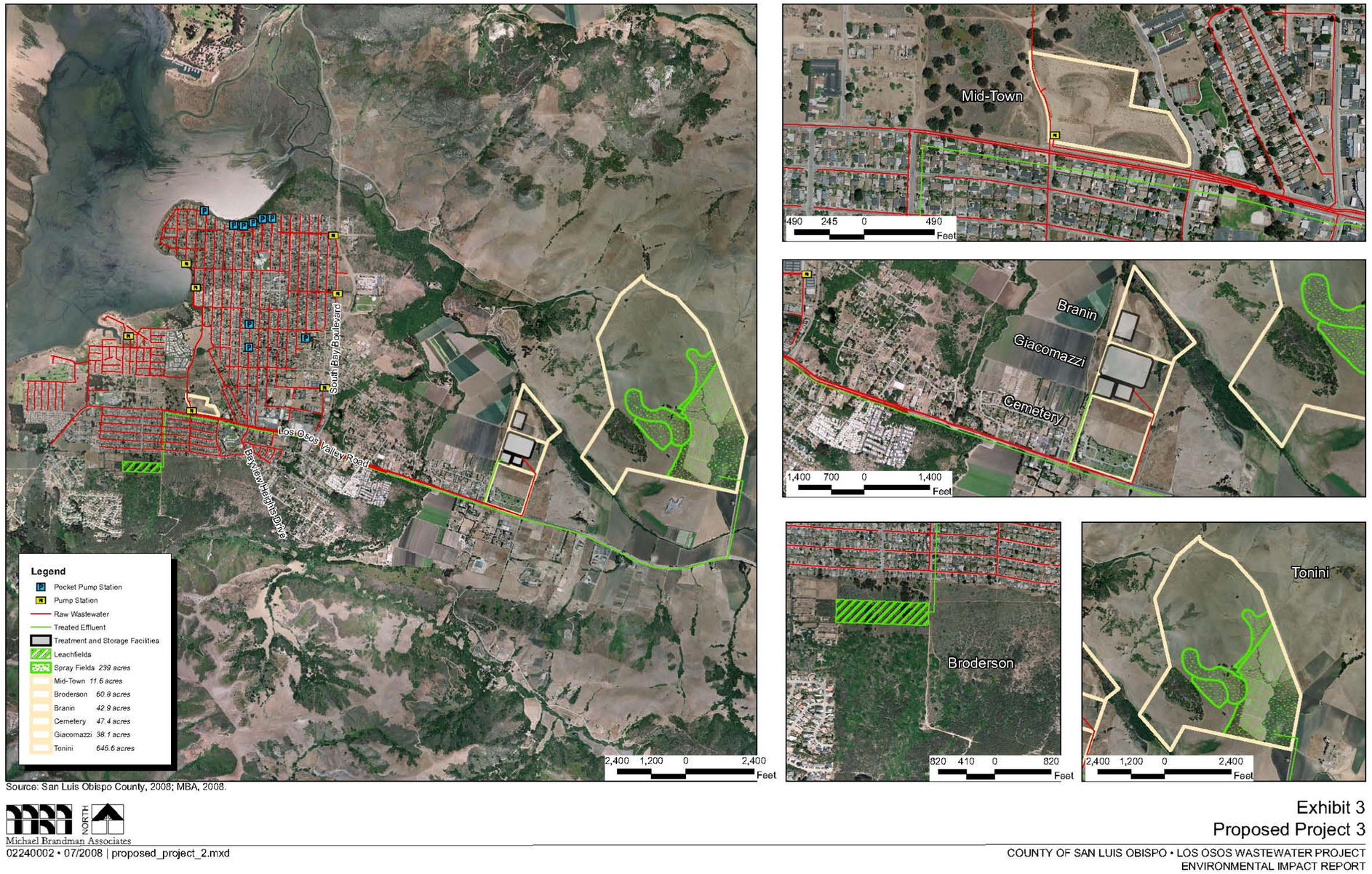

Exhibit 3: Proposed Project 3, with architectural APE outlined in white.

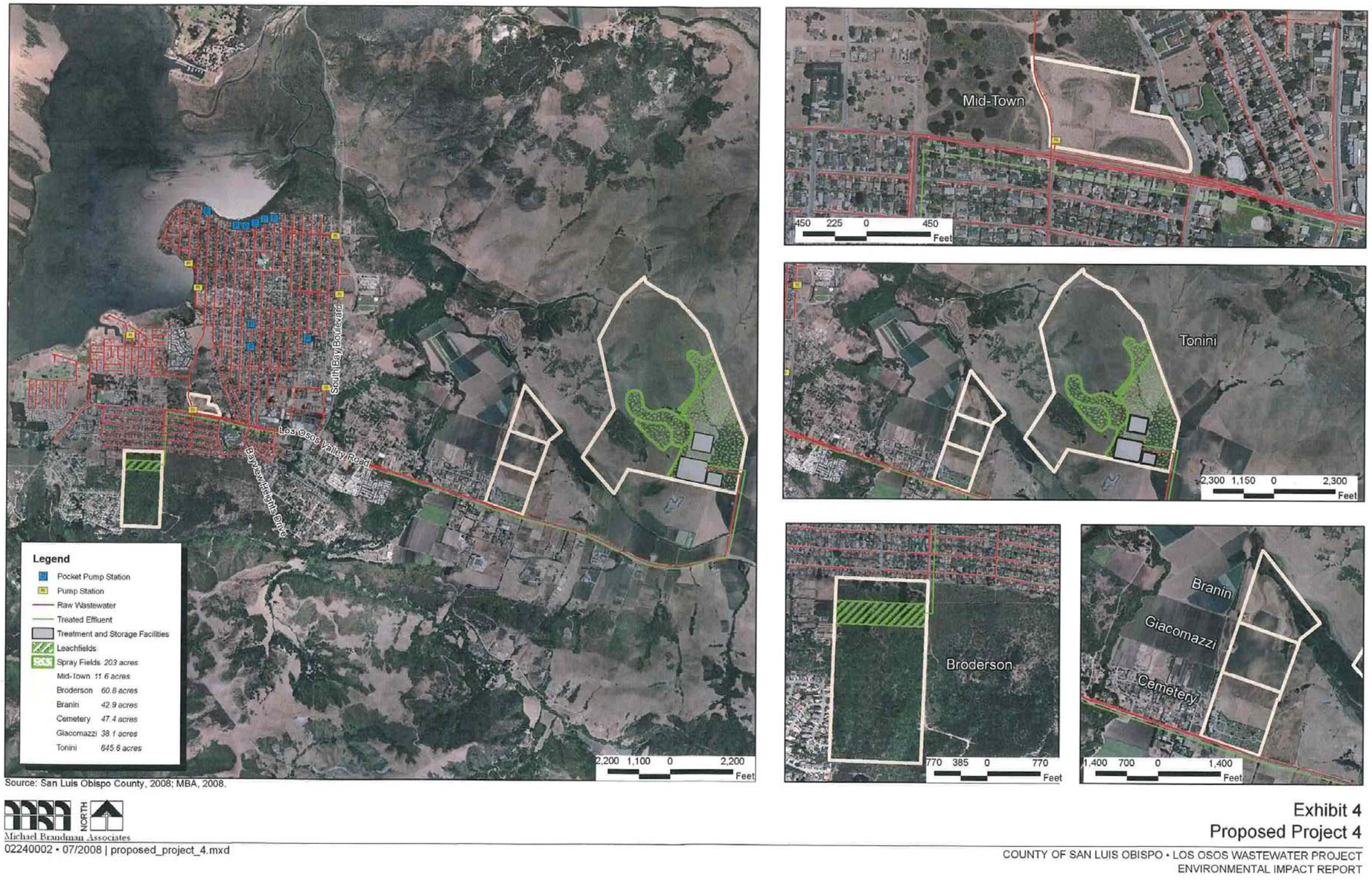

Exhibit 4: Proposed Project 4, with architectural APE outlined in white.

2. RESEARCH AND FIELD METHODS

The proposed Area of Potential Effect (APE) for the historic architectural survey for the Los Osos Wastewater Project in Los Osos, California, was established in consultation with Michael Brandman Associates in April – June 2008, and includes six parcels that comprise the four proposed projects for the construction of Wastewater Treatment Facility.

The Architectural APE for this HRIER has been established under the assumption that only facilities with above-ground physical features will have the potential to affect historic architectural resources. First, the proposed project design assumes that pipelines for the collection system and pipelines transmitting waste to the Wastewater Treatment Facility alternatives will be underground and restricted to the right-of-way of existing streets in urban areas and to the right-of-way for Los Osos Valley Road and Turri Road for transmission of waste by pipeline to the treatment plant. Because the pipelines will be wholly within existing road rights-of-way, it is assumed for the purposes of this study that there will be no potential for the underground pipelines to affect historic resources. Second, pipeline connections must also be made between the collection system and individual structures hooked up to the wastewater collection system. It is assumed that all connections between the collection system and individual houses, commercial buildings, etc. will be underground and at existing outlets on the buildings. It is further assumed that any disturbance to the landscape associated with connecting these structures to the waste collection system will be temporary in nature and all landscaping elements will be returned to pre-project conditions. A third assumption is that the project proposals for treated wastewater disposal, which include a leachfield on the Broderson property and a rural sprayfield on the Tonini property that substitutes treated wastewater for agricultural and urban irrigation uses, will not have the potential to affect historic architectural resources. Because these aspects of the proposed project have no potential to impact historic resources, the leachfield, sprayfields, and other wastewater use areas, as well as the routes of the various proposed underground pipelines are not included in the APE for the historic architectural survey and these areas were not surveyed.

The potential sites for the Wastewater Treatment Facility are all located in rural areas east of the town of Los Osos. Because large agricultural parcels typify this area, it is assumed that the possible direct effects of the project will be limited to the parcels where the treatment facilities may be constructed; therefore, the Architectural APE does not extend outward to include additional parcels adjacent to the alternative sites for the treatment facility (**Attachment A, Figure 3**).

In addition to the Wastewater Treatment Facility alternatives, other above-ground project facilities will be located within the town of Los Osos, but because these project components are subject to design-build options, the locations and construction details remain to be decided at a

future date. Subsequent survey(s) to determine if these project components have the potential to affect historic architectural resources will be necessary when their locations and construction details are known. The areas within the general study limits for the project and architectural APE are shown in **Figure 3**.[1]

JRP used the project description to prepare its scope of work and develop an architectural APE for the project. Once the scope and APE were approved, JRP staff architectural historians conducted fieldwork and research to determine which buildings and structures within the APE appeared to have been constructed prior to 1963. These buildings became the study population for this project. In order to confirm dates of construction and other details, additional background research was done through the San Luis Obispo County Assessor's online database, the County Department of Planning and Building, the County Clerk-Recorder's Office, First American CoreLogic Win2Data commercial database, review of historic and current USGS topographic maps.

Under CEQA and the California Register of Historical Resources (CRHR), the age threshold for resources to be considered historic is generally set at 50 years. However, to allow for passage of time between completion of environmental documents and project construction, the standard of 45 years is typically used for project-related inventory and evaluation reports. For purposes of this HRIER, buildings, structures, objects, and sites dating to 1963 or earlier will be considered as meeting the age criteria to be considered a historical resource. In rare instances, resources less than 45 years of age can be eligible for listing in the CRHR, but they must possess a high standard of "exceptional significance." Of the eight legal parcels included in the APE, four contained buildings dating to the historic period (i.e., built in 1963 or earlier). The remaining buildings within the APE for the proposed project were determined to be modern (i.e., built after 1963) and did not appear to possess "exceptional significance," therefore they were excluded from further study.

The investigation of historic-era properties included research regarding the history of the Los Osos area and development of the town, as well as resource-specific research conducted in both archival and published records and information gleaned from oral interviews with public officials and long-time residents of the area. Research for this project was conducted at the California Room of the California State Library in Sacramento, Shields Library at UC Davis, the San Luis Obispo County Historical Association in San Luis Obispo, the San Luis Obispo City-County Public Library, and the Robert E. Kennedy Library at Cal Poly San Luis Obispo. Personal interviews were conducted by co-author Mark Beason with local rancher John Tonini and local historian Joan Sullivan.

[1] The project APE was still being determined when JRP conducted fieldwork. Additional legal parcels were surveyed that are no longer in the APE: 067-011-047, which contains no historic-era resources; 067-011-021, which is vacant; and 067-170-084, which contains no historic-era resources.

3. HISTORICAL OVERVIEW

The town of Los Osos is situated at the western end of Los Osos Valley Road, about twelve miles west of San Luis Obispo. Nestled against the southern shores of the Morro Bay estuary, it boasts a population of about 14,000 people.[2] Modern Los Osos, which officially acquired its name in 1974, is actually a conglomeration of three smaller communities: Baywood Park to the north, Cuesta-by-the-Sea to the west, and Los Osos to the south, all of which were developed in the 1920s. Prior to the development of the town sites, the area was mostly devoted to pasturing stock, dairying, or farming.

Spanish Exploration in the Region and Founding of the Mission, 1769-1772

The native inhabitants of the region were Chumash Indians, whose territory extended along the Central Coast from Morro Bay south to Malibu. Although the town of Los Osos developed relatively recently, the first recorded presence of non-indigenous peoples in the area dates back as far as September 1769, when Gaspar de Portola traveled through the San Luis Obispo area on his way to Monterey Bay. The expedition's diarist, Padre Juan Crespi, O.F.M., recorded the name given to this area by the soldiers as *llano de los Osos*, or the level of the bears (Bear Plain) as this was an area with an abundance of bears. Three years later Pedro Fages, who had taken over Portola's position as military commander of Alta California, led an expedition to San Francisco Bay to establish a new colony. When supply ships were delayed, Lieutenant Pedro Fages led a reconnaissance south into Los Osos Valley with the intent of gathering food for the settlers at the presidio and mission in Monterey. That summer the expedition hunted grizzly bear that roamed the valley and returned some 25 mule loads of dried and salted meat to Monterey to relieve the missionaries, soldiers and neophytes. It is from this expedition that the valley became widely known as *La Cañada de Los Osos*, which translates to "The Valley of the Bears."[3]

At this time, Father Junipero Serra decided to establish the fifth Alta California mission near the Valley of the Bears. With soldiers, muleteers, and pack animals carrying mission supplies, he set out to the Valley of the Bears and celebrated the first mass at the future site of Mission San Luis Obispo on September 1, 1772 at a place near San Luis Creek where Serra erected a cross. The next day he left for San Diego leaving behind Fr. Jose Cavaller OFM, five soldiers, and a few neophytes to begin the arduous task of building the mission. With the aid of local Chumash

[2] Population figures provided by the United States Census Bureau "Census 2000" website, http://www.census.gov/, accessed May 2008.

[3] Joan Sullivan, *La Canada de Los Osos (The Valley of the Bears)*, (Los Osos, California: Published by Author, September 1995), 7.

Indians, palisades were erected as temporary buildings, soon to be replaced with adobe and tile structures.[4]

Mexican Land Grants in Los Osos Valley

The era of private land ownership in Los Osos Valley and the surrounding region began with granting of ranchos during the Mexican period. Under Mexican rule, thirty-five land grants were awarded within what is now San Luis Obispo County, including *Rancho Cañada de Los Osos*, granted in 1842 by Governor Juan Bautista Alvarado to Victor Linares, a retired soldier and *alcalde* in San Luis Obispo. Present-day Los Osos, Baywood Park, and much of the area to the east along Los Osos Valley Road and Los Osos Creek are located on former *Rancho Cañada de Los Osos* land. In 1844, Captain John Wilson, a Scottish-born shipmaster and captain of the brig *Ayucucho* who came to California in 1826, and his business partner, supercargo James Scott, bought the rancho from Linares. In 1845, this rancho was combined with *Rancho Pecho y Islay* to the south, thus forming the 32,430-acre *Rancho Cañada de Los Osos y Pecho y Islay*. In the same year, Governor Pio Pico granted to Wilson and Scott the 3,167 acre *Rancho Cañada del Chorro*, bordering *Rancho Cañada de Los Osos* on the north. During Wilson's lifetime, it appears that the lands of Los Osos Valley were used for pasturing his long-horned Spanish cattle, which were reputed to number as many as 12,000 to 14,000 head, and a large herd of Spanish horses.[5]

Captain Wilson married Ramona Carrillo de Pacheco, widow of Jose Antonio Romualdo Pacheco, in 1837 at Mission Santa Barbara. Owner of 48,800 acre *Rancho Suey* located along the coast in present day San Luis Obispo and Santa Barbara counties, Ramona was the mother of two boys by her first marriage: Mariano Pacheco and Romualdo Pacheco (b. 1831), the first native Californian to serve as Governor of the State of California in 1875. Captain Wilson and Ramona had four children of their own, born between 1837 and 1848. The Wilson family originally resided at *Rancho Suey*, but later moved to San Luis Obispo. In about 1845, Wilson established the family residence on *Rancho Cañada de Los Osos*, building an adobe and setting up his rancho headquarters there.[6] This adobe still stands and is located northeast of the intersection of Los Osos Valley Road and Turri Road, about three miles from Los Osos, and just to the east of (outside) the Architectural APE for this project.[7]

[4] Zephryn Engelhardt, *Mission San Luis Obispo in the Valley of the Bears* (Santa Barbara: Mission Santa Barbara, 1933).

[5] William Heath Davis, *Seventy-Five Years in California* (San Francisco: Howell Books, 1967), 67, 197, 93, 325.

[6] Sullivan, *La Canada de Los Osos*, 39.

[7] The adobe was located in what later became known as Lot No. 24 of the *Canada de Los Osos* subdivision, as depicted on R. R. Harris, county surveyor, *Map of the County of San Luis Obispo, California* (September 1874).

Ramona's eldest son, Mariano Pacheco, established his own farm and moved his family into a separate house on *Rancho Cañada de Los Osos* in the 1850s, but remained a close neighbor to his step-father and mother. He lived on the rancho with his wife and their six children into the early sixties. In 1853, the eldest of the Wilsons three daughters, Ramona, at age seventeen, married thirty-one year-old Massachusetts ship captain, Frederick Hillard. Having married a daughter of the land, like his step-father, Hillard soon turned into a stockman and farmer and was placed in-charge of overseeing stock operations on the Wilson ranchos.[8] Title to *Rancho Cañada de Los Osos* later passed to Ramona Hillard who continued to occupy the rancho into the 1870s.[9]

Los Osos Valley: Swiss-Italian and Portuguese Dairy Farms Established

Captain John Wilson died in San Luis Obispo in 1861 at the age of sixty-five. After his death, the family met with the misfortune of losing all of its cattle and horses to starvation during the great drought of 1863-64. Loss of their cattle was the beginning and the cause of the family's financial troubles and they gradually sold their landed estate to pay off their debts. Land was inexpensive in the post-drought years, but Romualdo Pacheco persuaded sheep and wool growers and dairymen that the nutritious grasses would return; he invited them to bring their livestock into the region and acquire land on *Rancho Cañada de Los Oso*. Among those who listened were brothers Lew and Horatio Moore, sheepmen and capitalists who not only purchased 3,100 acres of the former Los Osos rancho in 1871 including Captain Wilson's old ranch house, but also helped establish the first bank and shipping wharfs in the county. The Steele Brothers of San Mateo County, perhaps the most prominent dairying family in the state, took land in Edna Valley and transferred their dairy operations in the late 1860s to San Luis Obispo County. Other dairymen, cheese- and butter-makers followed their lead and soon dairy enterprises spread into adjacent Los Osos Valley.[10]

By the early 1870s, the remainder of the Wilson-Pacheco family's substantial Los Osos Valley land holdings had been subdivided for sale into more than one hundred rural parcels ranging in size from about 200 to more than 600 acres.[11] The former rancho was incrementally sold off, primarily to cattle ranchers and dairy farmers, many of whom were Swiss-Italian or Portuguese immigrants, whose small farms were scattered across the Los Osos Valley rural landscape by 1880. The first rural schoolhouse was constructed by the county in 1872 in Los Osos Valley to educate the children of these farm families.[12]

[8] U. S. Census Bureau, MSS Schedule of Population, San Luis Obispo, 1850 and 1860.

[9] U. S. Census Bureau, MSS Schedule of Population, San Luis Obispo, 1870.

[10] Sullivan, *La Canada de Los Osos*, 38-42; *San Luis Obispo Tribune*, November 10, 1882; Starke 1890, 625.

[11] R. R. Harris, county surveyor, *Map of the County of San Luis Obispo, California* (September 1874).

[12] Located at the southeast corner of Los Osos County Road and Turri Road, this schoolhouse was used until 1954. It was later moved to the site of the South Bay Community Park and now serves as a town meeting hall for private and civic social gatherings.

The best agricultural and grazing lands of Los Osos Valley sold quickly. The flat land between the Morro Bay estuary and the western end of Los Osos Valley was sandy and overgrown with chaparral, conditions that were relatively inhospitable to agricultural uses, and thus, these coastal lands were largely bypassed by settlers looking to farm or raise livestock. At the turn of the century when the U. S. Geological Survey mapped the area near present day Los Osos, only a few ranch and farm buildings existed and these were judiciously arrayed near water sources and along the county road leading from San Luis Obispo to the coast and Morro Bay.[13]

One such ranch was the Tonini Ranch, located on approximately 637 acres on Turri Road and north of the county road. In 1870, Michael Tonini immigrated to the United States from Switzerland and worked initially in Marin County for a brother on a dairy ranch. He arrived in San Luis Obispo County in 1873 and married Eliza Schiefferly, a native of San Luis Obispo, three years later. He bought stock and leased a dairy ranch in Chorro Valley for a number of years before saving enough money to purchase Lot Nos. 25 and 26 of the *Rancho Cañada de Los Osos* subdivision in 1889. Here he established his own dairy ranch with Durham cattle, and built a home for his family, which by then included four children. The family continued to grow, totaling eight children by 1901, prompting Tonini to build a new Queen Anne-style house in 1908. This second residence still stands on the property, as do several of the agricultural buildings from this period, including a barn erected over the site of the original family residence. The Toninis were only one of several families who immigrated to the Central California Coast from Switzerland and established dairies in the Los Osos area in the late nineteenth and early twentieth centuries. Others included the Turri family, who purchased much of the land on the east side of Turri Road in 1901, including the old Wilson Adobe. Many Portuguese immigrants, often from the Azores Islands, also arrived in the area in the late nineteenth and early twentieth centuries. These included the Mello, Andre, and Sousa families.[14]

Dairies and State Health Regulations

The 1910s and 1920s were also a period of transition in California's dairy industry as public health concerns brought state health and safety regulations to the dairy industry. Local dairymen increasingly joined cooperative creameries to process their raw products in a more controlled and sanitary environment and distribute them to a broader market. One of these, the Harmony Valley

[13] USGS, *Cayucos, California 15' Topographic Map* (1897, reprinted 1923).

[14] Annie L. Morrison and John H. Haydon, *San Luis Obispo and Environs California: with Biographical Sketches of the Leading Men and Women of the County and Environs who have been Identified with the Growth and Development of the Section from the Early Days to the Present* (Los Angeles: Historic Record Company, 1917), 92; Donald Warrin and Geoffrey L. Gomes, *Land As Far As the Eye Can See: Portuguese in the Old West* (Spokane, WA: The Arthur H. Clark Company, 2001), 77-79, 92-93, 107-108; Sullivan, *La Canada de Los Osos*, 55-72; Personal communication with Joan Sullivan, May 22, 2008; U.S. Census Records, 1880 San Luis Obispo Township, 1910 Morro Township, 1920 Morro Precinct and San Luis Obispo Township, 1930 Morro Township.

Creamery Cooperative (HVCC), began in 1913 with 20 Italian-Swiss Central Coast dairy ranchers as members. In 1921, the HVCC joined the Challenge Cream & Butter association to increase the market for its local dairy products, and in 1930, HVCC built a new creamery in San Luis Obispo to reduce trucking costs by moving closer to the railhead. In the 1920s, new state sanitary regulations on the dairy industry convinced growing numbers of dairymen to join cooperative creameries instead of processing their own milk. The creation of standards eventually led to the classification of milk into two grades: Grade A and Grade B. The designation, "Grade A" denoted a higher quality milking facility that produced milk products under more stringent sanitary conditions. In order to achieve this designation, older milking facilities constructed of wood and with wood pier foundations had to be replaced with poured cement floors and steel or brick siding, and have adequate drainage and ventilation to facilitate sanitation and cleaning. These dairies could produce fresh milk for human consumption. Standards for Grade B facilities were less strict and only produced cream for butter.[15] While some ranches chose to upgrade their facilities to meet the new dairy standards, others switched to raising beef cattle and diversified by growing crops such as garbanzo beans, sugar peas, oats, and hay. [16]

The Tonini Ranch, located within the APE, experienced the changing dairy regulations and the co-operative creamery movement firsthand. For a time, Michael Tonini processed his own milk in dairy buildings on the property. However, in the early twentieth century, these buildings were torn down. Tonini belonged to the HVCC and shipped his milk there for processing. Tonini retired to San Luis Obispo in 1916, and his son John, born in 1894, took over the ranch. John leased the property and home from his father and continued dairy operations with the assistance of two brothers, and became the owner following his parents' deaths in 1937. Like his father, he belonged to the Harmony Valley Creamery Cooperative, shipping his milk to the new San Luis Obispo creamery for processing. The Tonini Ranch was able to operate with its turn of the century dairy barn, but John Tonini built a milk house in 1946 that complied with the dairy industry standards of concrete and brick construction. However, increasing costs of the dairy business convinced Tonini in 1955 to switch to beef cattle and row crops. The ranch continued to provide for the family, and John Tonini lived there until his death in 1968. The ranch stayed in the Tonini family, passing first to John's wife Mary and then to their son John, who still lives in the ranch house and raises beef cattle. Crops are still grown in the fields, including snow peas

[15] D. S. Livingston, *A Good Life: Dairy Farming in the Olema Valley* (San Francisco: National Park Service, 1995), 60-63.

[16] Morrison and Haydon, *San Luis Obispo County and Environs*, 93-94; M.G. Salmina, "History of the Dairy Industry in San Luis Obispo County," unpublished manuscript dated March 9, 1966, on file at San Luis Obispo County Historical Society, "Dairy" vertical files; Robert L. Santos, "Dairying in California Before 1910," reprinted from Southern California Quarterly 76 (Summer 1994), 175-194, accessed online May 2008 at http://www.library.csustan.edu/bsantos/dairy.html, print copy on file at JRP Historical Consulting, "Agriculture" clipping file; Sullivan, *La Canada de Los Osos*, 63-64, 73-74.

and feed crops, but these are mostly maintained by tenant farmers who lease the land and use the former milk house to package the snow peas for shipping.[17]

The Tonini family dairy was one of the longer lasting small dairy operations in the Los Osos region. Many of the other second generation dairymen whose land was handed down within the family made the transition to crops or leased their land to tenant farmers by the 1930s.

Los Osos: Early Subdivisions and Town Sites

As dairy ranching began to prosper along the county road, a townsite in the Los Osos vicinity, called El Moro (now Baywood Park), was laid out in 1889. In the mid-1880s, news reached San Luis Obispo County that the Southern Pacific was planning to build a coastal rail line that would connect the relatively isolated county to San Francisco and Los Angeles. The news prompted many speculative land development ventures, creating new towns in the hopes of capitalizing on the new rail line. El Moro was one such town. The developers anticipated that the railroad would bypass the Cuesta Grade and make its way along the coast. They built a handful of buildings on what is now Second Street in Baywood Park, and cleared land in the bay for a boat landing. Lots were surveyed, and a "hotel reserve" was staked off. Although the Southern Pacific did reach San Luis Obispo in 1894, it bypassed El Moro. The development was a failure, and the otherwise undesirable townsite remained virtually unused for another thirty years.[18]

Walter Redfield, a real estate agent for the Atascadero Colony, rediscovered and revived the abandoned subdivision in 1919. Three thousand lots within the townsite, most measuring 25' x 125', were available for purchase for $1 apiece. Even though many investors considered the land unsuitable for agriculture or ranching because it was rough and overgrown with brush, he took options on all of the available lots and sought financing. His bid for a loan was turned down because, according to the bank, the area was "useless sagebrush land."[19] Redfield disagreed, believing the area could be developed with small, residential parcels. He eventually raised the necessary funds on his own by advance selling 285 lots at $10 each and gained control of the 3,000-lot subdivision.

Redfield established a sales office in Los Angeles and began selling parcels. Among his first customers was Richard Otto, who bought ten or twelve lots in the early 1920s. At first Otto wanted to become Redfield's business partner, but later decided to enter the real estate business in El Moro on his own. Otto continued to purchase lots from Redfield, ultimately acquiring approximately 1,000 acres of the town of El Moro. It was during this period that Otto changed

[17] John C. Tonini obituary, *San Luis Obispo Telegram-Tribune*, February 2, 1968; Personal communication with John Tonini, May 28, 2008.

[18] Wendell C. Wheeler, "Baywood Park, A Developer's Gamble," *La Vista*, Vol. 3, No. 2 (January 1973): 33.

the name of the town from El Moro to Baywood Park, thus eliminating potential confusion with the town of Morro Bay, located a short distance to the north.[20]

Throughout the 1920s, Otto and Redfield continued to develop Baywood Park and surrounding lands. By the mid 1920s, Redfield had shifted his focus away from Baywood Park to new subdivisions. In 1925, he purchased 340 acres near the junction of modern Los Osos Valley Road and Pecho Road. He subdivided fifty or sixty acres of this land and named it "Redfield Woods." (Redfield Woods later carried the name "Cuesta-by-the-Sea" and is now a part of Los Osos). He built a home for himself on a six-acre lot that he also used as a field office; this building is still standing at 301 Los Osos Valley Road. Another of Redfield's developments was located on a ranch he purchased from rancher Charlie Ferrell. Redfield changed the name of the ranch to Sweet Springs, and divided a portion of it into five-acre lots, naming this development Bayview Heights. Sweet Springs and Bayview Heights today comprise the western district of Los Osos. Redfield continued his real estate ventures in the area until the Great Depression bankrupted him, forcing him to sell his assets and move to San Luis Obispo to rebuild his business.[21]

During the 1920s, while Redfield was active with his real estate ventures, Otto was busily making improvements to Baywood Park and promoting it to prospective buyers. He improved the land by planting rows of evergreens, pines, and cypress trees along the streets of the town. He also periodically published a pamphlet called "Baywood Park Estates" that included photographs of early homes and foretold a prosperous future for the town. Otto remained a presence in Baywood Park into the 1960s and was credited with being the driving force behind the town's early development.[22]

Recreation and Tourism

While ranching and farming became established industries in the area surrounding Los Osos, in its early years the town tried to attract tourists and sport hunters. The first businesses included a few service establishments such as restaurants, grocery stores, and small lodges. The earliest lodge was the Duck Inn, built by Charles Ferrell in 1920. Located in Sweet Springs on the point overlooking the bay, the lodge provided overnight accommodations and restaurant service, as well as boat rentals for duck hunters. The Duck Inn was a popular destination for hunters for several decades, and similar inns and resorts, such as the Baywood Lodge built in 1953,

[19] Wheeler, "Baywood Park," 35-36.
[20] Wheeler, "Baywood Park," 38; Sullivan, *All About Baywood Park*, 14.
[21] Wheeler, "Baywood Park," 38-39.
[22] Sullivan, *All About Baywood Park*, 14-18.

followed. Other tourist attractions included a row of waterfront cabins and a community building that Richard Otto built during the 1940s.[23]

By the 1960s, the era of promotion of Baywood Park and Los Osos as tourist destinations had come to an end. As one citizen wrote in 1966, "It was thought that one day a great resort hotel would be built [in Los Osos]. The destiny of the south bay area, however, was not in the resort field but in the many tree-lined streets of small homes which extend in an ever widening arc around the bay."[24] Even the creation of the nearby Montaña de Oro State Park in 1962 did not produce the tourist business the early promoters envisioned. A combination of factors accounts for the demise of tourist interest. One of its chief promoters, Richard Otto, left the town in 1964 to retire in Santa Barbara. The town is also located several miles from a major highway and is in the shadow of the larger, more tourist-oriented towns of Morro Bay and San Luis Obispo.

Although the tourism industry did not become established, Los Osos developed into a small residential town, and most of its buildings are single-family residences dating from the 1950s to the mid-1980s. The core of the commercial center of the town of Los Osos is located along Los Osos Valley Road. The town's first cemetery, Los Osos Memorial Park, was founded east of town on the same road in 1962. As Los Osos expanded, absorbing the communities of Baywood Park and Cuesta-by-the-Sea, the town's population grew, producing a strain on the local infrastructure. In January 1988, the California Regional Water Quality Control Board placed a building moratorium on Los Osos that prevented construction requiring new or expanded septic systems. Only those projects that had prior building permit approval were allowed to continue.[25] This action limited the number of new hotels and homes that may be built. Today, Los Osos has settled into its role as a quiet, coastal bedroom community.[26]

[23] Sullivan, *All About Baywood Park*, 11-12, 19, 27.

[24] "We Call it Baywood Park," *La Vista*, Vol. 3, No. 3 (June 1973): 43.

[25] *San Luis Obispo County Telegram-Tribune* (San Luis Obispo), 11 February 1988.

[26] Los Osos Valley Mortuary, Crematory & Memorial Park, http://www.losososvalleymortuary.com/index.php, accessed May 2008.

4. DESCRIPTION OF CULTURAL RESOURCES

Eight legal parcels are located within the APE for the architectural survey. Four parcels contain historic-era resources with construction dates ranging from approximately 1900 to 1962. Two parcels contain only modern buildings (constructed after 1963) and the remaining two parcels are vacant. Four DPR 523 forms documenting the historic-era resources appear in **Attachment B**. The remaining resources were constructed after 1963 and were not formally recorded or evaluated. These modern resources are listed in **Attachment C**.

The four San Luis Obispo County properties containing historic-era resources are located east of town on large, rural parcels used primarily for agriculture purposes – either growing row crops or for miscellaneous ranching purposes. The Architectural APE and a general project area map are depicted on accompanying **Figure 3** and **Figure 4,** respectively.

4.1. Tonini Ranch, Assessor Parcel No. 067-031-001

Parcel 067-031-001 is the location of the Tonini Ranch and contains 11 historic-era buildings arranged in a "U" shape with the open end to the east. The main residence was constructed in 1908 and is a simple, single-story example of the Queen Anne style, with a hipped roof and lower, front-facing gable, both of which are covered by composite shingles.[27] The steep pitch roof has a moderate overhang, boxed eaves, a wide band of trim below the eave, and a short chimney. The sides of the house and the chimney are clad in clapboard siding with cornerboards. The front-facing gable has patterned wood shingles and projects eastward from the building above a cutaway bay window with corner brackets. The building rests on a board-formed concrete foundation. A concrete stoop with brick side walls leads to a porch on the east side next to the projecting bay window. The porch has a closed balustrade covered by clapboard siding. The porch roof is supported by spindlework posts that have corner brackets supporting a geometric spindlework frieze suspended from the porch ceiling. A small shed roof extension projects from the rear (west side) of the house. Fenestration consists of double hung wood windows with wide wood frames and sills and aluminum screens. The cutaway bay window has a large, fixed-pane single window flanked by two double-hung windows. The main entrance is located on the porch and has a replacement glazed wood door. The shed roof projection has two doors: glazed double wood doors on the north side, and a single glazed wood panel door on the west side.

Directly north of the main residence is a worker's cottage, a small, one-room front gable building that reflects the materials of the main house. The roof is covered by composite shingles and has

[27] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984, 2003), 262-269.

a slight overhang with fascia board and open eaves. The sides are clad in shiplap wood siding with cornerboards. The building rests on a wood foundation and has a single, glazed wood panel door on the south side and a single, double-hung wood window on the north side. Wide wood frames surround both the door and window.

A two-car garage stands west of the main house and, like the worker's cottage, is designed to reflect the style of the main house. It has a front gable roof with a moderate overhang, fascia board, open eaves, and exposed rafter ends. The sides are clad in tongue-and-groove wood siding (reused from a silo that formerly stood on the property) and cornerboards. The garage rests on a board formed concrete foundation and has a roll up metal door on the south side and a single window on the north side covered by cloth. A small, flat roof storage shed is located on the east side of the garage. It is sided with wood fence pickets that project above the roof line on the south and east sides. The building rests on a board formed concrete foundation and has a single wood screen door on the east side and a window covered by corrugated metal panels on the north side.

A stone wall is located northeast of the house and garage. It supports a dirt path between the north pastures and the dairy buildings and spans a small creek that runs along the north side of the ranch complex. Most of the wall's cut stones appear to be dry stacked, but the stones forming and surrounding a culvert at the bottom of the wall are joined by mortar. The path supported by the stone wall leads to the large dairy barn, a large, transverse-crib barn with a front gable roof covered by replacement corrugated metal.[28] The sides of the barn are clad in vertical wood planks, and the building rests on a concrete foundation. A hay hood projects from the gable on the north end of the barn, sheltering a hayloft opening. Neither the hayloft nor the large central entrance on the north side has a door. The central entrance opens onto a wide aisle flanked by a feed trough and stanchions. Wide sliding doors on the north end of the barn provide access to the milking stalls on the east and west wings. Another sliding door is located on the south side of the barn. A series of small boarded up window openings is located on the east and west sides of the barn. A shed roof extension projects from the south end of the barn. This section is covered by corrugated metal and has the same siding as the rest of the barn.

A milk house abuts the dairy barn's southeast corner. It is a small, front gable building with replacement corrugated metal covering the roof, which has a slight overhang, fascia board, and open eaves. The sides of the building are clad in concrete bricks, and the whole rests on a raised, board formed concrete foundation that formerly supported a silo at this location. The area under each gable is sided with stucco and contains a small louvered vent. A projection from the west side of the Milk House connects it to the shed roof extension on the Dairy Barn. A single door with a wood frame is located on the north side of this small section of the building. A concrete

[28] John Michael Vlach, *Barns*, Norton/Library of Congress visual sourcebooks in architecture, design, and engineering, (New York: W. W. Norton & Co, 2003), 357-361.

stoop leads to a doorway on the north side of the building. A larger loading doorway is located on the east side. Wood panel doors are located on the south and east sides of the building. The wood panel door on the east side is set back, and a column of concrete bricks supports the corner of the roof on this side. Fenestration includes six wood hopper windows with wood frames. The enclosed room on the south side of the building contains a large walk-in freezer that the Toninis used to store butchered beef.[29]

A long Implement Shed stands east of the dairy barn and milk house and south of the garage. The side gable, saltbox roof is covered by replacement corrugated metal. The west end of this building has a room enclosed by vertical wood plank siding, which also extends along the length of the south side. The east side is open to the north with wood posts supporting the roof. A single hinged, wood plank door and a sliding wood plank door on the north side provide access to the enclosed portion of the building. The entire shed rests on a wood foundation. Directly adjacent to the east end of the implement shed is a small granary-carport, formerly used to store grain, but since converted to general storage. This is a small, front gable building with a corrugated metal roof and a shed roof extension on the east forming the carport. The northeast support post for the implement shed penetrates the siding of the granary-carport on its west side. The sides are clad in a combination of board and batten and vertical wood plank siding. The east side of the carport is clad in corrugated metal. A single, hinged wood plank door provides access to the north side of the granary, and a single, fixed pane window is located on the south side of the building. The building rests on a wood foundation.

A horse barn is located east of the granary-carport. It is smaller than the dairy barn and is also a front gable, transverse-crib barn. Its moderate pitch roof is covered by replacement corrugated metal. The sides of the horse barn are clad in vertical wood planks, and the building rests on a concrete foundation, portions of which have been replaced with concrete blocks. A hay hood projects from the gable on the north end of the barn, sheltering a hayloft opening. The north side of the barn has four entrances: a hayloft without a door; a large central entrance without a door; an opening to the north wing of the building without a door; and a large sliding wood plank door that provides access to the south wing of the building. A single, hinged, wood plank door is located in the center of the south side of the barn, and another sliding door is located on the east side, as are small, boarded-up window openings. The interior of the barn still has a large central aisle, but the east wing is used only for storage and the west wing has been converted to store large equipment by cutting away the siding on the north side. A small shed is located on the hill south of the implement shed. This former chicken coop has been converted to store a hay mower. The building has a wood foundation and a side gable, saltbox roof covered by corrugated metal with a moderate overhang. The sides are clad in vertical wood planks, and a large opening spans the entire north side of the building. In addition to these buildings, the

[29] Personal communication with John Tonini, May 28, 2008.

concrete foundation of a round silo remains on the west side of the dairy barn, and the wood supports that formerly held a water tank are still present on the hill south of the horse barn.

4.2. Branin Property, Assessor Parcel No. 067-011-020

Parcel 067-011-020 is the former location of a small farmstead that contained a house and small outbuildings. All that remains today is a small, front gable, storage barn that dates to the historic-era and has a corrugated metal roof and vertical wood plank siding.

4.3. Giacomazzi Property, Assessor Parcel No. 067-011-022

Parcel 067-011-022 is directly south of 067-011-020 and is also the former location of a small farmstead that contained a house and small outbuildings. Two residences formerly occupied this site, but have since been removed and only three small buildings remain from the historic-era. One is a storage building, open on one side with a shed roof that, like the sides of the building, is covered by corrugated metal and supported by wood posts. The second building is a smaller shed located within fenced animal pens, and corrugated metal covers its flat roof and sides. The third building is a small tree house attached to cypress trees standing on the west side of the former yard. This structure is in a state of collapse, but had a flat roof and wood siding sheltering a single room. A modern, double-wide mobile home was moved to this property in 2008.

4.4. Cemetery Property, Assessor Parcel No. 074-222-014

Parcel 074-222-014 is the Los Osos Memorial Park. Two buildings and one memorial on this property were constructed within the historic-era. Although the cemetery buildings represent a range of 24 years (1962-1986), they maintain an architectural similarity through similar massing, materials, and low pitch roofs. The style of the office building from 1962 can be referred to as "Contemporary style," which denotes a combination of elements that derive, in part, from mid-twentieth century Modernism along with traditional forms. The low-pitch roof, wide eaves, and long brick building, influenced by the unadorned, efficient, and functional tenets of Modernism, provide a strong horizontal emphasis to the design of the office building. This appearance is enhanced by the slender metal frame fenestration with shallow insets. Despite its higher roofline, the 1986 funeral home addition continues the Contemporary styling of the older building through its low pitch, side gable roof, brick cladding, slender windows, and modest adornment. The crematorium building also shares some of the characteristics of the Contemporary style, including its massing, low roof, unadorned brick walls, and wide eave. The cemetery's grave markers are flush with the ground, giving the grounds the appearance of a large lawn defined by a paved driveway and accented by a small number of monuments and memorials.

The other historic-era feature on this property is a veteran's memorial constructed of a two-level brick wall on a concrete base. A copper cross stands on the upper level of the wall, with a copper helmet on the top and a copper ammunition belt hanging from one arm of the cross. The remaining buildings, constructed after 1963, include a large mausoleum on three sides of a small courtyard, and equipment sheds that have been added to the north side of the north arm of the mausoleum.

5. EVALUATION OF RESOURCES

5.1. Evaluation Criteria

JRP prepared this HRIER to evaluate the potential of the proposed Los Osos Wastewater Project in Los Osos, California, to affect buildings and structures that are eligible for listing in the NRHP and the CRHR. The purpose of this HRIER is to comply with environmental regulations and evaluate the properties in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) using the criteria outlined in Section 5024.1 of the California Public Resources Code.

The eligibility criteria for listing properties in the NRHP are codified in the 36 CFR Part 60 of the NHPA. They are further expanded upon in numerous guidelines published by the National Park Service.[30] Eligibility for listing in the NRHP rests on twin factors of significance and integrity: a property must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historical significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying NRHP Criteria A through D. Properties may be significant under the NRHP criteria at the local, state, or national level of significance. CEQA requires the evaluation of historic resources using the criteria set forth by the CRHR. The eligibility criteria for listing a property in the CRHR closely parallel that of the NRHP (NRHP Criteria A through D correspond to CRHR Criteria 1 through 4). Application of CRHR criteria is similar to the application of NRHP criteria and each resource is examined for its integrity and significance at the local, state, or national level.

Historical significance under the NRHP is judged by application of four criteria, denominated A through D:

Criterion A: association with "events that have made a significant contribution to the broad patterns of our history"

Criterion B: association with "the lives of persons significant in our past"

Criterion C: resources "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess

[30] The most widely accepted guidelines are contained in US Department of the Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington DC: US Government Printing, 1991, revised 1995); California Public Resources Code, Sections 4850 through 4858; and California Office of Historic Preservation, "Instructions for Nominating Historical Resources to the California Register of Historical Resources," August 1997.

high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction"

Criterion D: resources "that have yielded, or may be likely to yield, information important to history or prehistory."[31]

To apply these criteria, it is necessary to address both significance and integrity because the period of significance establishes the baseline or standard against which integrity is measured. In addition, a resource must be at least fifty years old in order to be eligible to the NRHP, unless it meets specific and exacting criteria for special significance.

The eligibility criteria for listing a property in the CRHR closely parallel that of the NRHP. CEQA requires consideration of the possible impacts to and the evaluation of historic resources using the criteria set forth by the CRHR. Each resource must be determined to be significant under the local, state, or national level under one of four criteria, paraphrased below, in order to be determined eligible:

Criterion 1: Resources associated with important events that have made a significant contribution to the broad patterns of our history.

Criterion 2: Resources associated with the lives of persons important to our past.

Criterion 3: Resources that embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master.

Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history.[32]

As with NRHP Criterion D, the properties in the study area do not appear to be significant under CRHR Criterion 4 because they do not appear to be principal sources of important information with regard to historic construction methods or use of materials.

Integrity is determined through application of seven factors: location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are

[31] This category is largely applied to archeological sites and, therefore, is not used in the evaluation of most historic architectural resources.

[32] This category is largely applied to archeological sites and, therefore, is not used in the evaluation of most historic architectural resources; California Public Resources Code, Sections 4850 through 4858; California Office of Historic Preservation, "Instructions for Nominating Historical Resources to the California Register of Historical Resources," August 1997.

the least objective of the seven criteria, pertaining to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

The CRHR definition of integrity and its special considerations for certain properties are slightly different than those for the NRHP. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." The CRHR further states that eligible resources must "retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance" and it lists the same seven aspects of integrity used for evaluating properties under the NRHP criteria.

Of the resources surveyed for this project, none appear to be eligible for listing in the NRHP or the CRHR. Four legal parcels contained 15 historic-era buildings and one object that were surveyed and evaluated. The remaining four parcels were either vacant or had buildings constructed after 1963; therefore, lacking historic-era structures or landscapes, they were not surveyed. The significance and integrity of the historic-era resources are discussed below.

5.2. Tonini Ranch, Assessor Parcel No. 067-031-001

The Tonini ranch complex within parcel 067-031-001 does not appear to meet the criteria for listing in the NRHP or CRHR, nor does it appear to be a historical resource for the purposes of CEQA. Michael Tonini founded the dairy ranch in 1889. None of the existing structures can definitively be dated to the original Tonini dairy complex. Several of the existing buildings date to a later period of Michael Tonini's occupation, particularly to 1908-1916 when he demolished his original home and built the Queen Anne style family residence on the property. The two major barns appear to be early twentieth century transverse crib barns with Queen Post trusses joined by wire nails. The barns have compromised integrity through shed additions, poured concrete perimeter foundations, corrugated metal roofing, and alterations to window and door openings.

Michael Tonini's dairy career was typical of the legions of Italian-Swiss immigrants who came to California in the latter half of the nineteenth century, and through hard work and savings managed to become independent small dairyman, owning and operating their own family dairies. Most of these independent dairymen in the Los Osos Valley joined the Harmony Valley Creamery Association in the early decades of the twentieth century, a co-operative farm organization that collected raw milk from the dairies daily, processed it into butter or cheese, and shipped the local dairy products to outside markets. Although typical in many respects, the Tonini Ranch as it exists today does not appear to be a significant remaining example of a late nineteenth or early twentieth century dairy. Many Italian-Swiss and Portuguese immigrants established family dairy ranches in the Los Osos area of a similar size and make-up of the Tonini

property. In fact, the Turri Ranch located directly across Turri Road from the Tonini Ranch, is one such property.

The Tonini Dairy does not appear to be an important example of an Italian-Swiss pioneer dairy for any associations that would distinguish it from other such properties in the Los Osos area or San Luis Obispo County; rather, its buildings and history were typical of other dairy operations. However, the dairy as it exists today combines features present in the first two decades of the twentieth century, adapted to later uses, and newer structures introduced to the property in support of later dairy operations, a beef cattle ranch, and truck farming during the 1940s and 1950s, and thereafter.

The ranch can also be considered for its potential significance during John (Michael's son) Tonini's tenure of operation. John carried on the dairy business as the second generation of Toninis took over the property in 1916. He oversaw the transition from dairy to beef cattle, adapting the original use of the dairy buildings to other purposes, as did many other dairy farmers in the mid-twentieth century in San Luis Obispo County. Eventually, the only remaining dairy ranch in the county would be the one operated by Cal Poly San Luis Obispo.

Collectively, the small family-owned and operated Swiss-Italian and Portuguese dairies were important to the local farm economy and community in Los Osos Valley and San Luis Obispo during the late nineteenth and early twentieth centuries. The Tonini Dairy was representative of the type of dairy that existed at that time, but does not appear to possess any important associations that distinguish it from other similar properties; therefore, it is not significant within its agricultural context (NRHP Criterion A / CRHR Criterion 1), unless perhaps if it was an intact and rare remaining example of a pioneer dairy. Such is not the case, as its integrity to this potential period of significance has been compromised.

There is nothing in the historic literature to suggest that Michael Tonini or his sons made any significant contributions to local, state, or national history within the context of agriculture or the dairy industry that would warrant listing their dairy property on the NRHP Criterion B or CRHR Criterion 2.

Although the existing ranch house has characteristics typical of a Queen Anne-style home, including patterned shingles, a cutaway bay window, and spindle work porch supports, it is not a distinguished example of the style. The stone retaining wall is an interesting example of domestic stonework, but does not appear to be a significant example of stone construction or the work of a master craftsman. The dairy barn and horse barn are transverse-crib barns, a style common on livestock farms in San Luis Obispo County and throughout California. None of the other buildings on the property embody distinctive architectural characteristics, but are vernacular forms and do not appear to be important for their type, period, and method of

construction or the work of a master architect or builder (Criterion C / 3). The resources on this property have not yielded, nor will likely yield, important information for the history of construction technology or building materials (Criterion D / 4). Other aspects of potential significance under Criterion D will be addressed in a separate archaeological survey report.

The property's integrity as a pioneer dairy in the region has been compromised by the removal of the original dwelling and several other buildings that might allow it to convey the look and feel of a late nineteenth century family dairy. The buildings on the property today, in part, represent the dairy as it evolved into a more mature farming operation in the later period of Michael Tonini's occupation when he constructed a family home in a popular architectural style and built barns reflecting a common rural farm design in California. The ranch has also changed since the final days of dairy operations in the 1950s, including the extension, porch, and replacement door on the house; modifications to the horse barn, including a new foundation and the removal of siding from its west wing to accommodate a tractor; an addition, new concrete foundation, inappropriate roofing materials, and alteration of door and window openings on the dairy barn; and conversion of a former chicken coop to an open-sided storage shed. Therefore, because the dairy has marginal historic importance and compromised integrity to its potentially most important historic period, the farm complex on parcel 067-031-001 does not appear to meet the criteria for listing in the NRHP or CRHR. Furthermore, this complex has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not meet the significance criteria as outlined in these guidelines.

5.3. Branin Property, Assessor Parcel No. 067-011-020

The only building on parcel 067-011-020 is a small storage barn that does not appear to meet the criteria for listing in the NRHP or CRHR, nor does it appear to be a historical resource for the purposes of CEQA. The barn was likely constructed in the 1930s and is the only remnant of a small farmstead, one of many established in the early twentieth century in San Luis Obispo County. The property was a small, family dairy farm owned by Joe M. Mello, a Portuguese immigrant to the area who was also a dairyman, and later by his son, George M. Mello. However, it does not appear to have important associations within the context of Portuguese settlement or dairy farming in the area. Therefore, the property does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A / 1). None of the property's occupants is known to have made significant contributions to local, state, or national history (Criterion B / 2). The small storage barn does not embody distinctive architectural characteristics and does not appear to be important for its type, period, and method of construction or the work of a master architect or builder (Criterion C / 3). The resource on this property has not yielded, nor will likely yield, important information for the history of construction technology or building materials (Criterion D / 4). Other aspects of

potential significance under Criterion D will be addressed in the accompanying archaeological survey report.

The property's integrity has been compromised by the removal of the dwelling and other outbuildings that would allow it to convey the look and feel of an early twentieth century farmstead. Therefore, lacking historical significance and integrity, the barn on parcel 067-011-020 does not appear to meet the criteria for listing in the NRHP or CRHR. Furthermore, this structure has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not meet the significance criteria as outlined in these guidelines.

5.4. Giacomazzi Property, Assessor Parcel No. 067-011-022

The remaining farm buildings on parcel 067-011-022 do not appear to meet the criteria for listing in the NRHP or CRHR, nor do they appear to be historical resources for the purposes of CEQA. These buildings are the only remnants of a small farmstead, one of many established in the early twentieth century in San Luis Obispo County. Alfred Turri owned the property in the early twentieth century when the buildings were constructed. Turri was a descendant of Italian-Swiss immigrants. He operated a successful dairy ranch nearby and did not live on parcel 067-011-022. Instead, he hired workers to farm the property and allowed them to live in the house and use the agricultural buildings on the property. Therefore, the property does not appear to have important associations within the context of Italian-Swiss settlement or dairy farming in the area, and the buildings do not appear to have important associations with significant events or trends in local, state, or national history (Criterion A / 1). Turri's hired hands, including Arthur G. Miossi and Manuel Perry, occupied the property in the mid-twentieth century, but none of the property's occupants is known to have made significant contributions to local, state, or national history (Criterion B / 2). The buildings are utilitarian buildings commonly found in rural areas of San Luis Obispo County. They do not embody distinctive architectural characteristics and do not appear to be important for their type, period, and method of construction or the work of a master architect or builder (Criterion C / 3). The remaining resources on this property have not yielded, nor will likely yield, important information for the history of construction technology or building materials (Criterion D / 4). Other aspects of potential significance under Criterion D will be addressed in the accompanying archaeological survey report.

The property's integrity has been compromised by the removal of the original dwelling, and the recent addition of a new mobile home, that would allow it to convey the look and feel of an early twentieth century farmstead. Therefore, lacking historical significance and integrity, the buildings on parcel 067-011-022 do not appear to meet the criteria for listing in the NRHP or CRHR. Furthermore, these structures have been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the

California Public Resources Code, and do not meet the significance criteria as outlined in these guidelines.

5.5. Cemetery Property, Assessor Parcel No. 074-222-014

The cemetery buildings on parcel 074-222-014 do not appear to meet the criteria for listing in the NRHP or CRHR, nor do they appear to be a historical resource for the purposes of CEQA. National Register Criteria Considerations establish higher standards for eligibility of certain types of properties not usually considered for listing in the NRHP, including properties owned by religious institutions or used for religious purposes, birthplaces or graves of historic figures, moved or reconstructed buildings, commemorative properties, and properties constructed within the past 50 years. Criteria Consideration D applies to cemeteries as a specific property type in recognition of the fact that, in some cases, a cemetery can be eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events. The Los Osos Memorial Park does not appear to meet any of these aspects of Criteria Consideration D.

The cemetery and buildings were constructed during the 1960s, which was a period of rapid growth for the community of Los Osos. The town experienced an influx of population, and houses were constructed to meet growing demand. Commercial services such as banks, groceries, and restaurants also spread along Los Osos Valley Road at this time. Although cemeteries may not commonly be considered a commercial service, the Los Osos Memorial Park met an unfilled need in the community as the first cemetery in the area. In spite of this association with the mid-century expansion of Los Osos, the cemetery property does not appear to be significant within that context. Los Osos survived until 1962 without a community cemetery and could have continued to do so. Therefore, the cemetery does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A / 1). The cemetery does not appear to be associated with any individuals known to have made significant contributions to local, state, or national history (Criterion B / 2).

Although the cemetery buildings represent a range of 24 years of construction, their massing, materials, and low roofs provide a degree of architectural uniformity. The style of the office building from 1962 can be referred to as "Contemporary style," which denotes a combination of elements that derive, in part, from mid-twentieth century Modernism along with traditional forms. The low-pitch roof, wide eaves, and long brick building, influenced by the unadorned, efficient, and functional tenets of Modernism, provide a strong horizontal emphasis to the design of the office building. This appearance is enhanced by the slender metal frame fenestration with shallow insets. Despite its higher roofline, the 1986 funeral home addition continues the Contemporary styling of the older building through its low pitch, side gable roof, brick cladding, slender windows, and modest adornment. The crematorium building also shares some of the

characteristics of the Contemporary style, including its massing, low roof, and wide eave. However, the buildings are not significant examples of the Contemporary style, nor do they appear to be important for their type, period, and method of construction or the work of a master architect or builder (Criterion C / 3). The property has not yielded, nor will likely yield, important information for history (Criterion D / 4). In addition to the lack of significance under NRHP and CRHR Criteria, the site has undergone many changes that have substantially reduced its integrity. The addition of the mausoleum and equipment sheds, and the addition of the funeral home in 1986, modified the original appearance of the cemetery and its buildings. The design, setting, feeling, and association have been compromised by the construction of these 1980s buildings.[33]

[33] "We Call it Baywood Park," *La Vista*, Vol. 3, No. 3 (June 1973): 43.

6. FINDINGS AND CONCLUSIONS

None of the resources evaluated for this project appears to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR). JRP prepared this report to evaluate historical resources within the Los Osos Wastewater Treatment Facility's Area of Potential Effects (APE) and to assess the potential of the proposed project to affect buildings and structures that are eligible for listing in the NRHP or CRHR, or that would be determined historical resources for the purposes of the California Environmental Quality Act (CEQA). Because none of the historic-era resources appears to meet the eligibility criteria for the NRHP or CRHR, the project will have no impact on historic resources.

The purpose of this HRIER is to comply with environmental regulations and evaluate the properties in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) using the criteria outlined in Section 5024.1 of the California Public Resources Code.

The table below summarizes the results of this report for all of the historic resources within the APE. None of the buildings constructed after 1963 appears to meet the exceptional significance criteria for listing in the NRHP as outlined in Criteria Consideration G, nor do they appear to be historical resources for the purposes of CEQA. As a result, they required no further study.

LIST OF EVALUATED RESOURCES:
APE PROPERTIES CONSTRUCTED IN OR BEFORE 1963

APN	Location	Date
067-031-001	Tonini Ranch 3517 Turri Road, San Luis Obispo	1900 – 1950s
067-011-020	Branin Property Turri Road, Los Osos	1930s
067-011-022	Giacomazzi Property 2198 Los Osos Valley Road, Los Osos	1930s
074-222-014	Cemetery Property Los Osos Memorial Park, 2260 Los Osos Valley Road, Los Osos	1962

Further study may be required, however, as the project advances. Portions of the wastewater treatment system will be constructed with a design / build option. As the sites and construction details for these facilities are chosen, further cultural studies will be required to assess their potential impacts.

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8. PREPARERS QUALIFICATIONS

JRP principal Stephen Wee (M.A., United States History, University of California, Davis, 1980) directed the research and co-authored the Historic Resources Inventory and Evaluation Report. Mr. Wee, current president and founding partner of JRP in 1980, has more than thirty years experience working as a consulting historian and architectural historian on a wide variety of historical research and cultural resources management projects, as a researcher, writer, and project manager.

JRP historian / architectural historian Mark Beason (M.A., History, Arizona State University, 2002; Graduate Certificate in Historic Preservation, University of Colorado at Denver, 2007) conducted fieldwork, research, co-authored the HRIER and drafted the DPR 523 evaluation forms.

JRP Research Assistant Shawn Riem (M.A., Public History, California State University-Sacramento, 2007) assisted with fieldwork and research. Research Assistants Marta Knight, Jarma Jones, and Karen Clementi also contributed to the research for this project. Research Assistant Rebecca Flores prepared the graphics for this report.

ATTACHMENT A: MAPS

Figure 1: Map of Project Location

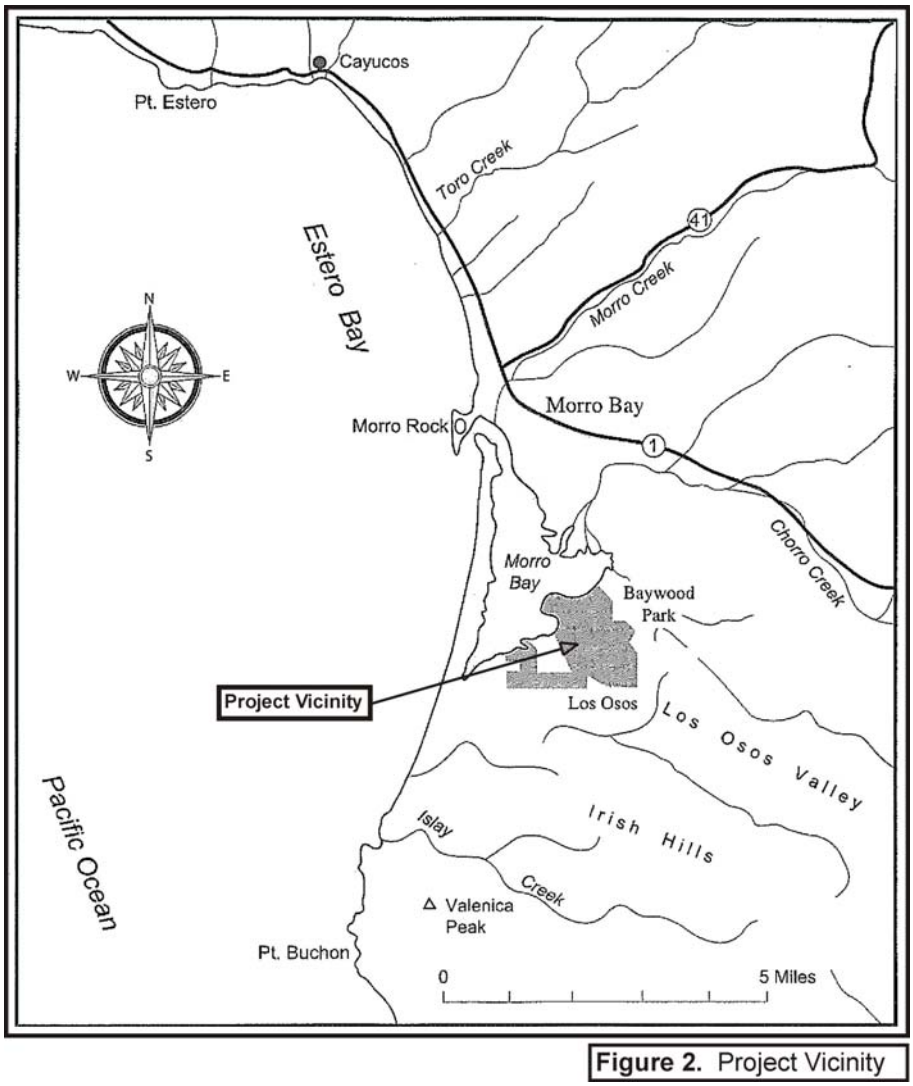

Figure 2: Map of Los Osos, California and Surrounding Vicinity

ATTACHMENT B: DPR 523 FORMS

LIST OF PROPERTIES SURVEYED FOR THIS PROJECT:
BUILDINGS WERE CONSTRUCTED IN OR BEFORE 1963 AND
DO NOT APPEAR TO BE ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES OR CALIFORNIA REGISTER OF HISTORICAL RESOURCES

APN	Name / Location	Date
067-031-001	**Tonini Ranch** 3517 Turri Road San Luis Obispo (11 buildings)	1900 – 1950s
067-011-020	**Branin Property** Turri Road Los Osos	1930s
067-011-022	**Giacomazzi Property** 2198 Los Osos Valley Road Los Osos	1930s
074-222-014	**Cemetery Property** Los Osos Memorial Park 2260 Los Osos Valley Road Los Osos	1962

ATTACHMENT C: PROPERTIES CONSTRUCTED AFTER 1963

LIST OF VACANT PROPERTIES LOCATED WITHIN THE APE

APN	Location	Construction Date
074-229-017	**Mid-Town Property**	Vacant
074-222-030	**Broderson Property**	Vacant