

EXHIBIT O

Kirk Consulting

A California Corporation

Letter of Transmittal

Date: April 1, 2014

To: Holly Phipps

RE: Pasolivo DRC2013-00028-Response to Information Hold Letter

Holly,

Please find the following information as a response to your info hold letter dated November 15, 2013 for the project referenced above.

1. Overflow Parking Location- Overflow parking has been explored and there is some opportunity to include some overflow near the existing structures. All other overflow will be located behind the two ag structures as this is the area where slopes are under 10%. All other areas would be amongst the olive orchards which will not suffice. The applicant understands Right to Farm provisions and will adhere to that and can provide event information to alleviate any conflict with farming operations.
2. Permit Verification-Please find description of the three residences onsite. I have included copies from the County Assessor's office showing evidence of these structures and their corresponding building dates, as well as other structures onsite.
 - There was a single family residence with attached 3-car garage built in the late 80's- Refer to the assessor building record in reference to a +/-4,000sf residence
 - There is a smaller single family residence built in the early 1900's, known as the 'Foreman's Residence' and is slated for removal. Information on this residence is further discussed in the historic report.
 - A mobile home (circa 1986) was remodeled and moved up to the hill top in the early 2000's. The only permit referenced in the system is related to the pool: PMT2007-00024.
3. Permit Verification- same response as #2. I might also suggest that permit verification be a condition of approval prior to issuance of building permits for Phase I.
4. Winery Status-The winery is vested, see attached correspondence given from County Planning during purchase of this property. The winery and tasting room we vested. Winery special events were not vested since secondary access was not developed at the time of vesting.

5. Event Types-Proposed events are temporary events permitted through a Minor Use Permit. These events are intended to be associated with the olive production facility and for expos, symposiums, weddings, culinary and art shows. Ties to the onsite olive production and its product will be showcased and utilized at these events which will enhance their direct marketing of their ag product. Outdoor amplified music is proposed for the temporary event program. An acoustical analysis was prepared and submitted with the original application. An additional hard copy is included in this response.

Exempt Events: The exempted non-profit events, so long as they comply with Section 22.30.610, are not included in the total limited event program, nor are any winery events.

The winery will continue to have the ability to participate in industry wide events, per section 22.30.070(2) i.

6. Logo- The original mural shown on the replacement barn has been removed from this application. Please refer to revised elevations (attached).
7. Olive Oil Liquid Waste Disposal- We have contacted San Luis Obispo County's Regional Water Quality Control District to verify if a permit was ever issued for vegetable processing waste and a permit could not be located. Please see attached correspondence from RWQCB. A condition of approval will need to request for the proper waste discharge permit.
8. Replacement Barn- Ag Equipment List- The following equipment is proposed to be stored in the ag replacement barn for orchard maintenance:

Replacement Barn

1. Project containers including
 - a. Imported (Italy) tin bins. These are imported 1-2 a year in volume and take up a lot of space and cannot be stacked
2. Plastic harvesting bins
3. Ag equipment, replacement parts
4. Irrigation maintenance replacement parts
5. Property event furniture

The other two barns will be used to store both dry goods, ag vehicles and machinery including.

1. Trailers
2. Trailer rv for the owners
3. 3-5 owner vehicles
4. Mule + side by side polaris
5. Property tractors
6. Mowers

* At Phase II, one of the 3,000sf ag barns is proposed for a future conversion to process and store ag products (liquids, bottled product). At Phase 2 the applicant is asking for the ability to process from off-site olives at this stage as this building meets the requirements for off-site olive processing.

Nothing can be stored and or secured in the current barn given its condition so the owners are using the houses and general property to store things currently uncovered.

9. Water Use-Processing will remain unchanged. The expanded tasting room domestic use would generate about 250 gallons per day, which equates to about 91,250 gallons 0.28 ac.ft. annually. The event program-25 events with no more than 200 guests (9.24gpd/person) would generate about 46,200 gallons annually/0.14 ac.ft. annually. A total of 0.42 ac.ft. annually will be added to the existing operation.
10. High Landslide Risk Assessment-A geotechnical report is currently being prepared to assess existing soils condition for concurrent building permit plan check and to assess the landslide risk hazard.
11. Biology Report- A biological assessment is included in this response package and was prepared by Merk Associates. The proposed project activity is within an existing disturbed area and therefore minimum impacts to occur. Mitigation measures for oak tree removal, nesting birds and bats are provided in this report which reduces potential impacts to less than significant CEQA levels.
12. Arborist Report- Myself and the Christy Gabler- North Coast Engineers had a site visit with the arborist this past summer during the conceptual design phase. This meeting was important as we leaned on the arborist's expertise to identify which oak trees are in decline/poor condition and which ones have been impacted prior to the submittal (old foreman house), and further which selective few may be impacted by proposed project alone. From this information the design team was able to prepare their concept plan assuming certain oak trees would be required for removal due to condition, etc. Further after the concept plan and grading plans were prepared the arborist was able to review the plans and note impacts, source of impact and mitigation measures. This report shows that 11 oak trees are proposed for removal mainly due to condition and grading impacts associated with improved access. Tree replacement at a 4:1 ratio will be required for oak tree removal as well as 2:1 for any oak tree impacts. Please refer to the attached arborist report and tree protection plan.
13. Archeological Survey- Phase I Report An archeological phase I report has been prepared by LSA. LSA also prepared a historical assessment on the two structures proposed for removal (foreman residence and barn). Both structures were not found to be significant historical resources. Additionally, no cultural resources were discovered and mitigation measures have been recommended for potential for accidental discovery. A hard copy has been provided for your files.

“ The results of the study indicate that no cultural resources that meet the CEQA definition of historical, unique archaeological resources, or human remains were identified in or adjacent to the project area. Because project-related impacts to such resources are not anticipated, further study for cultural resources is not recommended at this time. However, please see the Recommendations section for information regarding procedures that should be followed in the event of an accidental discovery of cultural resources or human remains during project activities.”

*adjacent
whale base*

14. Landowner's Statement- This response includes a completed and signed landowner statement with a copy of the property's current Williamson Act Contract.

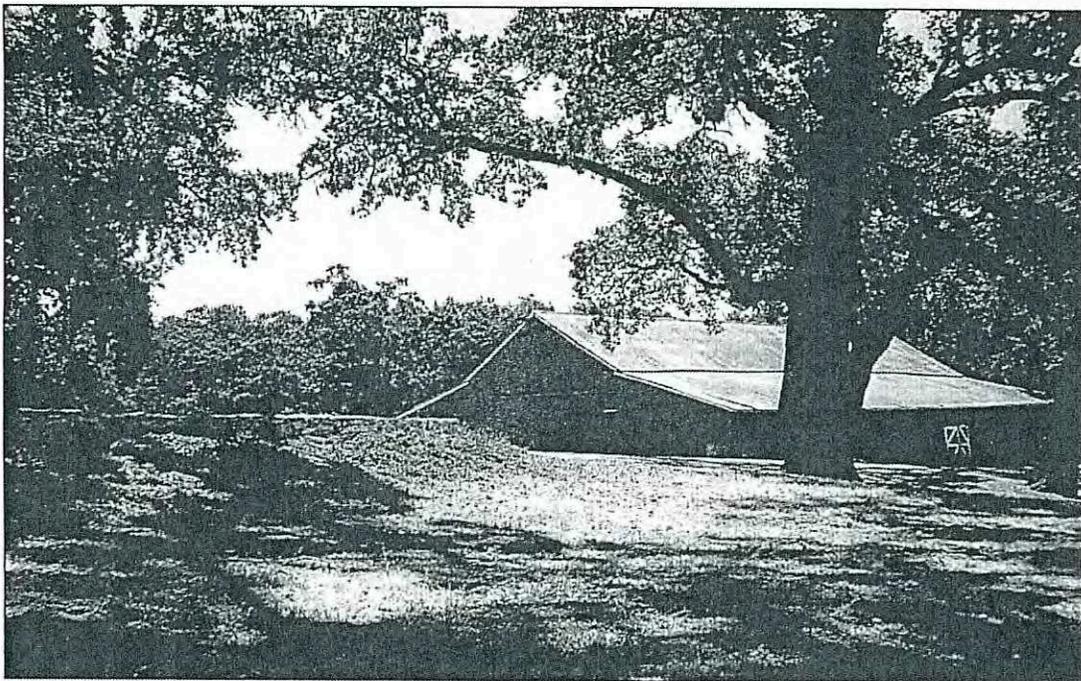
Thank you,

Mandi Pickens
Kirk Consulting

EXHIBIT P

PHASE I ARCHAEOLOGICAL SURVEY AND
HISTORICAL ASSESSMENT FOR THE
PASOLIVO PROJECT

SAN LUIS OBISPO COUNTY, CALIFORNIA



LSA

September 2013

Cover Photograph

Former Dairy Barn, 8530 Vineyard Drive (north and east façades, view to southwest).

PHASE I ARCHAEOLOGICAL SURVEY AND
HISTORICAL ASSESSMENT FOR THE
PASOLIVO PROJECT

SAN LUIS OBISPO COUNTY, CALIFORNIA

Submitted to:

Mandi Pickens, Senior Planner
Kirk Consulting
8830 Morro Road
Atascadero, California 93422

Prepared by:

Michael Hibma, M.A., RPH #603
Leroy Laurie, B.S.
LSA Associates, Inc.
157 Park Place
Point Richmond, California 94801
(510) 236-6810
www.lsa-assoc.com

LSA Project #KIC1301

LSA

September 2013

TABLE OF CONTENTS

| | |
|---|----|
| INTRODUCTION..... | 1 |
| PROJECT SETTING | 5 |
| PROJECT LOCATION AND DESCRIPTION | 5 |
| PREHISTORY AND ETHNOGRPAHY | 5 |
| Ethnography | 5 |
| Chumash | 6 |
| LEGISLATIVE AND REGULATORY CONTEXTS..... | 8 |
| CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) | 8 |
| California Register of Historical Resources | 9 |
| SAN LUIS OBISPO COUNTY GENERAL PLAN..... | 10 |
| CALIFORNIA PUBLIC RESOURCES CODE §5097.5 | 10 |
| CALIFORNIA HEALTH AND SAFETY CODE §7050.5..... | 10 |
| METHODS..... | 11 |
| RECORDS SEARCHES | 11 |
| Central Coast Information Center..... | 11 |
| Native American Heritage Commission..... | 11 |
| LITERATURE REVIEW | 12 |
| ARCHIVAL RESEARCH..... | 12 |
| FIELD SURVEYS..... | 12 |
| ELIGIBILITY EVALAUTIONS..... | 13 |
| ELIGIBILITY EVALUATIONS | 14 |
| HISTORIC CONTEXT | 14 |
| Settlement..... | 14 |
| Transportation..... | 15 |
| Agriculture..... | 16 |
| Project Area Land Ownership, Tenancy, and Development Arc | 16 |
| ARCHITECTURAL CONTEXT | 18 |
| Vernacular | 18 |
| RESOURCE DESCRIPTIONS AND APPLICATION OF SIGNIFICANCE | |
| CRITERIA..... | 18 |
| Foreman’s House..... | 19 |
| Barn | 20 |
| Granary..... | 21 |
| Dam, Well, and Pump Pad..... | 22 |
| STUDY RESULTS | 24 |
| RECORD SEARCHES..... | 24 |
| Central Coast Information Center..... | 24 |
| Native American Heritage Commission..... | 24 |
| LITERATURE REVIEW | 25 |
| Map Review..... | 25 |
| ARCHIVAL RESEARCH..... | 25 |
| Aerial Photographs | 25 |
| Assessor and Recorder..... | 25 |
| Local History Publications | 26 |
| FIELD SURVEYS..... | 26 |

| | |
|------------------------------|----|
| Archaeological Survey | 26 |
| Architectural Survey..... | 26 |
| ELIGIBILITY EVALAUTIONS..... | 27 |
| CONCLUSION | 28 |
| RECOMMENDATIONS | 29 |
| ACCIDENTAL DISCOVERY | 29 |
| Human Remains | 30 |
| REFERENCES CONSULTED | 31 |

FIGURES

| | |
|--|---|
| Figure 1: Project Location and Vicinity Map..... | 2 |
| Figure 2: Project Area Map | 3 |
| Figure 3: Resource Locations..... | 4 |

APPENDICES

- Appendix A: California Department of Parks and Recreation 523 Series Forms
- Appendix B: Native American Heritage Commission Correspondence
- Appendix C: Chain of Title Results

INTRODUCTION

This report documents the results of a Phase I Archaeological Survey and Historical Assessment (study) conducted by LSA Associates, Inc. (LSA), for the Pasolivo Project (project) in San Luis Obispo County. The project area comprises 7 acres within a larger 140-acre parcel owned by the Pasolivo Olive Oil Company, and is located at 8530 Vineyard Drive (APN 014-331-071), near the unincorporated community of Adelaida in the Las Tablas area of northwest San Luis Obispo County (Figures 1 and 2). The applicant proposes to demolish several existing buildings to make room for new construction and to expand their current olive production facility and tasting room.

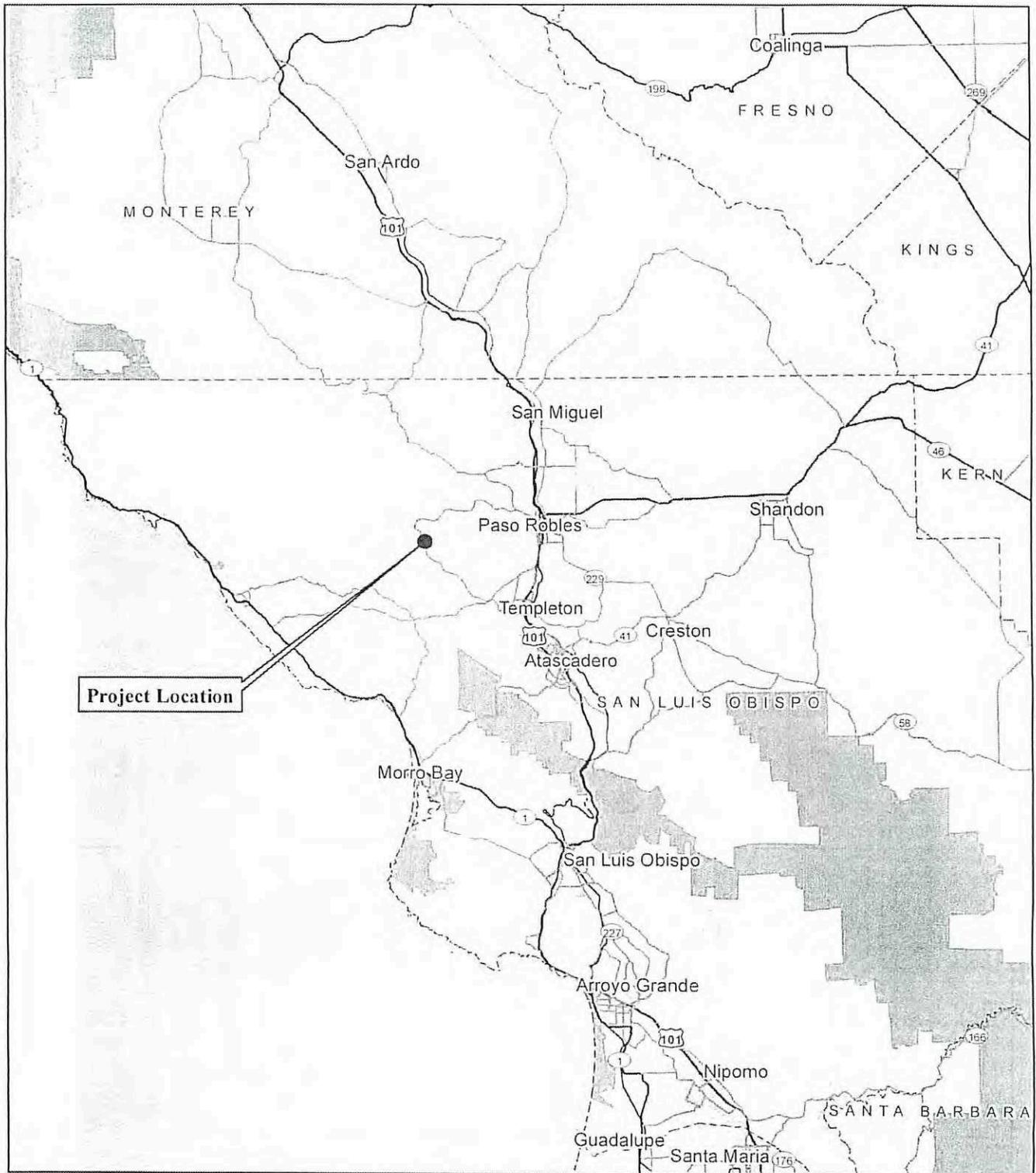
LSA conducted records searches, a literature review, archival research, field surveys, and a California Register of Historical Resources (California Register) eligibility evaluation to prepare this study. This report addresses the requirements of the California Environmental Quality Act (CEQA) and the San Luis Obispo County General Plan Conservation and Open Space Element.

The purpose of this study is to (1) identify cultural resources that may meet the CEQA definition of a historical resource (California Public Resources Code [PRC] §21084.1), a unique archaeological resource (PRC §21083.2), or human remains and that may be impacted by the proposed project; and (2) recommend procedures for mitigating impacts to such resources, as necessary.

The study identified four built environment resources 50 years old and older in the project area on a 140-acre agricultural property known as Willow Creek Ranch: a single family residential building built circa 1900; a livestock barn, built circa 1925; the remains of a former granary, built circa 1925; and a water system feature consisting of a small dam, a small circular well (now filled), and a concrete pump pad, built circa 1950. These buildings and features were evaluated to determine if they were historically significant; however, based on background research and field observation, LSA concluded that these buildings and features were not eligible for inclusion in the California Register, either collectively or individually. No archaeological deposits were identified in the project area (Figure 3).

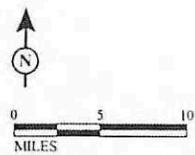
The results of the study indicate that no cultural resources that meet the CEQA definition of historical resources, unique archaeological resources, or human remains were identified in or adjacent to the project area. Because project-related impacts to such resources are not anticipated, further study for cultural resources is not recommended at this time.

Please see the Recommendations section for information regarding procedures that should be followed in the event of an accidental discovery of cultural resources (e.g., a buried archeological deposit) or human remains during project activities.



LSA

FIGURE 1

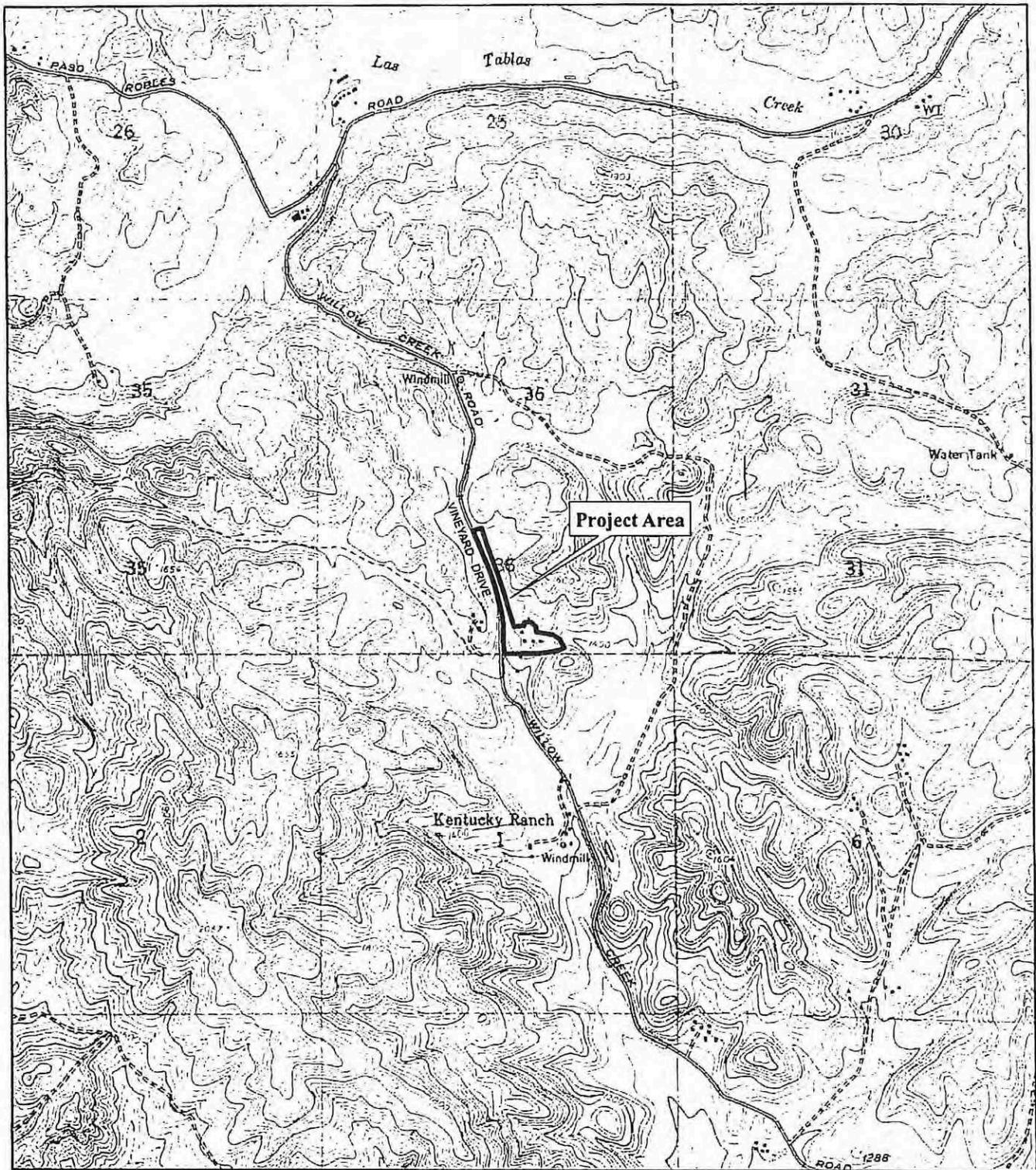


*Phase I Archaeological Survey and
Historical Assessment for the Pasolivo Project,
San Luis Obispo County, California*

Project Location and Vicinity

SOURCE: StreetMap North America (2009)

i:\ZZZ-PasolivoProject\gis\maps\cultural\Figure1_Project Location and Vicinity.mxd (2/20/2012)

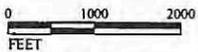


LSA

LEGEND

 Project Area

FIGURE 2



*Phase 1 Archaeological Survey and
Historical Assessment for the Pasolivo Project,
San Luis Obispo County, California
Project Area*

SOURCE: USGS 7.5-minute Topo Quads - York Mountain, Calif (1979) and Adelaida, Calif. (1978).

I:\WIL1301\GIS\Maps\Cultural\Figure2_Project Area.mxd (9/6/2013)

PROJECT SETTING

PROJECT LOCATION AND DESCRIPTION

The 7-acre project area envelope is located on a larger 140-acre ranch at 8530 Vineyard Drive in Section 36, Township 26 South/Range 10 East, Mount Diablo Base Line and Meridian, as shown on the accompanying portion of the United States Geological Survey (USGS) *York Mountain, Calif.*, and *Adelaida, Calif.*, 7.5-minute topographic maps (Figure 2). The project area is in a narrow valley approximately 1,400 feet above sea level in the hills of the Santa Lucia coastal mountain range, approximately 2,000 feet west of Willow Creek. The existing land uses in the project area include a modern tasting room and olive oil mill built in 1999-2000, equipment storage in the existing barn, and a paved and landscaped parking area. Lands adjacent to the project area include oak forest and a 45-acre olive orchard owned by the Pasolivo Olive Oil Company (APN 014-331-071).

Vegetation in the project area and its vicinity consists of oak forest, annual grasses, and small riparian corridors with willow trees and poison oak. Fauna that historically inhabited the project area included black-tailed deer (*Odocoileus hemionus columbianus*), bobcat (*Lynx rufus*), black-tailed jackrabbit (*Lepus californicus*), cottontail rabbit (*Sylvilagus* spp.), black bear (*Ursus americanus*), and grizzly bear (*Ursus horribilis*), as well as other small mammals, reptiles, amphibians, and birds (Jones 2000).

The proposed project includes the removal of a residential building (referred to herein as the "Foreman's House"), a barn, and three small sheds near the barn to accommodate new construction. The new construction would include a new barn for agricultural equipment storage and event venue space, a new olive oil tasting room, three buildings for future expansion and storage space, landscaping, and parking areas with new secondary property access from Vineyard Drive. The project also includes re-use of existing olive mill and storage buildings, as well as access and parking areas.

PREHISTORY AND ETHNOGRAPY

Ethnography

By historical accounts (Gibson 1983; Kroeber 1925), the project area was located in an area occupied by the Hokan-speaking Playanos Salinan. However, the precise location of the boundary between the Hokan-speaking Playanos Salinan and their southern neighbors, the Obispeño Chumash, is currently the subject of debate (Milliken and Johnson 2005). Jones and Waugh (1995:8) state that "those boundaries may well have fluctuated through time in response to possible shifts in economic strategies and population movement." As such, a discussion of both is provided below.

Salinan. Salinan territory at the time of Euro-American contact is estimated to have included the Pacific Coast from Lucia south to near Morro Bay, from the coast inland about 50 miles, and the Salinas River watershed from its headwaters north to Soledad (Hester 1978:501). Linguistically, Salinan is included within the Hokan stock of Native American languages, possibly the most ancient language group in California. The Salinan spoke two dialects: Antoniaño and Miguelino, spoken in the vicinity of missions San Antonio and San Miguel, respectively.

Based on San Antonio and San Miguel mission records, the population of the Salinan at the time of European contact was estimated to be between 2,000 to 3,000 persons (Kroeber 1925:547). The population was likely organized into independent land-holding entities called tribelets. Tribelets typically consisted of a principal village that was occupied year-round and smaller satellite settlements occupied by certain families or during certain seasons. In general, Salinan inland sites were situated near freshwater sources, such as along creeks, riverbanks, and flood plains. The principal village of the Miguelino was at either present-day Cholame or, possibly, at the site of Mission San Miguel (Kroeber 1925:547).

Village structures included houses, semi-subterranean sweathouses, and dancehouses, the latter of which is not described in the literature (Brusa 1992; Hester 1978; Mason 1912). Houses were quadrangular and supported by a framework of poles. Thatched bundles of tule or rye were used for the roof and the walls were made of tule. Semi-subterranean sweathouses were constructed by excavating a four-foot wide, one-foot deep hole, over which brush, deer skins, and mud was erected to form a hemispherical structure.

Technology of the Salinan included basket weaving and a wide range of tools and implements fashioned from stone (Hester 1978:501). Stone mortars and pestles were used for processing acorns and other plant food. Locally available Monterey Chert was used to make arrow points, scraping tools, knives, and choppers. Bone and shell was used to make awls and personal adornments and fishhooks.

The Salinan have been described as “completely omnivorous” (Kroeber 1925:547). Acorns were a staple food, and various seeds, roots, berries, and greens were also collected. Salinan along the coast relied heavily on a wide variety of marine resources, while those in the interior likely fished for trout and suckers in streams and for salmon in the Salinas River (Brusa 1992:23). Small animals, including snakes, rabbits, birds, and yellow-jacket larvae were consumed. Large mammals like deer, bear, and antelope also constituted an important component of the Salinan diet.

The establishment of missions San Antonio de Padua in 1771 and San Miguel in 1797 disrupted the traditional lifeways of the Salinan and resulted in precipitous population decline. Once the Salinan entered the missions, they were prohibited from pursuing their traditional lifeways. Instead, they were taught agriculture and stock-raising, and were employed at weaving (Hester 1978:503). Estimated to be between 2,000 to 3,000 individuals at the time the missions were established, the Salinan population declined to fewer than 700 by 1831 (Hester 1978:503).

Chumash. At the time of European contact, the project area was within the territory of the Hokan-speaking Playanos Salinan, who occupied the area between the coastline and the Santa Lucia and San Raphael ranges from Point Conception to Point Estero (Greenwood 1978; Kroeber 1925). Differentiation between the two groups is based upon linguistic dissimilarity rather than material or cultural variances. The village formed the primary sociopolitical unit of the Chumash, and each village had a chief who led by the authority of his inherited position. Rank and social status were apparently hereditary, at least to some degree (Kroeber 1925). Social ranking was reflected in burial practices where quantities and types of grave goods varied without regard to age or sex (Greenwood 1978).

Chumash material culture was diverse and made of a wide variety of stone, wood, plant, shell, and bone. Steatite and sandstone were used to make bowls and mortars, while chert and obsidian were used for projectile points and other flaked stone tools. Wood was used for bowls and mortars, as well as digging tools and bows, and for the construction of canoes. The plank canoes for which the Channel Chumash were famous apparently were not used in the heavier seas north of Point Conception (Greenwood 1978; Kroeber 1925). Rush (*Juncus sp.*) was the preferred material for basketry, which included storage baskets, hopper mortar components, hats, seed beaters, winnowing trays, and large tule mats. Bone and shell were used for a variety of items, including beads, fish hooks, pries, awls, pins, whistles, and wedges. Discs of Pismo clam (*Tivela stultorum*) shell were strung and used as money (Grant 1978; Kroeber 1925).

Environmental conditions along the coast north of Point Conception resulted in a habitat abundant with a diversity of exploitable resources. Chumash subsistence was based on the seasonal exploitation of various resources available along the coast and in the hills to the east. Acorns and other plant products provided the bulk of the food, but considerable use of land animal resources and marine resources also took place. Fish and sea mammals were utilized along with shellfish and other invertebrates (Greenwood 1978; Kroeber 1925).

By 1772, Spanish expeditions along the coast and the establishment of the Spanish mission system had contributed to the rapid disappearance of the native inhabitants. The Salinan and Chumash were pressed into service by the Spanish authorities, and introduced diseases claimed thousands of lives and destroyed entire Chumash communities.

LEGISLATIVE AND REGULATORY CONTEXTS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14(3) §15002(i)). Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) §15064.5(b)).

CEQA §15064.5(a) defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources;
- Listed in a local register of historical resources (as defined at PRC §5020.1(k));
- Identified as significant in a historical resource survey meeting the requirements of §5024.1(g) of the Public Resources Code; or
- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California...Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14(3) §15064.5(a)(3)).

If the cultural resource in question is an archaeological site, CEQA (CCR Title 14(3) §15064.5(c)(1)) requires that the lead agency first determine if the site is a historical resource as defined in CCR Title 14(3) §15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered in the same manner as a historical resource (California Office of Historic Preservation 2001a:8). If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then the archaeological site is treated in accordance with PRC §21083.2 (CCR Title 14(3) §15069.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource (Bass, Herson, and Bogdan 1999:105). CEQA defines a "unique archaeological resource" as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or

- has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC §21083.2(g)).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14(3) §15064.5; PRC §21083.2). If feasible, adverse effects to the significance of historical resources must be avoided, or the effects mitigated (CCR Title 14(3) §15064.5(b)(4)). The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register of Historical Resources. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14(3) §15065(a)).

If an impact to a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) §15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Generally, the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of a historical resource. However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (California Office of Historic Preservation 2001a:9; see also CCR Title 14(3) §15126.4(a)(1)).

California Register of Historical Resources

Section 5024.1 of the PRC established the California Register of Historical Resources (California Register). Generally, a resource is considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register (CCR Title 14(3) § 15064.5(a)(3)). For a cultural resource to qualify for listing in the California Register it must be significant under one or more of the following criteria:

- Criterion 1:* Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Criterion 2:* Associated with the lives of persons important in our past;
- Criterion 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 values; or
- Criterion 4:* Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to being significant under one or more of these criteria, a resource must retain enough of its historic character and appearance to be recognizable as an historical resource and be able to convey the reasons for its significance (CCR Title 14 Section 4852(c)). Generally, a cultural resource must be 50 years or older to be eligible for the California Register.

SAN LUIS OBISPO COUNTY GENERAL PLAN

The San Luis County General Plan, Conservation and Open Space Element, Section 4 (2010), states that the County has established four goals to identify and protect cultural and historical resources:

1. The County will have a strong, positive community image that honors our history and cultural diversity
2. The County will promote public awareness and support for the preservation of cultural resources in order to maintain the county's uniqueness and promote economic vitality.
3. The County's historical resources will be preserved and protected.
4. The County's known and potential Native American, archaeological, and paleontological resources will be preserved and protected.

CALIFORNIA PUBLIC RESOURCES CODE §5097.5

California Public Resources Code §5097.5 prohibits excavation or removal of any "vertebrate paleontological site...or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands." Public lands are defined to include lands owned by or under the jurisdiction of the state or any city, county, district, authority or public corporation, or any agency thereof. Section 5097.5 states that any unauthorized disturbance or removal of archaeological, historical, or paleontological materials or sites located on public lands is a misdemeanor.

CALIFORNIA HEALTH AND SAFETY CODE §7050.5

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

METHODS

LSA conducted records searches, a literature review, archival research, field surveys, and a California Register eligibility evaluation to prepare this study. Each task is described below.

RECORDS SEARCHES

Central Coast Information Center

A records search (File No. 5894) of the project area and a half-mile radius was conducted on August 5, 2013, by staff of the Central Coast Information Center (CCIC) of the California Historical Resources Information System, University of California, Santa Barbara. The CCIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of cultural resource records and reports for San Luis Obispo County.

As part of the records search, LSA also reviewed the following State of California inventories for cultural resources in and adjacent to the project area:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992); and
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation April 5, 2012). The directory includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.

Native American Heritage Commission

On August 1, 2013, LSA faxed a letter describing the project and a map depicting the project area to the Native American Heritage Commission (NAHC) in Sacramento requesting a review of their Sacred Lands File for any Native American cultural resources that might be affected by the proposed project. The NAHC is the official state repository of Native American sacred site location records in California. Also requested were the names of Native Americans who might have information or concerns about the project area. A letter describing the project with maps depicting the project area was mailed to each individual Native American contact listed by the NAHC.

LITERATURE REVIEW

LSA reviewed the following publications, maps, and websites for historical information about the project area and its vicinity:

- *California Place Names* (Gudde 1998);
- *Historic Spots in California* (Hoover et al. 1990);
- *California 1850: A Snapshot in Time* (Marschner 2000);
- *Historical Atlas of California* (Hayes 2007);
- *Adelaida, Calif.*, 15-minute topographic quadrangle (USGS 1919, 1932, 1947);
- *York Mountain.*, 7.5-minute topographic quadrangle (USGS 1948, 1948);
- *Aerial Photography Collections*, University of California, Santa Barbara Library, (1937, 1949, 1956, 1963, 1969) <<http://www.library.ucsb.edu/map-imagery-lab/collections-aerial-photography>>
- *Online Archive of California* at <<http://www.oac.cdlib.org>>; and
- *Calisphere* at <http://www.calisphere.universityofcalifornia.edu>.

ARCHIVAL RESEARCH

On August 15, 2013, LSA architectural historian Michael Hibma conducted project area-specific archival research at the North County Branch offices of the San Luis Obispo County Assessor and the San Luis Obispo County Clerk-Recorder in Atascadero. Materials reviewed included property assessment records and chain of title information. On August 16, 2013, Mr. Hibma conducted research at the California History Collections of the University Archives Special Collections Department at the California Polytechnic State University, San Luis Obispo; the Family Law Division of the San Luis Obispo County Superior Court; and the San Luis Obispo County History Resource Center in downtown San Luis Obispo. Materials reviewed at these facilities included additional chain of title documentation, historical maps, local history publications, county directories, and newspaper articles. Online research of historical aerial photographs was also conducted. Research was done to identify previous owners of the project area, as well as gather information about past land use patterns and the development of the project area's built environment.

FIELD SURVEYS

On August 15, 2013, LSA architectural historian Michael Hibma, M.A., conducted an architectural field survey of the project area. Mr. Hibma observed the design, materials, and construction methods of the built environment features of the project area, including the Foreman's House; the barn; the remains of a granary structure; and a water system consisting of a dry-laid field stone dam, a small well, and a raised, rectangular concrete pump pad formerly used to mount an electric motor. Each building and feature was photographed, documented in field notes, and recorded on appropriate State of California Department of Parks and Recreation (DPR) 523 Series forms. Mr. Hibma reviewed and photographed the adjacent grounds and conducted a windshield survey along Vineyard Drive to obtain contextual information about the surrounding architectural styles and land uses. Mr. Hibma

also spoke with Ms. Cheryl Wiczorek, General Manager of the Pasolivo Olive Oil Company, regarding the history of the property, alterations to the buildings, and past land uses.

On August 15, 2013, LSA archaeologist Leroy Laurie, B.S., conducted an archaeological field survey of the project area. Mr. Laurie surveyed the entire 7-acre project area with pedestrian transects spaced less than 32 feet apart. Aside from the building footprints, ground visibility was excellent (80%-100%). Mr. Laurie inspected all exposed areas for prehistoric cultural materials (e.g. stone tools and lithic debitage, ground stone), historic artifacts (e.g., metal, glass, ceramics), and soil discoloration that might indicate the presence of an archaeological midden. The survey was documented with notes, maps, and photographs.

ELIGIBILITY EVALAUTIONS

LSA conducted a California Register eligibility evaluation of the built environment resources identified in the project area. The purpose of the evaluation was to determine if any of the resources were eligible, either individually or collectively, for inclusion in the California Register. This was done by preparing a historic context of the project area, which provided the framework within which the project area resources were evaluated under the California Register significance criteria. If any resources were determined to be significant under any of the criteria, then the integrity of these resources (i.e., their ability to convey their significance) was assessed based on the results of the archival research and field survey.

ELIGIBILITY EVALUATIONS

This section presents the historical and architectural context of the project area, followed by a resource description and application of the California Register significance criteria. Based on background research and field survey results, the historical land use patterns in the project area are best understood within the themes of settlement, transportation, and agriculture. As described in *National Register Bulletin 15*,¹ these themes serve as the framework within which significance criteria are applied to evaluate built environment resources in the project area that are 50 years old or older (National Park Service 1997:7-10).

The overview below summarizes the historic contexts of settlement, transportation, and agriculture in and around the project area, as well as provides a descriptive typology of the common architectural styles associated with the contexts.

HISTORIC CONTEXT²

Settlement

The earliest European contact in the region took place during the voyages of Juan Rodriguez Cabrillo, whose ships followed the coast of California as far north as Mendocino in 1542. The coastline became a regular route for the Manila galleons crossing the Pacific (Beck and Haase 1977). The first Europeans to actually traverse the area were members of Gaspar de Portolá's land expedition in 1769. Systematic settlement of the area began in 1795, when Franciscan Father Buenaventura Sitjar of Mission San Antonio and a group of soldiers investigated potential locations for a new mission site between missions San Luis Obispo and San Antonio. Two years later, a location near the Salinas River with ample water for irrigation and ready supply of building materials was selected and Mission San Miguel Arcángel was established July 25, 1797 (Krell, et. al. 1964:254; Abeloe, Hoover Rensch, and Rensch 1966:381-382). To make the new mission self-sufficient, 14 leagues of land (approximately 62,000 acres) were granted in trust and used to raise crops and graze cattle (Ohles 2013).

Mission San Miguel dominated early land use and local settlement patterns until the 1830s when its extensive lands were repossessed under the secularization law passed by the Mexican government. Recognizing that mission lands and buildings were held in simple trust for the King of Spain, governors of newly independent Mexico began dispensing large tracts of former mission land to military veterans, political supporters, and settlers. Ranchos near the project area include El Paso de Robles, Asunción, and San Geronimo, which were granted in the mid-1840s following the dissolution of Mission San Miguel (USGS 1919; Marschner 2000:84-88).

¹ National Park Service guidance is applied here based on the similarities between the National Register of Historic Places and the California Register.

² Unless noted, this section is adapted from Bertrando 2005.

Adelaida/Las Tablas. In an 1833 report to Mexican Governor José María de Echeandía describing the holdings, population, and assets of Mission San Miguel, Father Juan Cabot stated that the lands west from the mission to the coast “. . . consist almost entirely of mountain ridges, devoid of permanent water. For this reason that region is not occupied until one reaches the coast where the Mission has a house of adobe.” To the south, mission lands were primarily used as pasturage for sheep and horses. Ranchos Paso de Robles and Asunción cultivated winter wheat and barley. However, the area lacked a steady water supply, which prevented more aggressive agricultural development (Abeloe, Hoover Rensch, and Rensch 1966:382). These hilly, lime-rich lands between Paso Robles and the Santa Lucia Range were known as Las Tablas, translated as “The Tables.” The area was roughly bounded by the Nacimiento River on the north, the headwaters of Jack and Santa Rosa creeks on the south, the Santa Lucian foothills on the east, and the Pacific Ocean on the west (MacGillivray 1995:4).

Many early settlers in Las Tablas were from Cambria or San Simeon. During the 1870s, these and other families rushed into the Adelaida area to homestead 160 acres or work the cinnabar mines (Bryan 1983). In 1877, the name was changed from “Las Tablas” to “Adelaida” and a post office was established. Soon, Adelaida supported six schools, three churches, two dance halls, two stores, and a population of approximately 700 people growing grain, orchard crops, cultivating vineyards, cutting lumber, and mining (MacGillivray 1995:91). The cinnabar mined from the nearby hills was processed into quicksilver used to chemically extract trace gold from ore crushed in hard-rock mining operations. The mines were the economic engine for the area, and the development of tenant and small-scale farming was in response to fulfilling the needs of the miners. In spite of successful harvests and lucrative mines, life in this rural area was hard. Disease, famine, fire, murder, and suicide took their toll on the population. The 1880 census for the Adelaida area shows that of a total population of 500, half were children and a handful of people over 60 (Bryan 1983).

The decline of Adelaida began in 1886 with the Southern Pacific Railroad’s arrival (SPRR) in Paso Robles, quickly making the community the primary center for business and regional transportation hub. The need for a maritime-based transportation route quickly declined as business shifted from coastal access at Cambria via Adelaida to inland routes serviced by the SPRR. As a result, most of the 180 homesteads settled in the 1870s were sold off to wealthy individuals who, in turn, consolidated them into large ranches (MacGillivray 1995:91).

Transportation

Las Tablas contained the main transportation route between the coast at Cambria, Mission San Miguel, and the southern Salinas Valley (MacGillivray 1995:154; Christian 2002:91). A written description of this area by U.S. Army Lieutenant George Derby during an 1849 reconnaissance mission to explore mountain passes between San Miguel and Santa Margarita stated that the road appeared seldom traveled, “. . . although it crosses two very declivitous hills [it] may be made a wagon road [...] of importance.” The development of roads became more important after the discovery of cinnabar in 1863, and many rural landowners clamored for reliable roads. In 1875, the newly-formed Cambria-Paso Robles Wagon Road Company responded to this need and surveyed and secured the right of way for a road connecting Las Tablas with the coast at Cambria.

Agriculture

While transportation was an initial incentive for the development of Adelaida/Las Tablas area, the region's lucrative agricultural activity sustained economic growth in its development.

Wheat/Grain. After the Gold Rush, wheat cultivation became California's next economic boom. Beginning in 1860 and continuing through the 1880s, wheat cultivation surged as the commodity proved to be an ideal cash crop for rural California communities such as the Adelaida area, primarily due to the efficiency of dry farming (Stoll 1998:26-27). The lands proved rich, and during the 1886 wheat harvest, one ranch brought in 195 tons of sacked grain (*The Tribune* 1961). When supply outpaced demand by miners for bread, surplus wheat was sacked for export via railroad to ports on the coast; Great Britain was an important destination for this surplus as the nation incentivized wheat exports by relaxing tariffs on foodstuffs from California. By 1868, California was exporting a third of the nation's wheat crop; within ten years, more than 2.5-million acres were under cultivation (Williams 1997:47-49). Other grains such as oats, barley, corn and peanuts were also exported.

Dairy and Specialized Crops. The wheat boom ended in the 1890s, as overproduction led to a price collapse of over 50 percent. Having overextended themselves by borrowing and speculating heavily in harvest yields, the now-helpless growers watched as many were bankrupted (Vaught 2007:203-205). Compounding the problem was the onset of a worldwide economic depression in 1893 sparked by a collapse in railroad financing and widespread bank failures (Orsi 2005:216-217). The division of grain farms into smaller tracts in the 1880s was facilitated by the collapse in wheat farming, the simultaneous agitation for developing an irrigation system, and by San Francisco-based speculators purchasing large tracts of land from bankrupt wheat growers for ranches, orchard crops and vineyards. In northwest San Luis Obispo County, irrigation via ground water pumping eased the transition from large-scale monocrop economy to a more sustainable, diversified cultivation of orchards, grapes, melons, and other water-intensive crops. The dairy industry also benefitted as the region shifted away from wheat (Caltrans 2000:38-48).

In the countryside, farms beyond the reach of irrigation canals irrigated their crops with ground water pumped to the surface using cheap electricity. In northwest San Luis Obispo County, the low water table made water harder to retrieve than other area. Some farmers used various methods to retrieve and store ground water for irrigation. Methods developed included gravity-fed water stored in tank houses or surface storage "surge" reservoirs, or under pressure from sophisticated pumps supplying water directly to field irrigation systems. The arrival of electrical power transformed the countryside by making pumping ground water a practical solution to growing water-intensive crops (Williams 1997:224-236). The growth in ground water pumping and electrical development allowed rural areas in California like Adelaida to shift from wheat and dairy production to growing walnuts, grapes, and almonds.

Project Area Land Ownership, Tenancy, and Development Arc

Willow Creek Ranch. According to USGS maps and chain of title information, the project area and vicinity remained undeveloped until the early 1900s. Modern Vineyard Drive was known then as Willow Creek Road. One building was located in the project area, presumably a residence for a ranch foreman. Overall, the project vicinity was sparsely settled with only a few improved roads connecting the various outlying ranches. Two smaller communities, German Church and Summit School, are depicted near the crossroads of Willow Creek, Peachy Canyon, and Dover Canyon roads, southeast of

the project area (USGS 1919, 1932). A 1937 aerial photograph depicts the project area located in an oak grove. Vineyard Drive/Willow Creek Road is faintly seen. Most of the lands are uncultivated with some orchards depicted (USDA 1937).

By in the mid-to-late 1940s, Willow Creek Road (which would become Vineyard Drive) was an improved, all-season road. The project area is depicted fully built out, with a cluster of six buildings roughly arranged in a "V" pattern pointing to the southwest; according to Assessor records, this complex of buildings constituted the built environment of Willow Creek Ranch. Assessor records indicate these buildings and structures, including the surviving barn, granary, and dam, well, and pump pad feature, were used as part of a dairy operation. These records describe the buildings, structures, and objects as "Milk Room," "Corral," "Fence," "Barn," "Tank and Tower," "Granary," "Shed," and "Impshed" (Implement Shed). Another smaller cluster of three buildings is located across Vineyard Drive (USGS 1947, 1948, 1979; San Luis Obispo County Assessor 1948). Aerial photographs taken in 1949, 1956, 1963, and 1969 show a continuity of land use patterns in and adjacent to the project area between 1937 and 1969. Varying image quality and poor location references on the photographs rendered them of limited use for research purposes (USDA 1949, 1956, 1963, 1969).

Chain of title information indicated that lands containing the project area were first part of a 2,560-acre Government Land Office land patent filing by the State of California in 1861. A portion of this land patent containing the project area was sold in 1887 by the state to Fredrick Huffaker who sold the property five years later to a Cambria-based business man and minor county official Robert Pollard. Failing in health, Pollard sold the land to his wife in 1895 who sold it a year later.

Around 1900, land containing the project area was part of an oil exploration lease held between the San Luis Oil Development Company and the San Luis Obispo County bank. In 1902, the oil lease expired and the bank sold 720 acres of land which contained the project area to Los Angeles-based glass and pottery salesman G.F. Bell. Over the next 24 years the parcel containing the project area grew to cover over 1,000 acres.

In 1926, Maurice Ayers sold the parcel to Hans Hendrickson, who promptly granted the land to the Hendrickson Ranch Company Inc. In 1933, presumably following foreclosure brought about by the Great Depression, Security First National Bank of Los Angeles sold the land to Erasmus B. Young. The following year, Young died in Los Angeles and his estate granted the land to his wife, Leone Guth Young. Within a year, Leone sold to Homer G. Tate who farmed the land for nine years. No record was located documenting Tate selling the land.

In 1946, Johannes and Mildred Thiele sold the land containing the project area to King Vidor, a prominent figure in early Hollywood. Over his 70 year career, Vidor produced, directed, and wrote over 60 feature films. His work spanned the era of the silent film to the "talkies" (Starr 1997:248, 275, 278, Wikipedia 2013). According to his daughter, Suzanne Vidor Parry, Vidor lived "... in at least a dozen local boardinghouses, apartments and mansions," including residences in Beverley Hills and Hollywood (Kanner 1987). Perhaps seeking a quiet, rural area to relax, he first started assembling his approximately 1,500-acre estate in the 1940s and was still expanding it when he acquired lands containing Willow Creek Ranch in 1946. In 1982, Vidor passed away, and the next year Vidor's estate sold Willow Creek Ranch to Karen Guth (no identified relation to Leonie Guth Young) and

Charles Applebaum. At the point of that sale, Willow Creek Ranch comprised 140 acres, including the current 7-acre project area.

Ms. Guth and her son Joshua Yagunda began to press olives, planted a 45-acre olive orchard, and began Pasolivo Olive Oil Company in 2000 (Budge 2002; Stevens 2000). Around the time Pasolivo opened, other farmers began to plant olive orchards in the Las Tablas/Adelaida area. By the mid-1990s, “. . . more than 7,000 Italian olive trees have gone into orchards in the North and South County” (Mariani 1998).

In 2009, Guth and her son Joshua Yaguda were sentenced to 12 years in state prison for defrauding real estate investors. Three years later, , creditors liquidating Guth’s assets sold Pasolivo Olive Oil and land containing the project area to the Troy Group, a Costa Mesa-based manufacturing the product development company (Johnston 2009; BusinessWire 2012).

Present Day. Beginning in the 1980s, the Adelaida area was slowly being rediscovered and populated by wealthy individuals and families from urban areas who liked the climate and rural character of the area. In spite of the rapid growth of residential development in northwest San Luis Obispo County over the last 30 years, agriculture remains an economic force. Top-ranking commodities include nursery products, cattle, and timber. In addition to olive oil, numerous other specialty or niche agricultural products are also cultivated, including wine grapes, walnuts, and honey.

ARCHITECTURAL CONTEXT

Architecture in the project area parallels trends elsewhere in San Luis Obispo County and California during the 20th century. This section describes the prevalent type of architecture found in the project area and vicinity in terms of design, form, materials, and construction methods (Caltrans 2007:145-148).

Vernacular

A useful approach to understanding Vernacular style is by defining what it is not. That is, Vernacular architecture is not overly formal or monumental in nature, but rather is represented by relatively unadorned construction that is not designed by a professional architect. Vernacular architecture is the commonplace or ordinary building stock that is built for meeting a practical purpose with a minimal amount of flourish or otherwise traditional or ethnic influences (Upton and Vlach 1986:xv-xxi, 426-432). Typically associated with older, hand-built rural buildings in remote or rural setting, Vernacular architecture can also include modern, pre-fabricated, general purpose steel buildings used as shop space, warehouses, discount-clearance centers and many other uses (Gottfried and Jennings 2009:9-16).

RESOURCE DESCRIPTIONS AND APPLICATION OF SIGNIFICANCE CRITERIA

This section (1) provides a brief description of the resources in the project area identified during the archival research and architectural field survey; and (2) evaluates the eligibility of these resources for

inclusion in the California Register. The resources were analyzed collectively to determine their suitability for evaluation and recordation as a historic district. However, because many contributing built environment elements that once made up the dairy complex were demolished or altered significantly since 1948, the resources collectively did not possess an adequate linkage or continuity of association that would sustain a meaningful consideration as a historic district. Therefore, the resources were considered individually through recordation and evaluation (Figure 3: Map References 1-4). Please see Appendix A for DPR records for each resource.

Foreman's House

The Foreman's House is a single-story, "I"-shaped, wood-framed, 1,196-square-foot Vernacular-styled building located approximately 300 feet to the east of Vineyard Drive (Figure 3: Map Reference 1; Appendix A). The building was constructed circa 1900 according to information from San Luis County Assessor records, architectural characteristics, and historical USGS topographic maps. The character-defining features of this building include: a low-pitched, covered by a parallel-hipped, wooden wall cladding, and an overall simple, utilitarian design. The main entrance consists of a replacement wooden door that is accessed at the far left of the asymmetrical, south-facing façade under a shed-roofed porch. Alterations to the building consist of various replacement wood siding on all façades and window replacements of various types and sizes including (aluminum-framed sliders, double-hung vinyl-sashes, and large, fixed-paned picture frames). According to Pasolivo General Manager Ms. Cheryl Wieczorek, the residence was originally used as the residence of the Willow Creek Ranch foreman or overseer. Landscaping elements include a fieldstone-lined walkway, flower beds, a graded seating area paved in fieldstone, and several mature oak trees. This building is currently vacant and in fair condition.

Criterion 1: Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?

Research indicates that although the Foreman's House is associated with a pattern of events that has been significant in local history (agricultural development in the Adelaida area), the Foreman's House does not have an important specific association with that pattern of events.

Criterion 2: Is it associated with the lives of persons important in our past?

Research did indicate that the Foreman's House is located on a portion of the larger ranch that was once owned by King Vidor, an early Hollywood producer, director, and screenwriter. Vidor's ranch, at the height of its geographic extent, comprised approximately 1,500 acres, of which the project area was a small part (7 acres). Research did not indicate that Vidor resided in the Foreman's House, or that it served as part of an administrative or operational headquarters for his ranch. The Foreman's House appears to be part of a satellite complex associated with the day-to-day operation of the Willow Creek Ranch, and it is not associated with his productive life as a prominent Hollywood director, producer, and writer.

Criterion 3: Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?

The Foreman's House possesses the general characteristics of Vernacular style architecture, an architectural style well represented in the existing building stock of northwest San Luis Obispo

County and the Central Coast. Research and field observations indicate that it reflects a design and use of materials that is indicative of a carpenter and not an architect. The utilitarian approach the design and configuration indicates that this building was used as basic housing for individuals who spent most of their time outside; as such, the Foreman's House does not represent the work of an important creative individual or possesses high artistic value.

Criterion 4: Has it yielded, or may it be likely to yield, information important in prehistory or history?

The Vernacular style has been well documented in architectural literature, which has been extensively published and is widely available. For this reason, additional study of the Foreman's House would not be likely to yield information important to history.

Integrity Assessment. Due to a lack of historical significance, an integrity assessment of the Foreman's House integrity was not required.

Eligibility Conclusion. Due to a lack of historical significance, the Foreman's House does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA.

Barn

The resource consists of a rectangular, 6,500-square-foot, wood-framed barn with the two-story central section flanked by single story, shed-roofed cribs on the east and west façades located approximately 350 feet to the east of Vineyard Drive (Figure 3: Map Reference 2; Appendix A). It is covered by a medium-pitched, end-gabled roof. The walls are clad with vertical boards and a roller-door on the north façade. The barn is currently used for equipment storage. This barn was constructed circa 1925 based on information from San Luis County Assessor records, architectural characteristics, and historical USGS topographic maps. The barn was originally used to feed and house livestock of the Willow Creek Ranch and possesses the basic, utilitarian design common to agricultural buildings. The barn was heavily damaged during the San Simeon Earthquake of December 2002; following the earthquake, the barn's entire superstructure was rebuilt with lodge poles set in circular concrete supports. The former hay loft was removed and most of the eastern crib was enclosed and is used to store equipment, tools, and pesticides. A shed-roofed addition is located on the south façade. An inspection of the barn interior identified a wooden sign that states "Willow Creek Ranch." The barn is in good condition.

Criterion 1: Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?

Research indicates that although the barn is associated with a pattern of events that has been significant in local history (agricultural development in the Adelaida area), the barn does not have an important specific association with that pattern of events.

Criterion 2: Is it associated with the lives of persons important in our past?

Research did indicate that the barn is located on a portion of the larger ranch that was once owned by King Vidor, an early Hollywood producer, director, and screenwriter. Vidor's ranch, at the height of its geographic extent, comprised approximately 1,500 acres, of which the project area was a small part (7 acres). Research did not indicate that Vidor built the barn, or that it served as

part of an administrative or operational headquarters for his ranch. The barn appears to be part of a satellite complex associated with the day-to-day operation of the Willow Creek Ranch, and it is not associated with his productive life as a prominent Hollywood director, producer, and writer.

Criterion 3: Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?

The barn possesses the general characteristics of a utilitarian design, a style well represented in the existing building stock of northwest San Luis Obispo County and the Central Coast. Research and field observations indicate that it reflects a design and use of materials that is indicative of a carpenter and not an architect. The utilitarian approach the design and configuration indicates that this barn was used as a multi-purpose building to house or contain a variety of typical agricultural operations; as such, the barn does not represent the work of an important creative individual or possesses high artistic value.

Criterion 4: Has it yielded, or may it be likely to yield, information important in prehistory or history?

The utilitarian design has been well documented in agricultural literature, which has been extensively published and is widely available. For this reason, additional study of the barn would not be likely to yield information important to history.

Integrity Assessment. Due to a lack of historical significance, an integrity assessment of the Foreman's House integrity was not required.

Eligibility Conclusion. Due to a lack of historical significance, the barn does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA.

Granary

This resource consists of the partial remains of a former granary located approximately 300 feet to the east of the Vineyard Drive (Figure 3: Map Reference 3; Appendix A). It has an approximately 30-foot diameter base and inward-tapered walls of floating-formed concrete. The wall varies in height from nearly ground level on the east to approximately three feet as the terrain falls away to the west. No evidence of supporting bolts, rods, or brackets for a wood-framed tower were located. This granary was constructed circa 1925 based on information from San Luis County Assessor records, architectural characteristics, and historical USGS topographic maps. This granary possesses the basic utilitarian design common to agricultural buildings. This central portion has a dirt floor and is filled with weeds, broken, wooden boards, and trash.

Criterion 1: Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?

Research indicates that although the granary is associated with a pattern of events that have been significant in local history (agricultural development in the Adelaida area), the granary does not have an important specific association with that pattern of events.

Criterion 2: Is it associated with the lives of persons important in our past?

Research did indicate that the granary is located on a portion of the larger ranch that was once owned by King Vidor, an early Hollywood producer, director, and screenwriter. Vidor's ranch, at the height of its geographic extent, comprised approximately 1,500 acres, of which the project area was a small part (7 acres). Research did not indicate that Vidor built the granary, or that it served any purpose other than feed storage for his ranch. The granary appears to be part of a satellite complex associated with the day-to-day operation of the Willow Creek Ranch, and it is not associated with his productive life as a prominent Hollywood director, producer, and writer.

Criterion 3: Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?

The granary possesses the general characteristics of a utilitarian design style, a style well represented in the existing building stock of northwest San Luis Obispo County and the Central Coast. Research and field observations indicate that it reflects a design and use of materials that is indicative of a carpenter and not an architect. The utilitarian approach the design and configuration indicates that this granary was used to contain grain or feed for cattle; as such, the granary does not represent the work of an important creative individual or possesses high artistic value.

Criterion 4: Has it yielded, or may it be likely to yield, information important in prehistory or history?

The utilitarian style has been well documented in agricultural literature, which has been extensively published and is widely available. There are no unusual or distinct aspects of the form or construction of the granary. For this reason, additional study of the granary would not be likely to yield information important to history.

Integrity Assessment. Due to a lack of historical significance, an integrity assessment of the Foreman's House integrity was not required.

Eligibility Conclusion. Due to a lack of historical significance, the granary does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA.

Dam, Well, and Pump Pad

This resource is located 10 feet east of Vineyard Drive and consists of the partial remains of a water system feature comprised of a masonry dam of dry-laid field stone, a three-foot diameter circular well, and a raised, rectangular concrete pad used to mount an electric pump motor (Figure 3: Map Reference 4; Appendix A). The electrical supply pole and panel are gone, as is the motor. The well is filled with soil and the dam partially crumbled. They were in place circa 1950, which is the approximate date of construction according to physical characteristics and land use history. The dam, well, and pump pad are not depicted on USGS topographic maps or in Assessor records, but this is not unusual given their small scale and discrete appearance.

Criterion 1: Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?

Research indicates that although the dam, well, and pump pad are associated with a pattern of events that have been significant in local history (agricultural development in the Adelaida area), they do not have an important specific association with that pattern of events.

Criterion 2: Is it associated with the lives of persons important in our past?

Research did indicate that the dam, well, and pump pad are located on a portion of the larger ranch that was once owned by King Vidor, an early Hollywood producer, director, and screenwriter. Vidor's ranch, at the height of its geographic extent, comprised approximately 1,500 acres, of which the project area was a small part (7 acres). Research did not indicate that Vidor built the dam, well, or pump pad, or served a purpose beyond being a minor and localized water source for the ranch. The dam, well, and pump pad appear to be part of a satellite complex associated with the day-to-day operation of the Willow Creek Ranch, and they are not associated with his productive life as a prominent Hollywood director, producer, and writer.

Criterion 3: Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?

The dam, well, and pump pad possess the general characteristics of a utilitarian design style, a style well represented in the existing building stock of northwest San Luis Obispo County and the Central Coast. Research and field observations indicate that they reflect a design and use of materials that is indicative of a skilled laborer, not an architect. The utilitarian design and configuration indicates that the dam, well, and pump pad were used to provide the ranch a reliable water supply; as such, they do not represent the work of an important creative individual or possess high artistic value.

Criterion 4: Has it yielded, or may it be likely to yield, information important in prehistory or history?

The utilitarian design of common ranch water systems has been well documented in agricultural literature, which has been extensively published and is widely available. For this reason, additional study of the dam, well, and pump pad would not be likely to yield information important to history.

Integrity Assessment. Due to a lack of historical significance, an integrity assessment of the Foreman's House integrity was not required.

Eligibility Conclusion. Due to a lack of historical significance, the granary does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA.

Architectural Survey

The architectural field survey of the project area identified the remaining elements of former dairy ranch complex comprising two buildings – the Foreman’s House, a barn, a former granary, and a water system consisting of a dam, well, and pump pad. The majority of the building cluster shown on the 1947 *Adelaida, Calif.*, 15-minute and 1948 *York Mountain, Calif.*, 7.5-minute USGS topographic maps are gone (USGS 1947, 1948; San Luis Obispo County Assessor 1948).

An on-site conversation with Pasolivo General Manager Ms. Cheryl Wieczorek indicated that the project area was once owned by King Vidor, a notable Hollywood director who directed films including *Man Without A Star*, *Northwest Passage*, and *The Fountainhead* (Wikipedia 2013). Subsequent research indicates that Vidor’s estate later comprised over 1,500 acres and was used as a

cattle ranch and getaway destination. Mr. Vidor died on his ranch in 1982. His home was located at Whalebone Vineyard, located approximately one-half mile to the west of the project area at 8325 Vineyard Drive.

Each built environment element is described in the Eligibility Evaluation section above as well as on DPR 523 records in Appendix A.

ELIGIBILITY EVALAUTIONS

LSA evaluated four built enjoyment resources for their California Register eligibility: the Foreman's House, barn, granary, and water system (dam, well, and pump pad). Based on background research and field surveys, none of the built environment resources identified appear eligible for inclusion under any of the criteria of the California Register.

REFERENCES CONSULTED

- Abeloe, William N., and Mildred Brooke Hoover, Hero Eugene Rensch, Ethel Grace Rensch
1966 *Historic Spots in California, Third Edition*. Stanford University Press, Stanford, California.
- Angel, Myron
1883 *History of San Luis Obispo County, California*. Thompson & West, Oakland, California.
Reprinted 1994 by Word Dancer Press and Friends of the Adobes, San Miguel California.
- Bass, Ron, Albert I. Herson, and Kenneth M. Bogdan
1999 *CEQA Deskbook*. Solano Books, Point Arena, California.
- Beck, Warren, and Ynez D. Haase
1977 *Historical Atlas of California*. University of Oklahoma Press, Norma, Okalahoma.
- Bertrando, Betsy
2005 *Historical Resource Evaluation for the Kentucky Ranch Barn (P-40-041171), 8355 Vineyard Drive, County of San Luis Obispo, CA (APN 014-101-050)*. Bertrando & Bertrando Research Consultants, San Luis Obispo, California.
- Brusa, Betty W.
1992 *Salinan Indians of California and Their Neighbors*. Naturegraph Publishers, Happy Camp,
- Bryan, Bill
1983 "Searching For Roots in Adelaida," *Country News*, 6 July 1983:4-5.
- Budge, Katy
2003 "Vintages – All About Olive Oil." Published by *The Tribune*, San Luis Obispo County Newspapers. San Luis Obispo, California.
2002 "Pressing Business at Willow Creek Olive Ranch," *The Tribune*, 31 July 2002:B8.
- Bureau of Land Management
1861 General Land Office Records, Serial Patent No. CACAAA 000001 M3, Document No. 1091861, filed January 9, 1861. Electronic document,
http://www.glorerecords.blm.gov/details/patent/default.aspx?accession=CACAAA_000001_M3&docClass=SER&sid=pjnpictz.xli#patentDetailsTabIndex=0, accessed August 27, 2013.
- BusinessWire
2012 "Dirk Family Acquires Pasolivo Olive Oil Ranch." Electronic document,
<http://www.businesswire.com/news/home/20121114005017/en/Dirk-Family-Acquires-Pasolivo-Olive-Oil-Ranch>, accessed August 22, 2013.

California Department of Parks and Recreation

- 1976 *California Inventory of Historic Resources*. California Department of Parks and Recreation, Sacramento.

California Department of Transportation (Caltrans)

- 2007 *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Division of Environmental Analysis, California Department of Transportation, Sacramento, California.
- 2000 *Water Conveyance Systems in California: Historic Context Development and Evaluation Procedures*. JRP Historical Consulting, Davis and Environmental Program/Cultural Studies Office, California Department of Transportation, Sacramento, California.

California Digital Library

- 2013 *Calisphere*. The Regents of the University of California. Electronic document <<http://www.calisphere.universityofcalifornia.edu>> accessed August 22, 2013.
- The Online Archive of California*. The Regents of the University of California. Electronic document <<http://www.oac.cdlib.org/>> accessed August 22, 2013.

California Office of Historic Preservation

- 1988 *Five Views: An Ethnic Sites Survey for California*. California Department of Parks and Recreation, Sacramento.
- 1992 *Points of Historical Interest*. California Department of Parks and Recreation, Sacramento.
- 1995 *California Historical Landmarks*. California Department of Parks and Recreation, Sacramento.
- 2012 *Directory of Properties in the Historic Property Data File*, April 5, 2012. California Department of Parks and Recreation, Sacramento.

Calisphere

- 2013 Calisphere. Electronic document, <http://www.calisphere.universityofcalifornia.edu/>, accessed August 20, 2013

Ching, Francis D.K.

- 1995 *A Visual Dictionary of Architecture*. John Wiley & Sons Inc., New York.

Christian, Bob

- 2002 *Adelaida Cemetery, 1878-2002*. San Luis Obispo County Genealogical Society, Inc., Atascadero, California.

Gibson, Robert O.

- 1983 *Ethnogeography of the Salinan People: A Systems Approach*. Master's thesis, California State University, Hayward.

Gottfried, Herbert and Jan Jennings

- 2009 *American Vernacular Buildings and Interiors, 1870-1960*. W.W. Norton & Company, New York, New York.
- Grant, Campbell
1978 Eastern Coastal Chumash. In *California*, edited by Robert F. Heizer, pp. 524-529. Handbook of North American Indians, Volume 8; William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Greenwood, Roberta S.
1978 Obispeño and Purisimeño Chumash. In *California*, edited by Robert F. Heizer, pp. 520-523. Handbook of North American Indians, Volume 8; William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Gudde, Erwin G.
1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Fourth edition, revised and enlarged by William Bright. University of California Press, Berkeley.
- Hamilton, Geneva
1974 *Where the Highway Ends*. Williams Printing Company, and Geneva Hamilton, Cambria, California.
- Harrison, William
1964 *Prehistory of the Santa Barbara Coast California*. Ph.D. dissertation, University of Arizona, Tucson.
- Hayes, Derek
2007 *Historical Atlas of California*. University of California Press, Berkeley.
- Hester, Thomas R.
1978 Salinan. In *California*, edited by Robert F. Heizer, pp. 500-504. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Hickey, Julia
2012 "Pasolivo purchased by Newport Beach family." Electronic document, <http://www.sanluisobispo.com/2012/11/14/2296381/newport-beach-family-buys-pasolivo.html>, accessed August 22, 2013.
- Hoover, Mildred Brooke, Hero Eugene Rensch, Ethel Rensch, and William N. Abeloe
1990 *Historic Spots in California*. Fourth edition, revised by Douglas E. Kyle. Stanford University Press, Stanford, California.
- Hudson, Travis, and Thomas C. Blackburn
1986 *The Material Culture of the Chumash Interaction Sphere. Volume V: Manufacturing Processes, Metrology, and Trade*. Santa Barbara Museum of Natural History, Santa Barbara, California.

Johnston, Joe

- 2009 Estate Financial Principal Karen Guth and Joshua Yaguda Sentenced to Prison. *SanLuisObispo.com*, 8 December 2009. Electronic document, <http://www.sanluisobispo.com/2009/12/08/948387/estate-financial-principals-karen.html>, accessed August 25, 2013.

Jones, Terry L.

- 2000 Climate and Vegetation. In: Fitzgerald, R. T. *Cross Creek: An Early Holocene/Millingstone Site*. California State Water Project, Coastal Branch Series Paper No. 12. San Luis Obispo County Archaeological Society.

Jones, T.L., and G. Waugh

- 1995 *Central California Coastal Prehistory: A View from Little Pico Creek*. Perspectives in California Archaeology, Vol.3. Institute of Archaeology, University of California, Los Angeles.

Kanner, Diane

- 1987 "Director Changed Addresses Often: King Vidor Moved to Top of Hill," *The Los Angeles Times*, 8 November 1987. Electronic document, http://articles.latimes.com/1987-11-08/realestate/re-21767_1_king-vidor, accessed August 26, 2013.

Krell, Dorothy, Paul C. Johnson, John S. Weir, Harry Downie, Adrian Wilson, Joe Seney, Philip Spencer, France Carpentier

- 1979 *The California Missions: A Pictorial History*. Sunset Books, Menlo Park, California.

Krieger, Daniel E.

- 1988 *San Luis Obispo County, Looking Backward into the Middle Kingdom*. Windsor Publications, Inc., Salinas, California.

Kroeber, Alfred L.

- 1925 *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Smithsonian Institution, Washington, D.C. Reprinted 1976 by Dover Publications, New York.

Lurie, Joshua

- 2010 "Pasolivo: Pressing Olive Oil on Regal Paso Robles Property." Electronic document, <http://www.foodgps.com/pasolivo-paso-robles/>, accessed August 23, 2013.

MacGillivray, J. Fraser

- 1995 *The Story of Adelaida*. J Fraser MacGillivray, El Paso de Robles Pioneer Museum, El Paso de Robles Area Historical Society and San Luis Obispo County Historical Society.

McAlester, Virginia & Lee McAlester

- 2003 *A Field Guide to American Houses*. Alfred A. Knopf, Inc., New York.

Mariani, Teresa

- 1998 "Growers See Green in Olive Oil," *The Tribune*, 31 November 1998:1.

Marschner, Janice

2000 *California, 1850: A Snapshot in Time*. Coleman Ranch Press, Sacramento, California.

Mason, J. Alden

1912 The Ethnology of the Salinan Indians. *University of California Publications in American Archaeology and Ethnology* 10(4):97-240. Berkeley.

Milliken, Randall and John R. Johnson

2005 *An Ethnogeography of the Salinan and Northern Chumash Communities – 1769 to 1810*. Far Western Anthropological Research Group, Inc. Submitted to California Department of Transportation, District 5.

Morning Tribune

1911 "Robert Pollard, b. Richmond, Virginia 1832, pioneer, died 1899," Electronic document, <http://boards.ancestry.com/localities.northam.usa.states.california.counties.sanluisobispo/481/mb.ashx?pnt=1>, accessed August 27, 2013.

National Park Service

1997 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. U.S. Department of the Interior, Washington, D.C.

Ohles, Wallace V.

1997 *The Lands of Mission San Miguel*. Friends of the Adobes, Inc., San Miguel, California.

Online Archive of California

2013 *Online Archive of California*, Electronic document, <http://www.oac.cdlib.org/>, accessed August 20, 2013.

Orsi, Richard J.

2005 *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850- 1930*. University of California Press, Berkeley, California.

ParcelQuest

2013 Assessor's Parcel Information. Electronic document, <http://www.parcelquest.com/PQWeb/GIS/Detail.aspx?s=2060302&co3=SLO&apn=014331071&list=bottom>, accessed August 8, 2013.

Rice, Thomas J., and Tracey G. Cervellone

2007 *Paso Robles: An American Terroir*. Thomas J. Rice, Ph.D., and Tracey G. Cervellone.

Polk, R.L., & Company

1923 *San Luis Obispo County Directory*. R.L. Polk and Company Publishers, San Francisco, California.

1928 *San Luis Obispo County Directory*. R.L. Polk and Company Publishers, San Francisco, California

- 1930 *San Luis Obispo City Directory Including Paso Robles & San Luis Obispo County*. R.L. Polk and Company of California Publishers, Monterey Park, California.
- 1950 *San Luis Obispo City Directory Including Paso Robles & San Luis Obispo County*. R.L. Polk and Company of California Publishers, Los Angeles, California.
- 1953 *San Luis Obispo City Directory Including Paso Robles & San Luis Obispo County*. R.L. Polk and Company of California Publishers, Los Angeles, California.
- 1961 *San Luis Obispo City Directory Including Paso Robles & San Luis Obispo County*. R.L. Polk and Company of California Publishers, Los Angeles, California.
- 1967 *San Luis City Obispo Directory Including Paso Robles & San Luis Obispo County*. R.L. Polk and Company of California Publishers, Los Angeles, California.

San Luis Obispo County

- 2010 San Luis Obispo County, Conservation and open Space Element. Electronic document, <http://www.slocounty.ca.gov/Assets/PL/Elements/COSE.pdf>, accessed August 28, 2013.

San Luis Obispo County Assessor

- 1948 Residential Building Records for APN 014-331-35 (later 014-331-071). North Branch Office, Atascadero, California.

San Luis Obispo County Recorder

- 1887 Patent. Book C: Page 319; Official Records of San Luis Obispo County.
- 1893 Grant Deed. Book J: Page 465; Official Records of San Luis Obispo County.
Grant Deed. Book 22: Page 98; Official Records of San Luis Obispo County.
- 1895 Grant Deed. Book 25: Page 163; Official Records of San Luis Obispo County.
- 1896 Grant Deed. Book 27: Page 172; Official Records of San Luis Obispo County.
- 1902 Grant Deed. Book 50: Page 620; Official Records of San Luis Obispo County.
Grant Deed. Book 55: Page 529; Official Records of San Luis Obispo County.
- 1926 Grant Deed. Book 18: Page 243; Official Records of San Luis Obispo County.
- 1927 Grant Deed. Book 27: Page 81; Official Records of San Luis Obispo County.
- 1933 Grant Deed. Book 137: Page 140; Official Records of San Luis Obispo County.
- 1934 Grant Deed. Book 152: Page 146; Official Records of San Luis Obispo County.
Grant Deed. Book 337: Page 76; Official Records of San Luis Obispo County.
- 1944 Grant Deed. Book 408: Page 426; Official Records of San Luis Obispo County.
- 1977 Trust Deed. Instrument #47159, Book 2012: Page 552; Official Records of San Luis Obispo County.
- 1985 Grant Deed. Instrument #31984, Book 2716: Page 42; Official Records of San Luis Obispo County.

Singer, Clay A.

- 2005 *Cultural Resources Survey and Impact Assessment for 25+/- acres located at 8355 Vineyard Drive in the hills east [sic] of Paso Robles, San Luis Obispo County, California [APN 014-101-050]*. C.A. Singer & Associates, Inc., Cambria, California.

Starr, Kevin

- 1997 *The Dream Endures: California Through the 1940s*. Oxford University Press, New York.

Stevens, Leslie

- 2000 "Olive Oil Industry Takes Root," *the Tribune*, December 2000:D1.

Stob, Ron

- 1995 "Discovering the Mystery of Adelaida," *The Tribune*, 16 November 1995:16-17.

Stoll, Steven

- 1998 *The Fruits of Natural Advantage: Making the Industrial Countryside in California*. University of California Press, Berkeley.

Upton, Dell, and John Michael Vlach

- 1986 *Common Places: Readings in American Vernacular Architecture*. University of Georgia Press, Athens, Georgia.

U.S. Department of Agriculture (USDA)

- 1937 Aerial Photograph #AXH-1937 745. Taken February 1937 by United States Army. Electronic document, <http://collections.alexandria.ucsb.edu/ap/indexes/axh1937/>, accessed August 26, 2013.
- 1949 Aerial Photograph # AXH-1949. Taken march 1949 by Park Aerial Surveys Inc., Louisville, Kentucky. Electronic document, <http://collections.alexandria.ucsb.edu/ap/indexes/axh1949/>, accessed August 26, 2013.
- 1956 Aerial Photograph # AXH-1956. Taken September 1956-September 1957 by Hycon Aerial Surveys, Pasadena, California. Electronic document, <http://collections.alexandria.ucsb.edu/ap/indexes/axh1956/>, accessed August 26, 2013.
- 1963 Aerial Photograph # AXH-1963. Taken June- July 1963 by Mark Hurd Aerial Surveys. Electronic document, <http://collections.alexandria.ucsb.edu/ap/indexes/axh1963/>, accessed August 26, 2013.
- 1969 Aerial Photograph # AXH-1969. Taken May – June 1969 by Western Aerial Contractors, Inc. Electronic document, http://collections.alexandria.ucsb.edu/ap/indexes/axh1969/axh-1969_5.jpg, accessed August 26, 2013.

U.S. Geological Survey

- 1919 *Adelaida, Calif.*, 15-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.
- 1932 *Adelaida, Calif.*, 15-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

- 1947 *Adelaida, Calif.*, 15-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.
- 1948 *York Mountain, Calif.*, 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.
- 1948 *York Mountain, Calif.*, 7.5-minute topographic quadrangle. Photorevised 1979. U.S. Geological Survey, Washington, D.C.

Vaught, David

- 1999 *Cultivating California: Growers, Specialty Crops, and Labor, 1875-1920*. Johns Hopkins University Press, Baltimore, Maryland.
- 2007 *After the Gold Rush: Tarnished Dreams in the Sacramento Valley*. Johns Hopkins University Press, Baltimore, Maryland.

Wikipedia

- 2013 *King Vidor*. Electronic document, http://en.wikipedia.org/wiki/King_Vidor, accessed August 26, 2013.

Williams, James C.

- 1997 *Energy and the Making of Modern California*. University of Akron Press, Akron, Ohio.

APPENDIX A
California Department of Parks and Recreation 523 Series Forms

Foreman's House

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name: Foreman's House

P1. Other Identifier: Willow Creek Ranch; Pasolivo Olive Oil Company

*P2. Location: Not for Publication Unrestricted *a. County: San Luis Obispo

*b. USGS 7.5' Quad: *York Mountain, Calif.* Date: 1948 T: 26S R: 10E; Section 36

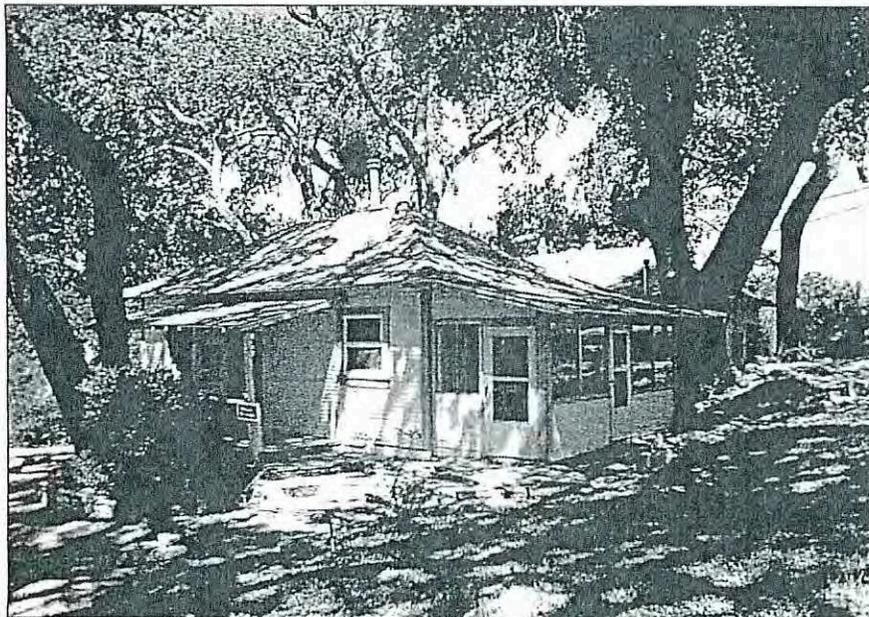
c. Address: 8530 Vineyard Drive, Paso Robles, California 93446 d. UTM: Zone 10S; 695113mE/3943813mN

e. Other Locational Data: APN 014-331-071. From the intersection of State Route 46 and Vineyard Drive, head north/northwest on Vineyard Drive 7.2 miles to 8530 Vineyard Drive, approximately 300 feet east of Vineyard Drive.

P3a. Description: This resource is a 1,196-square-foot, I-shaped, Vernacular, single-family residence built circa 1900 on a 140-acre parcel in a rural setting. Character-defining features of this building include a low-pitched, cross-hipped roofs with short, overhanging eaves, an asymmetrical façade, and walls clad in various types of wooden siding, including faux board-and-batten, horizontal lap, and T-111 siding simulating horizontal lap. The main entrance is on the far left side of the south-facing façade and consists of a replacement wood door. The windows are of various types: replacement aluminum-framed sliders, vinyl-sash design, and large, fixed-paned windows. The rear of the property has several small sheds and ancillary buildings for equipment storage. Alterations to the building appear extensive and include various types of wooden wall cladding. Windows of various sizes and types, including multi-paned metal casement windows, double-hung vinyl-sash windows, and large, fixed-paned windows. There is a small, shed-roofed addition on the north façade, likely used as a washroom. This building was used as a ranch foreman's house but is currently vacant. Landscape elements include grass, oak trees, bushes, and a winding entryway of field stone. The building is in fair condition. Due to a lack of historical significance, the Foreman's House does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA. Please see the report cited below for documentation of the evaluation.

*P3b. Resource Attributes: (HP2) Single family residence; (HP4) Ancillary building; (HP33) Farm/ranch

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



P5b. Description of Photo:

Foreman's House, south and east façade, view northwest.

*P6. Date Constructed/Age and Sources Historic Prehistoric; Circa 1950, County Assessor Office, architectural characteristics.

*P7. Owner and Address:

Brian Dirk
Pasolivo Olive Oil
8530 Vineyard Drive
Paso Robles, CA 93446

*P8. Recorded by:

Michael Hibma
LSA Associates, Inc
157 Park Place
Richmond, California 94801

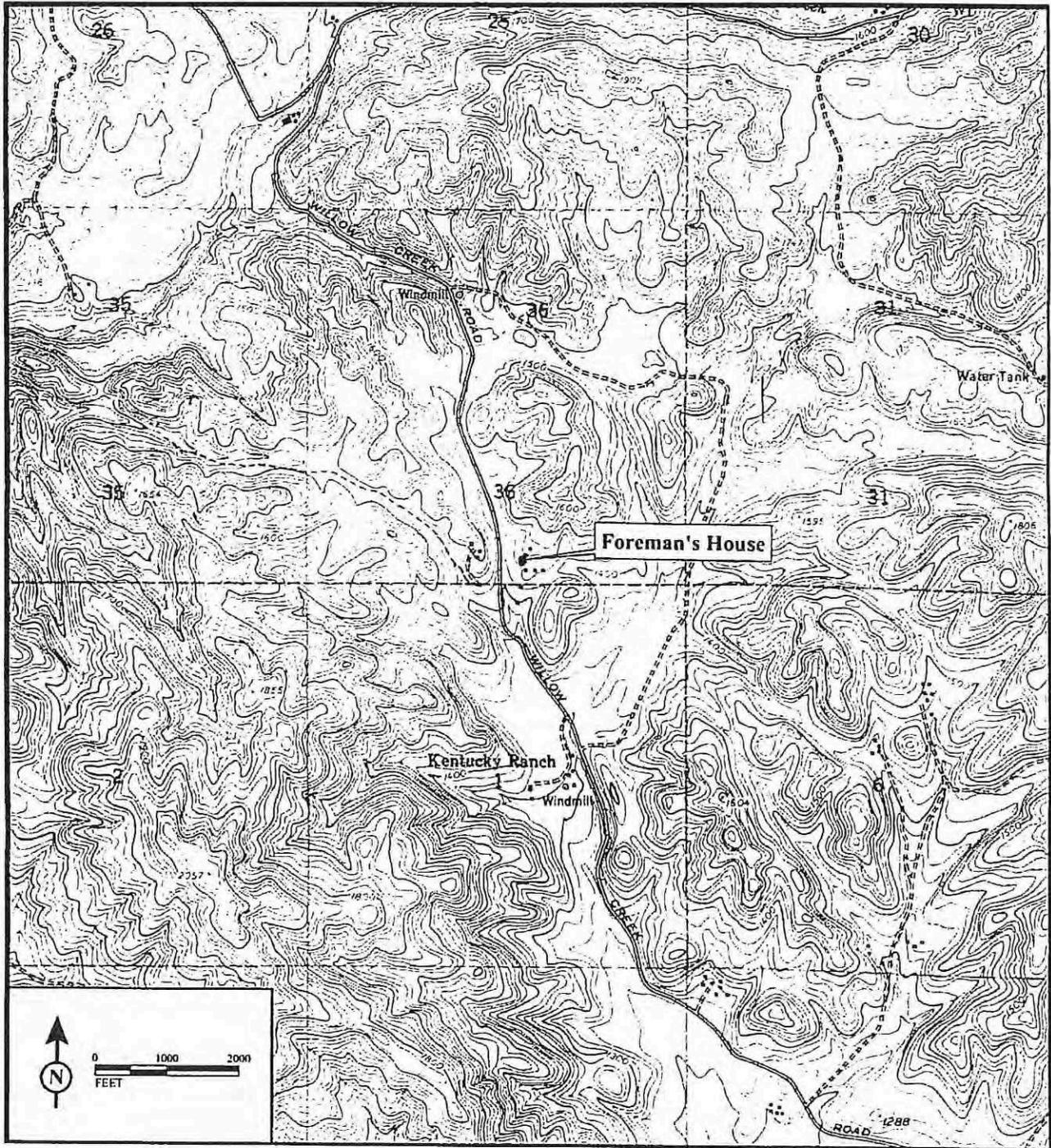
*P9. Date Recorded

August 15, 2013

*P10. Survey Type: Intensive

*P11. Report: Hibma, Michael and Leroy Laurie. 2013. *Phase I Archaeological Survey and Historical Assessment for the Pasolivo Project, San Luis Obispo County, California*. LSA Associates, Inc.,

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other:



Barn

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name: Barn

P1. Other Identifier: Willow Creek Ranch; Pasolivo Olive Oil Company

***P2. Location:** Not for Publication **Unrestricted** *a. County: San Luis Obispo

*b. USGS 7.5' Quad: *York Mountain, Calif.* Date: 1948 T: 26S R: 10E; Section 36

c. Address: 8530 Vineyard Drive, Paso Robles, California 93446 d. UTM: Zone 10S; 695138mE/3943752mN

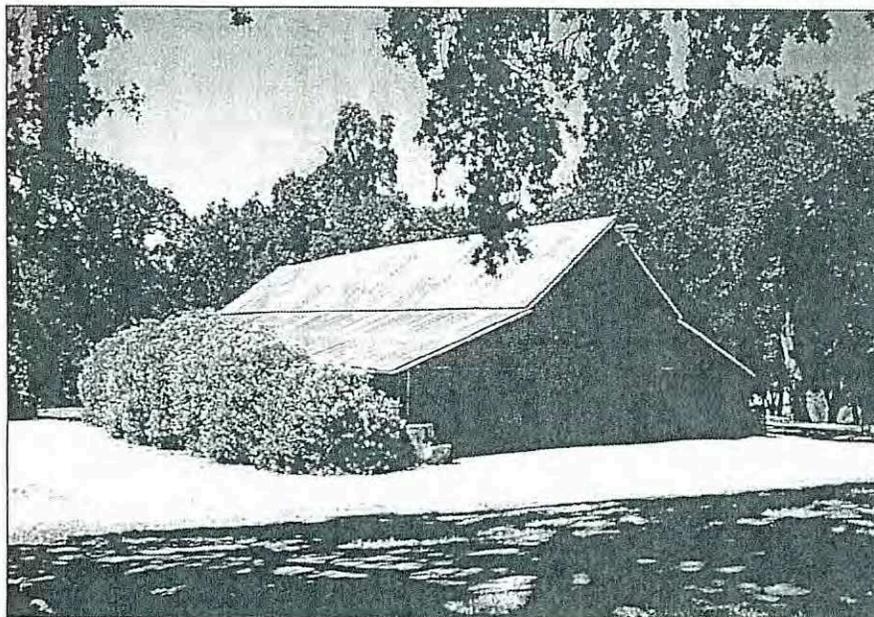
e. Other Locational Data: APN 014-331-071. From the intersection of State Route 46 and Vineyard Drive, head north/northwest on Vineyard Drive 7.2 miles to 8530 Vineyard Drive. The feature is approximately 325 feet east of Vineyard Drive and south of the Foreman's House.

P3a. Description:

The resource consists of a tall, rectangular, 6,500-square-foot, wooden-framed barn with a central two-story portion flanked by single story, shed-roofed cribs on the east and west façades located approximately 350 feet to the east of the Vineyard Drive. It is covered by a medium-pitched, end-gabled roof. The walls are of 1-by-12 foot vertical boards with a tall, roller-door on the north façade. The barn is currently used for equipment storage. This barn was constructed circa 1925 which is its date of construction according to information from San Luis County Assessor records, architectural characteristics, and historical USGS topographic maps. The barn was originally used to feed and house livestock of the Willow Creek Ranch. This barn possesses the basic utilitarian-based design common to agricultural buildings. This barn was heavily damaged during the San Simeon Earthquake of December 2002. Following the quake, the barn's entire superstructure was rebuilt with lodge poles set in circular concrete supports. The former hay loft was removed and most of the eastern crib was enclosed and is used to store equipment, tools, and pesticides. A shed-roofed addition is located on the south façade. An inspection of the barn interior identified a wooden sign that states "Willow Creek Ranch" confirming the previous name of the property. The barn is in good condition and currently used to store tools, equipment, and chemical products. Due to a lack of historical significance, the barn does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA. Please see the report cited below for documentation of the evaluation.

***P3b. Resource Attributes:** (HP4) Ancillary building

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



P5b. Description of Photo: Barn at 8350 Vineyard Drive, north façade, view southwest. SR 120 in background. LSA photo, 10/23/12.

***P6. Date Constructed/Age and Sources** Historic Prehistoric; Circa 1925, County Assessor Office, architectural characteristics.

***P7. Owner and Address:**
Brian Dirk
Pasolivo Olive Oil
8530 Vineyard Drive
Paso Robles, CA 93446

***P8. Recorded by:**
Michael Hibma
LSA Associates, Inc
157 Park Place
Richmond, California 94801

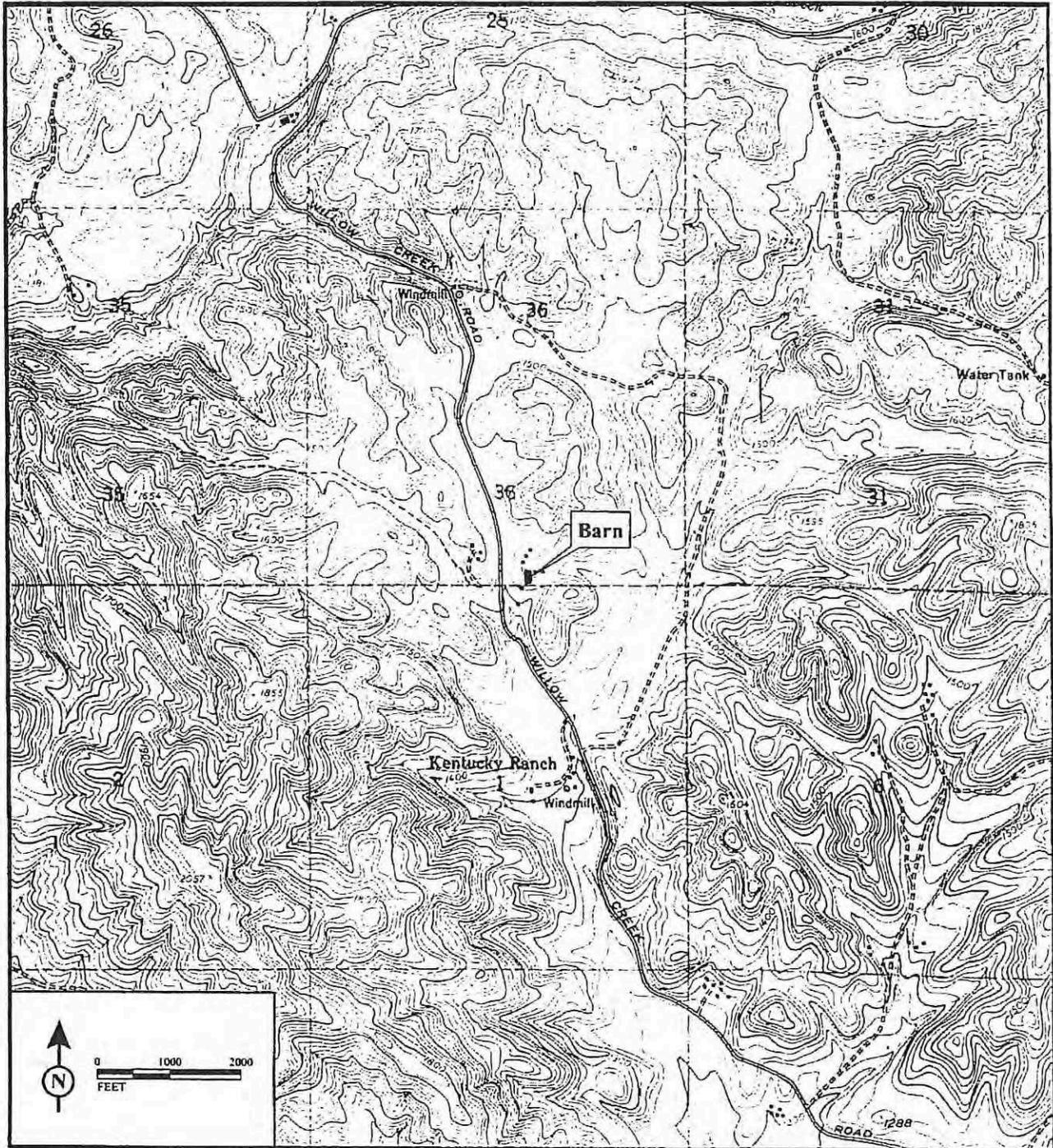
***P9. Date Recorded**
August 15, 2013

***P10. Survey Type:** Intensive

***P11. Report:** Hibma, Michael and Leroy Laurie. 2013. *Phase I Archaeological Survey and Historical Assessment for the Pasolivo Project, San Luis Obispo County, California.* LSA Associates, Inc.).

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other:
DPR 523A (1/95)

*Required information



Granary

P1. Other Identifier: Willow Creek Ranch; Pasolivo Olive Oil Company

***P2. Location:** Not for Publication Unrestricted ***a. County:** San Luis Obispo

***b. USGS 7.5' Quad:** York Mountain **Date:** 1948 **T:** 26S **R:** 10E Section 36

c. Address: 8530 Vineyard Drive, Paso Robles, California 93446 **d. UTM:Zone** 10S; 695104mE/3943716mN

e. Other Locational Data: APN 014-331-071. From the intersection of State Route 46 and Vineyard Drive, head north/northwest on Vineyard Drive 7.2 miles to 8530 Vineyard Drive. The feature is approximately 200 feet east of the driveway entrance to the property and 30-40 feet southeast of the barn.

P3a. Description: This resource consists of the partial remains of a former granary located approximately 300 feet to the east of the Vineyard Drive. It has an approximately 30-foot diameter base and inward-tapered walls of floating-formed concrete. The wall varies in height from nearly ground level on the east to approximately three feet as the terrain falls away to the west. No evidence of supporting bolts, rods, or brackets for a wood-framed tower were found. This granary was constructed circa 1925 which is its date of construction according to information from San Luis County Assessor records, architectural characteristics, and historical USGS topographic maps. This granary possesses the basic utilitarian-based design common to agricultural buildings. This central portion has a dirt floor and is filled with weeds, broken, wooden boards, and trash. Due to a lack of historical significance, the granary does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA. Please see the report cited below for documentation of the evaluation.

***P3b. Resource Attributes:** AH-2 Foundation

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



P5b. Description of Photo: Overview of foundation facing south.

***P6. Date Constructed/Age and Sources** Historic Prehistoric; Circa 1920, County Assessor Office, architectural characteristics.

***P7. Owner and Address:**
Brian Dirk
Pasolivo Olive Oil
8530 Vineyard Drive
Paso Robles, CA 93446

***P8. Recorded by:**
Michael Hibma
LSA Associates, Inc
157 Park Place
Richmond, California 94801

***P9. Date Recorded**
August 15, 2013

***P10. Survey Type:** Intensive

***P11. Report:** Hibma, Michael and Leroy Laurie. 2013. *Phase I Archaeological Survey and Historical Assessment for the Pasolivo Project, San Luis Obispo County, California.* LSA Associates, Inc.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other:

P1. Other Identifier: Willow Creek Ranch; Pasolivo Olive Oil Company

*P2. **Location:** Not for Publication Unrestricted *a. **County:** San Luis Obispo

*b. **USGS 7.5' Quad:** York Mountain **Date:** 1948 **T:** 26S **R:** 10E **Section:** 36

c. **Address:** 8530 Vineyard Drive, Paso Robles, California 93446 d. **UTM:Zone:** 10S; **695104mE/3943716mN**

e. **Other Locational Data:** APN 014-331-071. From the intersection of State Route 46 and Vineyard Drive, head north/northwest on Vineyard Drive 7.2 miles to 8530 Vineyard Drive. The feature is approximately 200 feet east of the driveway entrance to the property and 30-40 feet southeast of the barn.

P3a. Description: This resource consists of the partial remains of a former granary located approximately 300 feet to the east of the Vineyard Drive. It has an approximately 30-foot diameter base and inward-tapered walls of floating-formed concrete. The wall varies in height from nearly ground level on the east to approximately three feet as the terrain falls away to the west. No evidence of supporting bolts, rods, or brackets for a wood-framed tower were found. This granary was constructed circa 1925 which is its date of construction according to information from San Luis County Assessor records, architectural characteristics, and historical USGS topographic maps. This granary possesses the basic utilitarian-based design common to agricultural buildings. This central portion has a dirt floor and is filled with weeds, broken, wooden boards, and trash. Due to a lack of historical significance, the granary does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA. Please see the report cited below for documentation of the evaluation.

*P3b. **Resource Attributes:** AH-2 Foundation

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



P5b. Description of Photo: Overview of foundation facing south.

*P6. **Date Constructed/Age and Sources** Historic Prehistoric; Circa 1920, County Assessor Office, architectural characteristics.

*P7. **Owner and Address:**
Brian Dirk
Pasolivo Olive Oil
8530 Vineyard Drive
Paso Robles, CA 93446

*P8. **Recorded by:**
Michael Hibma
LSA Associates, Inc
157 Park Place
Richmond, California 94801

*P9. **Date Recorded**
August 15, 2013

*P10. **Survey Type:** Intensive

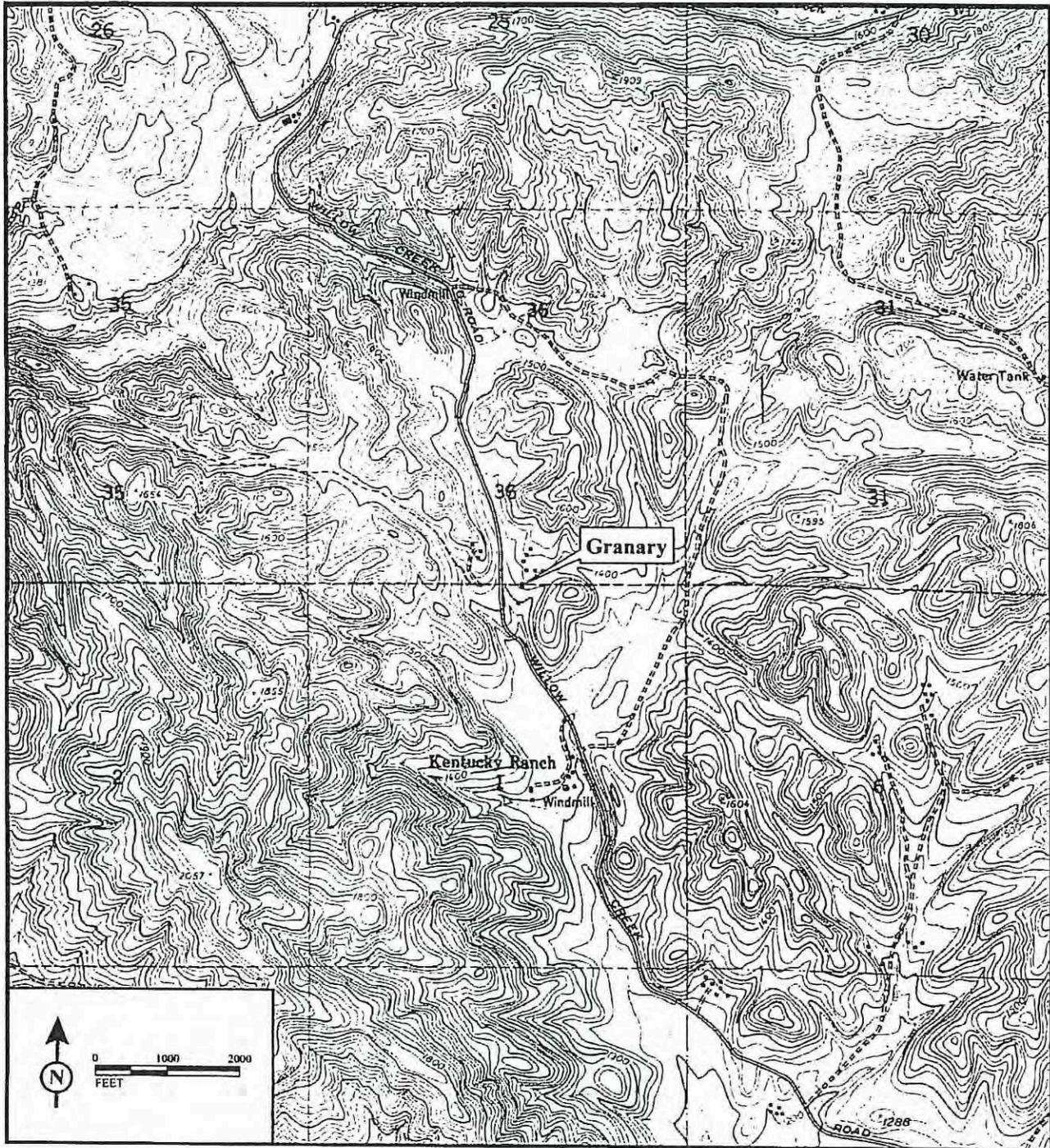
*P11. **Report:** Hibma, Michael and Leroy Laurie. 2013. *Phase I Archaeological Survey and Historical Assessment for the Pasolivo Project, San Luis Obispo County, California.* LSA Associates, Inc.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other:

*Map Name: USGS 7.5' topographic quadrangle: *York Mountain, CA.*

*Scale: 1:24,000

*Date of Map: 1948



Dam, Well, and Pump Pad

P1. Other Identifier: Willow Creek Ranch; Pasolivo Olive Oil Company

***P2. Location:** Not for Publication Unrestricted ***a. County:** San Luis Obispo

***b. USGS 7.5' Quad:** *York Mountain, Calif.*, **Date:** 1948 **T:** 26S **R:** 10E; Section 36, MDBL.

c. Address: 8530 Vineyard Drive, Paso Robles, California 93446 **d. UTM:** Zone 10S: 695046mE/3943775mN

e. Other Locational Data: APN 014-331-071. From the intersection of State Route 46 and Vineyard Drive, head north/northwest on Vineyard Drive 7.2 miles to 8530 Vineyard Drive. The feature is approximately 100 feet north of the driveway entrance to the property within the small drainage adjacent to Vineyard Drive.

P3a. Description: This resource is located 10 feet east of Vineyard Drive and consists the partial remains of a water control system feature comprised of a masonry dam of dry-laid field stone, a small, a three-foot diameter circular well, and a raised, rectangular concrete pad used to mount an electric motor; likely to pump ground water. The electrical supply pole and panel are gone, as is the motor. The well is filled with soil and the dam partially crumbled. of a masonry dam of dry-laid field stone, a small, circular well, and a raised concrete pad once used to mount a pump well motor. These features worked in tandem to supply water to the property. They were likely in place circa 1950, which according to design characteristics and land-use patterns, is the approximate date of construction. No evidence of the dam, well, and pump pad are depicted on USGS topographic maps. Due to a lack of historical significance, the granary does not appear eligible for inclusion in the California Register, nor does it qualify as a historical resource for the purposes of CEQA. Please see the report cited below for documentation of the evaluation.

***P3b. Resource Attributes:** AH-21: Dam ; AH-5: Well; AH-2 Foundation

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



P5b. Description of Photo: Overview of the dam, the well, and the pad facing north. Vineyard Drive, upper left.

***P6. Date Constructed/Age and Sources** Historic Prehistoric
Circa 1950, design characteristics.

***P7. Owner and Address:**
Brian Dirk
Pasolivo Olive Oil
8530 Vineyard Drive
Paso Robles, CA 93446

***P8. Recorded by:**
Leroy Laurie and Michael Hibma
LSA Associates, Inc
157 Park Place
Richmond, California 94801

***P9. Date Recorded**
August 15, 2013

***P10. Survey Type:** Intensive

***P11. Report:** Hibma, Michael and Leroy Laurie. 2013. *Phase I Archaeological Survey and Historical Assessment for the Pasolivo Project, San Luis Obispo County, California.* LSA Associates, Inc.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

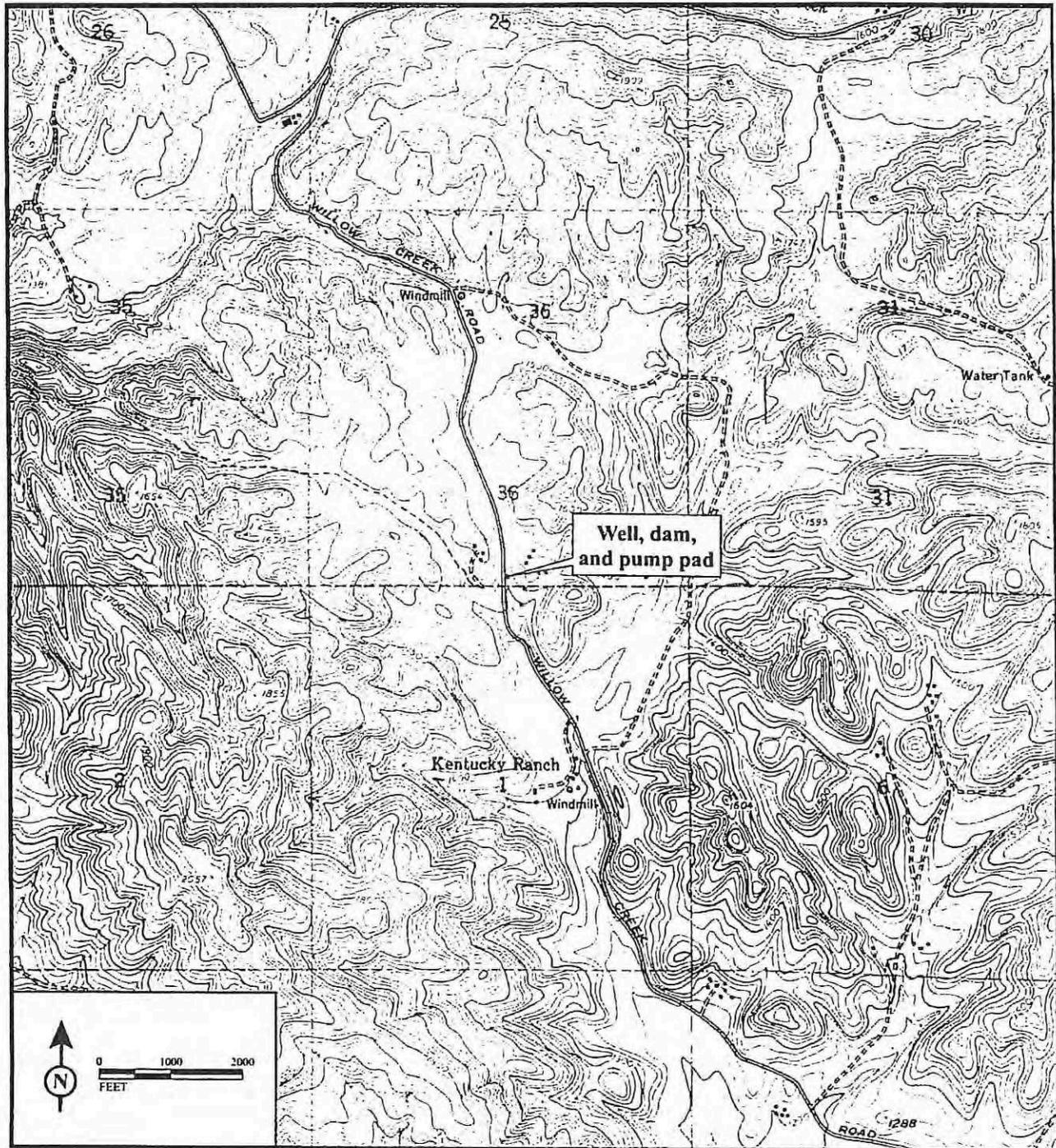


EXHIBIT Q

Create

Sponsor

Shop More
Shop Women's
Shoes, Toes,
ModCloth
1,243,909

 **Pasolivo**
February

Like · Comment · Share

2 people like this



Write a comment

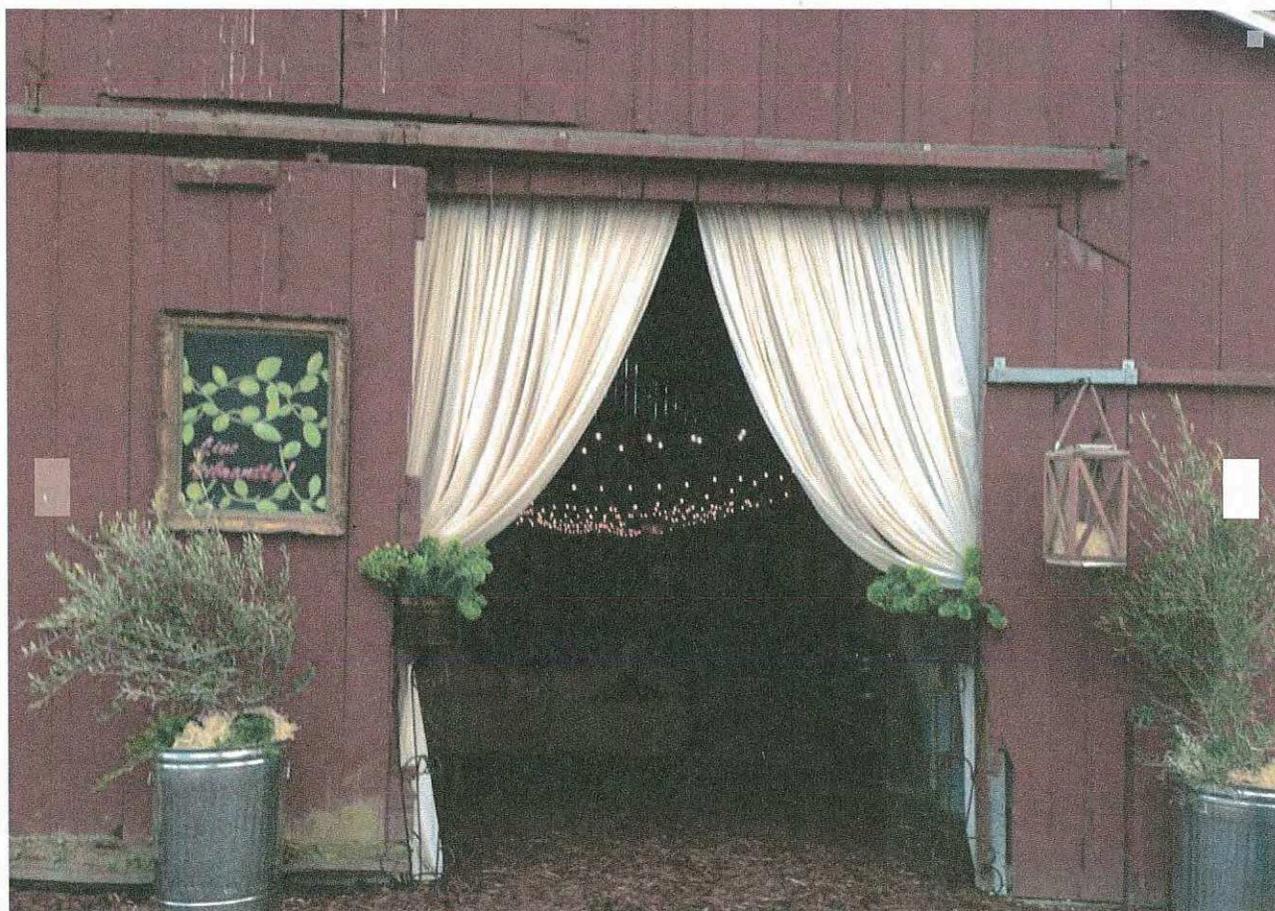
Suggested Groups

 **Aptosis**
Alison M
Joli

Sponsored



Learn tax from the
shine.ggu.edu
Study at the #1 ranked
of Taxation.

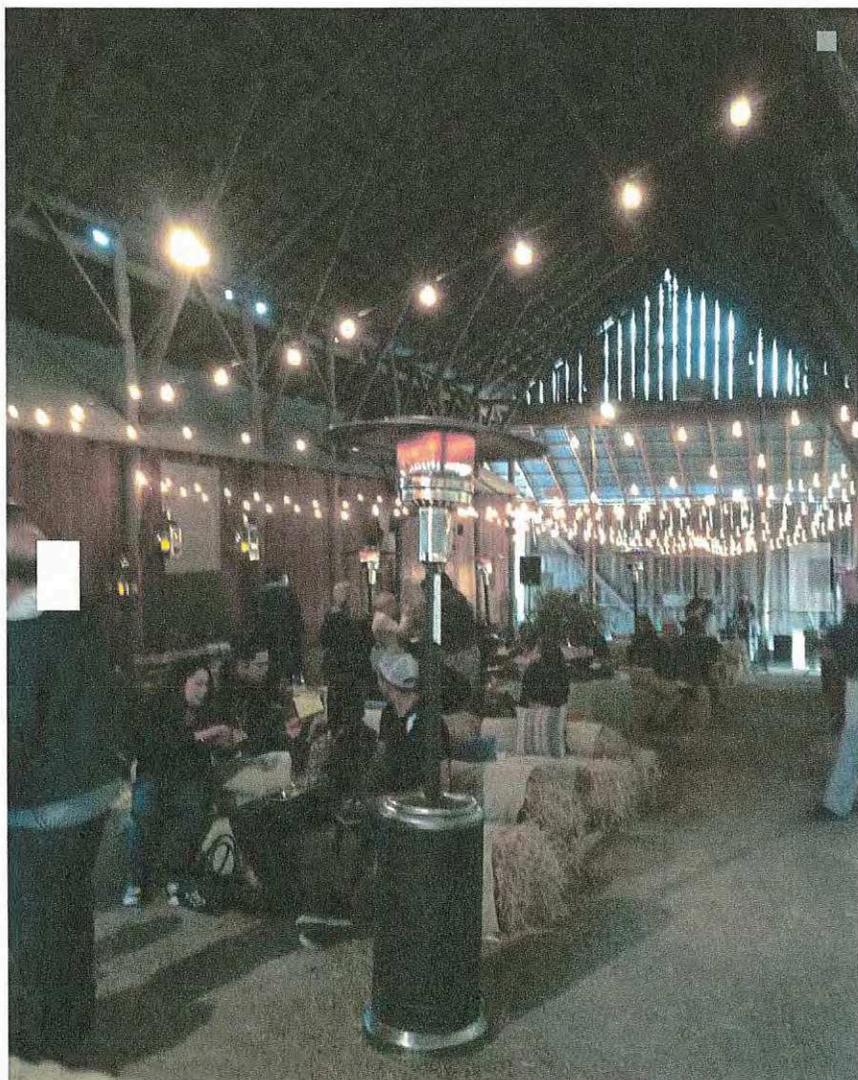


Pasolivo's Photos
in Mobile Uploads

Options Share Send Like



Pasolivo



Pasolivo's Photos in Mobile Uploads

Options Share Send Like



Pasolivo

February 27, 2014 ·

Like · Comment · Share



Write a comment...

Suggested Pages

[See All](#)



Texas Independent Animal Rescue Alliance

983 people like this.

Like

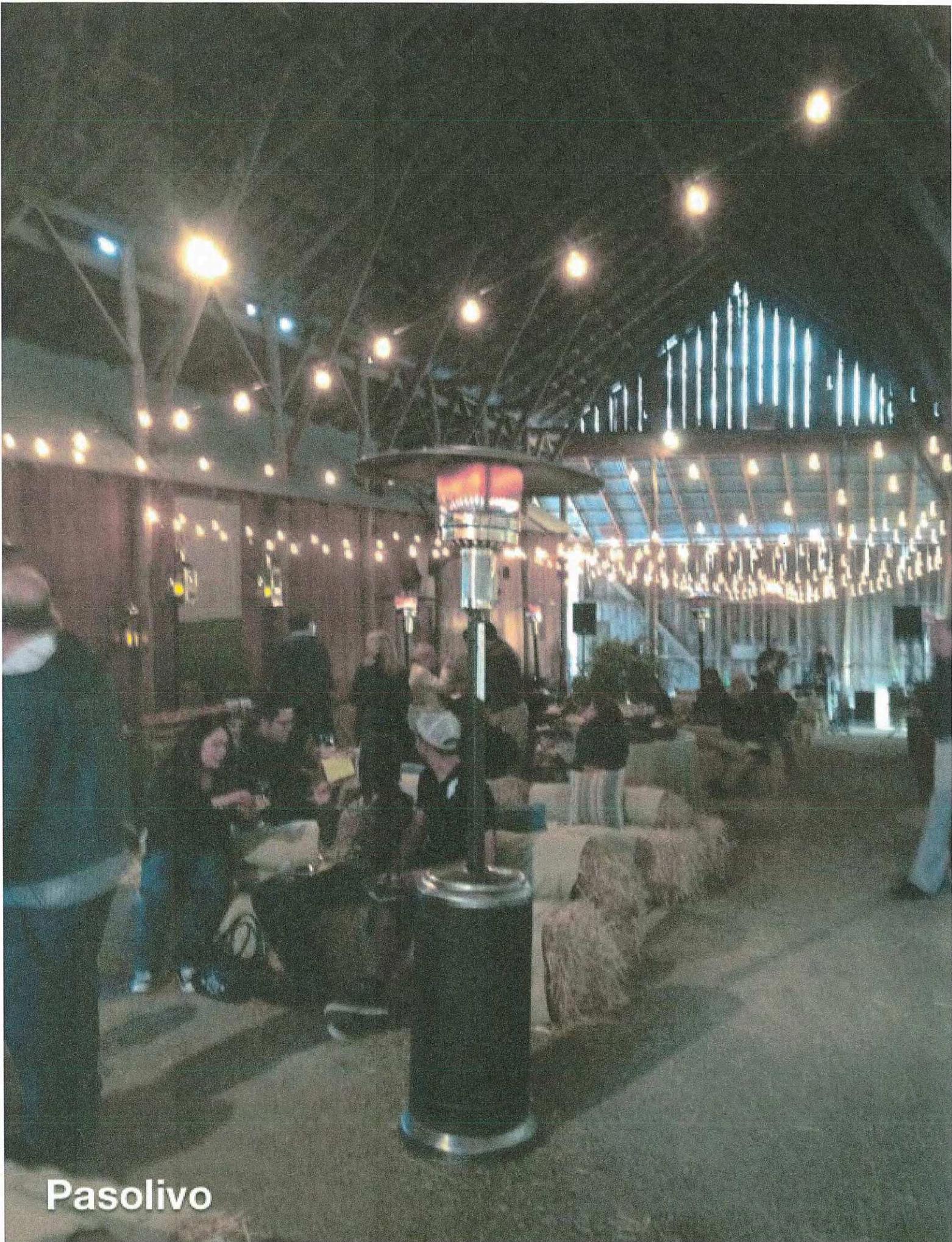
Sponsored

[Create Ad](#)

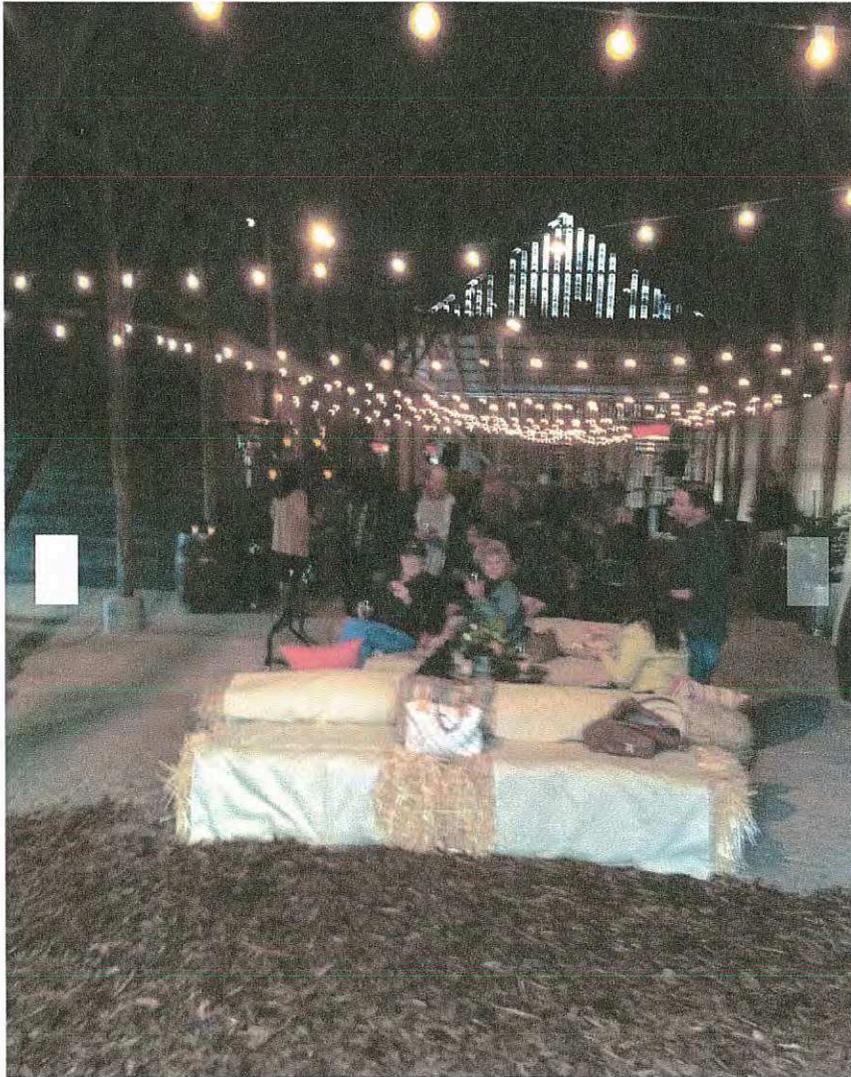
2015 Mandatory Notice

calchamber.com

Meet new compliance requirements in 2015. Order updated employment law products today!



Pasolivo



Pasolivo's Photos in Mobile Uploads

Options Share Send Like



Pasolivo February 27, 2014 ·

Like · Comment · Share



Write a comment...

Suggested Groups

See All



Aptosia Adam Morales and Alison McClure joined

Join

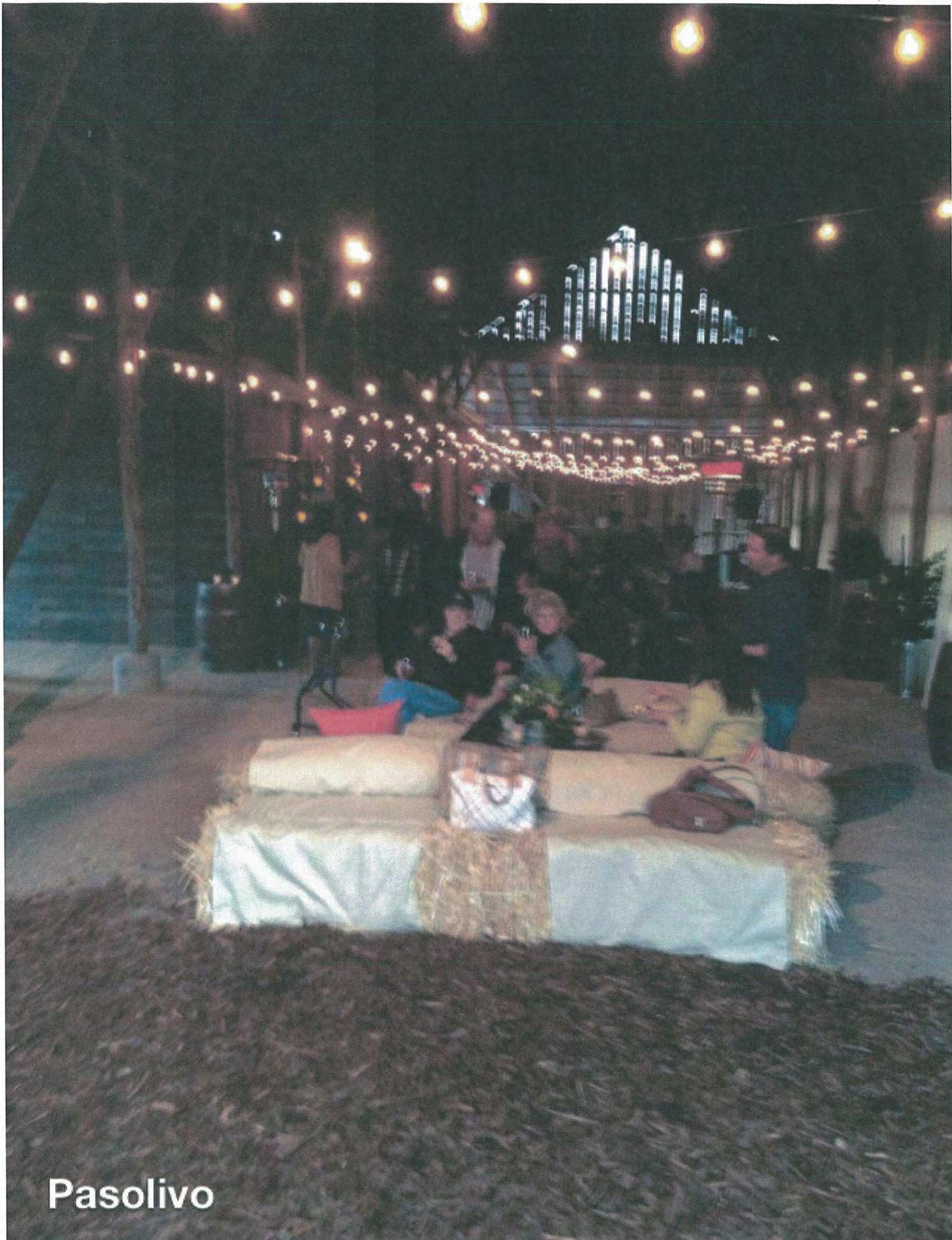
Sponsored

Create Ad

Shop ModCloth

Shop Women's Dresses, Shoes, Tops and more now at ModCloth!

1,243,910 people like this



Pasolivo

Create

Sponsor

Shop Mo
Shop Won
Shoes, Tc
ModCloth!
1,243,909



Like · Comment · Sh

Write a cor

Suggested Groups



Aptosis
Alison K
Join

Sponsored



Learn tax from the
shine.ggu.edu
Study at the #1 ran
of Taxation.



Options Share Send Like

Pasolivo's Photos
in Mobile Uploads



Pasolivo

EXHIBIT R

JACK HANAUER CONSTRUCTION, INC.

P. O. Box 387 Templeton, CA 93465
805-226-8671 Lic.# 848424 Fax 226-9371
email: jackhanauerconstruction@msn.com

March 2, 2015

To whom it may concern,

Back in 2005, my construction company took on the job of anchoring the old Willow Creek Ranch Dairy Barn to a concrete foundation. The owner at the time, wanted to preserve the 70-100 year old dairy barn as part of the agricultural history of the Willow Creek-Adelaida area. This is one of two barns in the area that have been preserved by their owners. The other barn is also located on 8355 Vineyard Dr., less than half a mile away, on the "Old Kentucky Ranch" which is now the Thacher Winery.

The Willow Creek Ranch Barn

The barn has two very unique characteristics that set it apart from other "old barns" in this county.

#1: The Interior Posts

The interior post are the main load bearing supports for the roof and run the entire length of the 100' long barn. They are made out of 20'-25' tall oak trees that were forested off the property back when the barn was built. These trees were not milled into square posts, they were left in their natural state, and only the bark was removed. During the restoration work, we replaced two of the post/trees with similar oak trees, also forested off the property. I know of no other barn in the county with this unique structural characteristic.

#2: The Natural Sloped Grade of the Foundation

At the north end of the barn, if you measured from grade to the ridge of the barn roof, you would measure somewhere around 24'. If you then went to the south end of the barn, a distance of 100', and took the same measurement to the ridge of the roof, you would measure 27'-28'. This barn was built 70-100 years ago by farmers that used the natural sloping grade of the land for the foundation and constructed a barn with a perfectly level roof line. Not a monumental engineering feat, but a good use of the land, maybe the slope help in moving milk cows in and out of the barn. More likely, the natural grade was used to avoid having to grade and move hundreds of yards of dirt. But that characteristic does add to the uniqueness of the barn.

As I said earlier, my company was hired to construct a new foundation under the barn. I must point out that the work we were being hired to do should be described as a "preservation project." We were preserving a barn that was structurally sound but in need of maintenance and rehabbing. This barn survived...intact..... the 1993 San Simeon earthquake that ripped through the Willow Creek/Aledaida area causing millions of dollars of damage to recently constructed modern homes.

Summary of the Restoration Work

This work included:

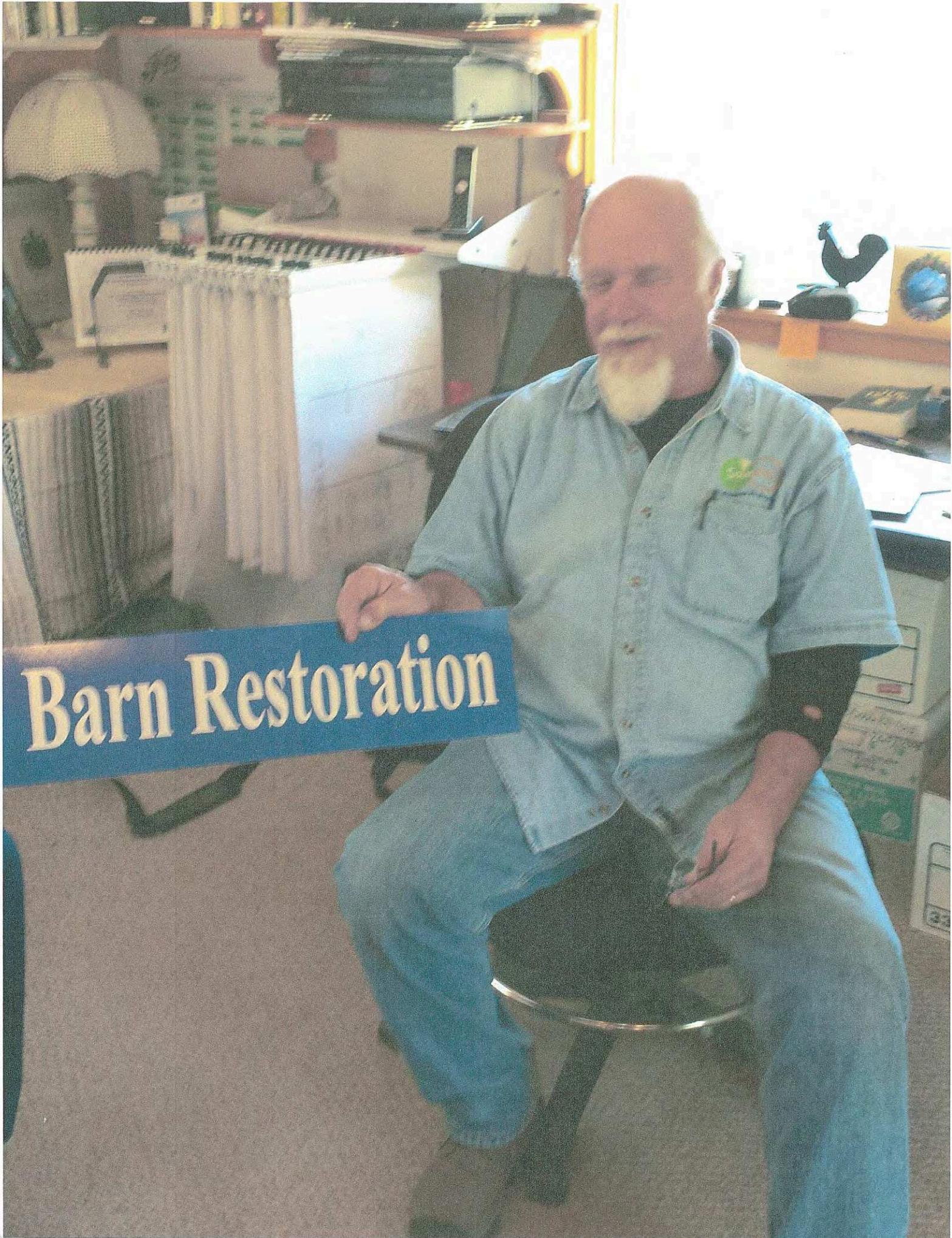
- 12"x27" steel reinforced concrete footings around the perimeter barn
- Interior-steel reinforced concrete grade beams running the length of the barn
- Concrete piers, grade beams, and mechanical anchors at all interior post locations
- Simpson PAHD connectors at all perimeter post connections
- Simpson- Continuous Lateral Strap Ties were installed on all exterior walls at approximately the 6' level.
- Mechanical connections installed at all post/beam/header connections throughout the barn.
- Rebuild roof at the south end of the barn
- Repair wind damage to roof
- Convert a portion of the barn to a tool and equipment room

I would hope the new owners of this barn would consider the historical and unique qualities of this barn and use them to their advantage to attract tourists to their ranch. I believe there is room on the property just east of their existing processing facility that could easily accommodate their new 5000 sft. building.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Hanauer". The signature is fluid and cursive, written in a professional style.

Jack Hanauer



Barn Restoration