



DOCKET 07-AFC-8
DATE SEP 11 2008
RECD. SEP 11 2008

September 12, 2008

Mr. John Kessler
Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814-5512

Subject: Carrizo Energy Solar Farm (07-AFC-8)
Applicant's Response to CEC Data Request 101- Attachment 2
URS Project No. 27658060.01800

Dear Mr. Kessler:

On behalf of Ausra CA II, LLC (dba Carrizo Energy, LLC), URS Corporation Americas (URS) hereby submits Applicant's Response to CEC Data Request 101- Attachment 2 (Carrizo Energy Solar Farm 07-AFC-8).

I certify under penalty of perjury that the foregoing is true, correct, and complete to the best of my knowledge. I also certify that I am authorized to submit the Applicant's Response to CEC Data Request 101- Attachment 2 on behalf of Carrizo Energy, LLC.

Sincerely,

URS CORPORATION

Angela Leiba
Project Manager

AL:ml

Enclosure



RESPONSES TO CEC DATA REQUESTS (#101-112) - ATTACHMENT 2 (DR 101)

APPLICATION FOR CERTIFICATION (07-AFC-8)
Carrizo Energy Solar Farm
Carrizo Energy, LLC



Submitted to:
California Energy Commission



Submitted by:
Carrizo Energy, LLC

With Support from:

URS

1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108

September 2008



September 11, 2008

Ms. Melissa Jones
Executive Director
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814-5512

Subject: Carrizo Energy Solar Farm (07-AFC-8)
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URS CORPORATION

A handwritten signature in black ink, appearing to read "Angela Leiba", is positioned above the typed name.

Angela Leiba
Project Manager

AL:ml

Enclosure

Carrizo Energy Solar Farm
Responses to CEC Data Requests 101-112
07-AFC-8

TECHNICAL AREA: CULTURAL RESOURCES

Data Request 101:

Please have a qualified architectural historian provide DPR 523 forms, equivalent in detail to those provided for the King and Cavanaugh farms, for the Northern Carrizo farms and farming-associated features in the list below. Note that the names of the farms were compiled from a 1941 agricultural survey map, but the locations should be sufficient to identify the farms for which information is requested.

- a. Werdon Property T29S R17E Section 11 SE 1/4;
- b. Cooper Property T29S R18E Section 24 NE 1/4 (near section line) on Bitterwater Rd.;
- c. Van Metre Property T29S R18E Section 24 SE 1/4 on Bitterwater Rd.;
- d. Lewis Property T29S R18E Section 30 SE 1/4 and Section 29 NW 1/4;
- e. Travers Property T30S R18E Section 4 SE 1/4;
- f. Cavanaugh Property (different from Cavanaugh ranch on the proposed laydown area) T30S R18E Section 1 SW 1/4;
- g. No name property T29SR18E Section 22 SW 1/4;
- h. "Red Tank" T30S R18E Section 3 NW 1/4 (shows on 1941 map as a well with an associated building; not clear if it is a farm);
- i. Major rural roads dating before 1950; and
- j. Earthworks associated with farming or ranching before 1950.

Response:

Data Request 101 was modified on July 29 and 30, 2008 as the result of a conversation between Beverly E. Bastian (CEC) and Jeremy Hollins (URS Architectural Historian) (see Attachment 1).

On August 6 and 7, 2008, Hollins completed a reconnaissance level historic architecture survey of eight properties identified by Bastian in the modified Data Request 101 (Attachment 1). CEC Staff requested investigators survey and evaluate the eight properties as potential contributors to a cultural landscape that is potentially significant under CRHR Criterion A for its association with wheat-farming in the northern Carrizo Plain and a period of significance from 1900 to 1967. Because the reconnaissance survey occurred from public vantage points and public roads or areas where views of properties were obstructed (e.g., tree overgrowth or buildings were setback too far from the road), Hollins utilized available information to survey the property. In addition to the reconnaissance survey, supplemental research was conducted at the County of San Luis Obispo Planning and Building Departments, Assessor Office, California Polytechnic State University-San Luis Obispo Kennedy Library, and the City-County of San Luis Obispo Library Local History Room on August 6 and 7, 2008. Hollins recorded and evaluated the properties on the appropriate DPR 523 series forms, which will be submitted as the forthcoming Attachment 2 to modified Data Request 101.

Carrizo Energy Solar Farm
Responses to CEC Data Requests 101-112
07-AFC-8

Based on the reconnaissance survey and supplemental historic research, seven of the surveyed properties do not appear to be potential contributors to a cultural landscape associated with wheat-farming in the northern Carrizo Plain with a period of significance from 1900 to 1967. Due to restricted access to the Lewis Property and that property's distance from a public vantage point along a public road, the Lewis Property could not be properly evaluated and, therefore, it is unknown if it is a potential contributor to a cultural landscape. Overall, the surveyed properties have generally been impacted by recently completed infill development, changes in use and continuity, alterations and replacements of key elements and components, neglect and environmental effects, and loss of historic and structural integrity. These impacts have affected the properties' abilities to convey a specific historic period, theme, or feeling.

CALIFORNIA ENERGY COMMISSION
REPORT OF CONVERSATION Page 1 of 2



<i>Energy Facilities Siting and Environmental Protection Division</i>		FILE: 07-AFC-8
		Project Title: Carrizo Energy Solar Farm
<input checked="" type="checkbox"/> Telephone: received calls	<input type="checkbox"/> Meeting Location:	
NAME: Beverly E. Bastian	Date 7/29 and 7/30/08	Time 8:45 AM and 3:00 PM
WITH: Jeremy Hollins, Architectural Historian, URS (applicant's environmental consultant)		
SUBJECT: Modification of the Scope of the Information Requested in Staff's Cultural Resources Round 3 Data Request #101		
<p>On 7/29/08, Mr. Hollins called staff to clarify the details of the additional research staff requested in Data Request # 101. He first asked about the 1941 agricultural survey map referenced by the Data Request. Staff agreed to provide the source of the map and also to try to send him a copy so he could compare the list of properties he had already recorded with the list that staff compiled from the 1941 map. Additionally, Mr. Hollins explained the following about the eight previous recordations he completed for the CESF project:</p> <ul style="list-style-type: none"> • They represent all the built environment resources located within 0.5 miles of the CESF project's location, so he would not have recorded any of the farms on staff's list that are farther away. • The King and Cavanaugh properties received more detailed recordation in the field because he had on-site access to them. The six other previously recorded resources were recorded from the vantage point of public roads and so have less detail. • The field work to record the additional properties about which staff requested information could be accomplished fairly soon, but the archival research on those properties would take longer due to the need to work within the office hours of the holders of the relevant records. <p>On 7/30/08, via e-mail, staff sent Mr. Hollins an electronic copy of the 1941 agricultural survey map. After reviewing that map, Mr. Hollins called staff to report that only two resources were on both staff's list of ten resources and the list of eight resources he had previously recorded, so staff's Data Request would entail new recordation of eight resources.</p> <p>In light of this, and considering the access limitations Mr. Hollins had explained in his previous telephone call, staff agreed to modify the scope of the information requested in Data Request # 101.</p> <p>Modification 1: The list of farms for which staff requests information is reduced to the following:</p> <ol style="list-style-type: none"> Werdon Property T29S R17E Section 11 SE Coopers Property T29S R18E Section 24 NE (near section line) on Bitterwater Rd. Van Metre Property T29S R18E Section 24 SE on Bitterwater Rd. Lewis Property T29S R18E Section 30 SE and Section 29 NW Travers Property T30S R18E Section 4 SE Cavanaugh Property (different from Cavanaugh ranch on the proposed laydown area) T30S R18E Section 1 SW 		



- g. Farm (no name or building indicated) in T29S R18E, middle of Section 22 at the jog in the road (This farm is shown on 1966 USGS quadrangle map, and staff’s field observation of it suggests it dates to the Period of Significance despite not being shown on the 1941 map.)
- h. "Red Tank" T30S R18E Section 3 NW (shows on 1941 map as a well with an associated building; not clear if it is a farm)

Modification 2:

The field recordation of these resources is limited to reconnaissance-level observation only, from public roads, but staff requests the following, if possible:

- List of buildings and structures, particularly those, if any, related to wheat farming, such as conveyor equipment, storage tank-silos, and raised-platform barns.(For guidance, see Marijean Eichel’s M.A. 1971 M.A. thesis, p. 37, for a description of the characteristic buildings and structures of a wheat-farming farmstead in the northern Carrizo Plain.);
- Representative photography of as many buildings and structures at each farm as possible
- Observations regarding added buildings and structures unrelated to wheat farming, and removals, if discernible, of buildings and structures related to wheat farming;
- Evaluation of these resources that considers their potential as contributors to a cultural landscape (historic district), potentially significant under California Register of Historical Resources Criterion A, with a Period of Significance of 1900-1967, and a primary theme of dryland wheat farming;
- Staff suggests some guidelines for the evaluation of the integrity of these resources with respect to the Period of Significance and their ability to exemplify the primary theme of wheat farming under Criterion A. The requirements for integrity of materials, workmanship, and design under Criterion A are not as stringent as they would be under Criterion C. For properties contributing to a northern Carrizo Plain cultural landscape potentially significant under Criterion A, disuse and dilapidation are not disqualifying impairments, even to the point of being structurally unsound, but not to the point of total collapse. If the preponderance of buildings and structures at each of these farms is able to convey the theme of wheat farming, the farm has sufficient integrity to be a contributor to the potential cultural landscape under Criterion A. Either the addition of a number of other buildings and structures unrelated to wheat farming at any of these farms, however, or the absence/removal of wheat-farming-related buildings and structures, would constitute a lack of integrity under Criterion A.

Modification 3:

Mr. Hollins should submit to staff as complete as possible DPR 523 “Primary” and “Building, Structure, and Object” forms for these resources, with attached representative photographs. But detailed recordations equivalent to that for the King and Cavanaugh properties are not expected.

Modification 4:

Staff only needs historical information about the listed farms that predates 1967.

<p>cc: John Kessler, Jeremy Hollins, Michael McGuirt, Dorothy Torres, Amanda Blosser, Rick York</p>	<p>Date: 7/31/08</p>	<p>Signed: Name: Beverly E. Bastian</p>
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ATTACHMENT 2

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 11

*Resource Name or #: (Assigned by recorder) Filos Property II

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad California Valley Date 1966 T 29S; R 18E; SE 1/4 of NE 1/4 of Sec 22; B.M.

c. Address Tracy Lane City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 769796 mE/ 3920992 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 072-061-055, 072-061-032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Filos Property II consists of two single-family residences, several cylindrical storage tanks, non-historic period modular residences and trailers, animal pens, automobile and agricultural debris and junk, and a small shed. The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is surrounded by similar properties in the Carrizo Plain. The property is located within the center of Section 22 along Tracy Lane (which is primarily a single-lane dirt road with overgrown vegetation and ruts), approximately a mile and a half north of Carrisa Highway. The property is bound by metal post and barbed wire and chain link fences. Due to the property's location in the center of the Section, the property was primarily surveyed from a distance and most portions were not easily observable. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
View to the Northeastt, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1942 per La Panza NE USGS map

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance
Survey

*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

N/A

*Attachments: NONE Location 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 (List):

Page 2 of 11

*Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The buildings and structures on the Filos Property II are arranged in an informal cluster not characterized by any datum or distinguishing spatial pattern. For the most part, the older buildings are primarily sited at the eastern end of the property and there are no distinctive or major circulation networks between the property's buildings and structures. At the western end of the property, north and south of the roadway are dilapidated and collapsed trailers, modular residences, non-historic period animal pens, and automobile junk and debris which impact the property's historic-period spatial relationship and organization. Historically, these components were not located in their present location and the property's only area of historic development was the eastern portion of the property (evidenced by a 1978 USDA aerial image).

The east end of the property features the buildings and structures used for the cultivation of agricultural products (e.g., wheat harvesting). The property features two cylindrical metal sheet storage tanks which sit beneath a gabled roof pavilion and sit 30-feet atop a wood trestle platform. The gable roof is clad with corrugated metal cladding. The roof has deteriorated in some areas and portions of the wood-framing are exposed. The pavilion features wood post-and-beam construction and many of the vertical posts are supported by Y- and X-support beams. The platform sits on non-historic period concrete piers and features non-historic period guardrails to restrict animal access beneath the platform. The north elevation features a grain conveyor. Immediately north of the storage tank pavilion is another cylindrical storage tank which sits on a concrete slab. The eastern portion of the tank has collapsed and is non-functional. Between the pavilion and the northern storage tank is a small concrete loading dock, which appears to be recently constructed (within the past 20 years).

The west portion of the property features two heavily altered rural bungalows (approximately built 1942 and 1966). The southern residence is one and a half-stories and older than the other bungalow. The residence's original forms, materials, finishes, and visual appearance can not be identified due to the addition of a non-original partially enclosed porch immediately beneath the original cornice. The porch covers the residence's original building footprint, windows, bay arrangement, and other major elements. The porch features wood board siding, mesh screens, open eaves, and non-historic period asphalt shingle roofing. The original residence appears to have an additive form, new asphalt shingle roofing, and multiple gable-on-hipped roofs. The northern residence is also a one and a half-story rural bungalow, and is covered by extensive vegetation and debris, which makes surveying the property from a public vantage point difficult. The residence appears to be heavily altered with the construction of new exterior walls and an infilled porch, which impact the residence's visual feel and appearance. The residence has a low-pitched gabled roof, and a one-story shed roof projection on its south elevation. Between the two residences is a one-story wood-framed board and batten shed with a gabled roof and catslide along its north elevation.

The majority of the buildings and structures along Tracy Lane located west of the residential and agricultural cultivation buildings are modular homes and trailers in very poor condition and moved to the property within the past thirty years (evidenced by their absence from the 1978 USDA aerial image). The structures are missing portions of the exterior cladding and many elements (such as the roofs) are no longer structurally sound. The animal pens consist of large open area fenced with wood posts and chicken wire and chain link. The presence of these non-original elements disrupt the property's historic-period feeling and visual appearance.

The site presently resembles an abandoned junkyard, which significantly affects the property's ability to convey a historic-period or theme. The property has not been maintained and the buildings and structures on the property have generally been affected by non-historic period alterations, infill construction, neglect, abandonment, and environmental effects.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Filos Property II

B1. Historic Name: San Juan Ranch

B2. Common Name: N/A

B3. Original Use: Agricultural Complex

B4. Present Use: Agricultural Complex

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Filos Property II was first developed approximately 1942 with the construction of the southern rural bungalow. It is first evident (and the only building depicted) on the 1936-1942 USGS Topographic Map. Between 1943 and 1952, four additional agricultural related buildings were added to the property. Between 1953 and 1966, two of the original agricultural buildings were removed (evidenced by their absence from the 1966 USGS Topographic Map), and the two other agricultural buildings appear in different locations than previously depicted on the 1952 map (which may be the extant tank and pavilion). Also, on the 1966 USGS Topographic, the second rural bungalow appears for the first time. The development west of the residences (such as the animal pens and addition of the modular homes and trailers) did not occur until after 1978 (since it is missing from the 1978 USDA aerial image). After 1985, the property received permits to alter a mobile home into an agricultural storage building (USGS Topographic Quadrangle Maps 1936-1942, 1952, 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The historical significance of Filos Property II was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, the Filos Property II does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

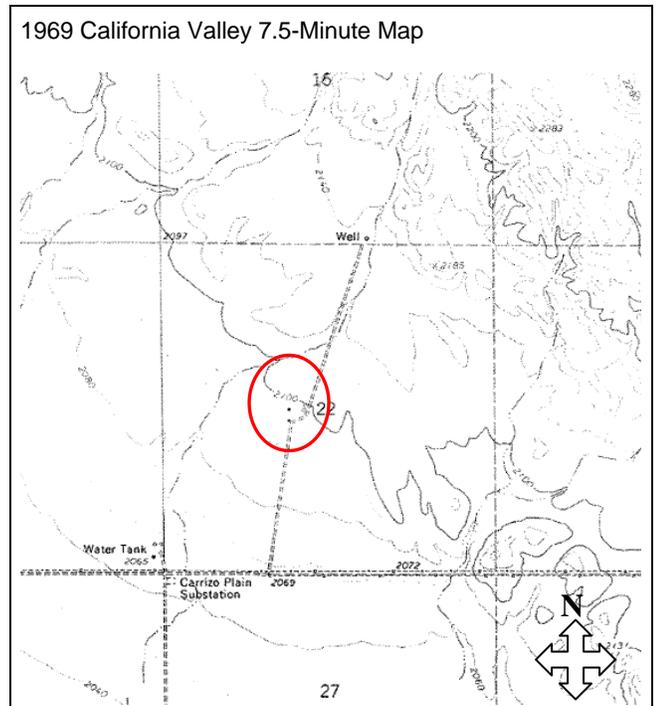
(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation

*Date of Evaluation: August 2008

(This space reserved for official comments.)



Page 4 of 11 *Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluative Context - Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall (Eichel, 1971).

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

In the 1920s, improvements in trucks (such as rubber tires) made the transport of crops much easier, and grain was soon transported via bulk methods and not sacked (Fisher, n.d.; Eichel, 1971). This paved the way for large scale wheat farming, and the Carrizo Plain settlers focused on commercial one-crop farming as opposed to mid-scale subsistence. In 1933, more than 30,000 acres of wheat were planted in the Carrizo Plain. This coincided with the introduction of government farm programs which facilitated the growth of the grain in the area (Twisselman, 1995). During World War II, over 60,000 acres were sown and harvested (Eichel, 1971; Fisher, n.d.).

Page 5 of 11 *Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 11 *Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Filos Property II is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to potential northern Carrizo Plain wheat farming cultural landscape.

Presently, the Filos Property II is not directly linked with important trends or themes and due to substantial alterations of buildings and structures and is not unique or representative of its time and place as a wheat cultivation farmstead between 1900 and 1967. It is a modest example of a historic-period rural property. Recent changes to the property as a whole have erased many of its historic characteristics and have impacted its important scenic qualities. The original form and appearance of the residences are no longer apparent and the agricultural storage tanks and pavilions have collapsed or are missing the majority of its historic fabric and materials. Further, the site presently resembles a junkyard and the addition of animal pens and mobile homes and trailers after 1978 indicate land uses and activities outside of the period of significance. The altered spatial organization, lack of concentration of historic characteristics, and deficiency of evidence of the historic period of development do not distinguish the property as a potential contributor to a potential cultural landscape.

In order to be eligible for the CRHR or considered a historic property for purposes of CEQA, a property must have retained a significant amount of its historic integrity. Historic integrity is comprised of seven aspects (location, design, setting, materials, workmanship, feeling, and association) and is defined as a property's ability to convey its significance. As a whole, the Filos Property II has not retained a significant amount of its historic integrity.

Location

The integrity of location was impacted by the construction of new additions and buildings, as well as substantial alterations to the several key properties which disrupted the spatial relationship, organization, and order of the property during its period of significance.

Design

The property no longer has its original design due to alterations to key buildings and structures. Additionally, newly constructed buildings from outside the period of significance impact the integrity of design.

Setting

The property no longer resembles a rural property from 1900 to 1967 due to the addition of recently constructed buildings and structures and the absence of key elements, which overall disrupts its scenic quality.

Materials

As a whole, the property does not retain a significant amount of its original and historic-period building materials and fabric.

Workmanship

The property has poor workmanship since it barely exhibits ways people have fashioned their environment for functional and decorative purposes during the period of significance.

Feeling

The absence of setting, design, materials, and high workmanship impact its ability to convey integrity of feeling.

Page 7 of 11 *Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Association

The property was historically owned by Alfred and Dorothy Filos and Edwin Walter (San Luis Obispo County Plat Maps). Alfred and Dorothy Filos acquired the property from the Hon. John Hubbard Hollister. Hollister, who was a former County Supervisor and held over 2,000 speculative acres in the Plains, filed a petition and sued the Filos in March 1927 in order to have them "quit the title" (It appears the matter was settled outside of court) (San Luis Obispo County Grantor-Grantee Index). While the Filos' were earlier settlers to the Carrizo Plain, they were not pioneers nor considered exceptional or distinctive people important to the historic development of wheat farming in the Carrizo. Therefore, the Filos Property II is not associated with significant persons or events.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jespersion, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 8 of 11

*Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the West



View to the East

Page 9 of 11

*Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Tank Pavilion, View to the East



Northern Rural Bungalow, View to the South

Page 10 of 11

*Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Shed, View to the Southwest



Southern Rural Bungalow, View to the South

Page 11 of 11

*Resource Name or # (Assigned by recorder) Filos Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Tank Pavilion, View to the East

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 11 *Resource Name or #: (Assigned by recorder) Coopers Property

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Panza NE Date 1973 T 29S; R 17E; NE ¼ of NE ¼ of Sec 24; MD B.M.

c. Address Bitterwater Road City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 763830 mE/ 3920776 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APNs 072-051-007, 071-161-021, 071-161-020, 071-161-019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Coopers Property, formerly one rural property, consists of a recently altered residence, an older ranch-style residence, a truck yard and service area, several bulk storage tanks, several agricultural-related outbuildings (recently constructed and older) and servicing equipment. The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is surrounded by similar properties in the Carrizo Plain. The property is located within the northeast quarter of Section 24, alongside the west side of Bitterwater Road and approximately a mile and a half north of the Carrisa Highway. The property is partially bound by a chicken wire fence with wood posts and a metal barbed wire fence. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)

View to the North-Northwest, August 2008

*P6. Date Constructed/Age and Source: Historic

Prehistoric _____ Both

1931 per Jespersen

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

Jeremy Hollins - URS Corp.

1615 Murray Canyon Road, Suite 1000

San Diego, CA 92108-4314

*P9. Date Recorded:

August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance

Survey

*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

N/A

*Attachments: NONE Location 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 (List):

Page 2 of 11

*Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The buildings and structures on the Coopers Property are arranged in an informal cluster not characterized by any datum or distinguishing spatial pattern or order. For the most part, the buildings are generally arranged longitudinally along Bitterwater Road. Since the late 1970s, the property has been subdivided at least four times (since the developed areas have four different APNs) and the property's original spatial relationship and distribution has been disrupted by the non-historic period infill construction (including new residences, garages, storage buildings). The southern portion of the property features the original single-family residence (built 1938); north of the residence is a large truck yard and service area featuring older and recently constructed warehouses/ storage sheds; north of the truck yard area is a recently constructed single-family residence; north of the new residence are several storage tanks and sheds. Due to the ongoing development at the property, there are no original distinctive circulation networks throughout the property that remain easily visible (McClelland, Keller, Keller, and Melnick 1999; Eichel 1971).

The original single-family residence is a Spanish Colonial Revival ranch-style residence characterized by a U-shaped form, an open porch accentuated with four thick unadorned square columns (no decorative capitals or bases), double-hung windows, a slope chimney, and decorative garret vent beneath the front-facing gabled roofs. The white stucco exterior, unadorned columns, low-pitched roofs, modern Spanish roof tiles, and slightly overhanging eaves emphasize the building's Spanish influenced design. The residence is surrounded by several recently constructed small storage sheds, disabled automobiles and junk (primarily south and west of the residence). The residence faces west towards Bitterwater Road and is setback from the road by approximately 45 feet. Access to the property is through a dirt hemispherical driveway, which originally functioned as a tree-lined and ornamentally planted *allee* (evidenced by a 1978 aerial photograph) that no longer has living vegetation or trees evident, due to neglect. Northwest of the residence is a detached garage which appears to be contemporaneous with the residence, and features an L-shaped form and cross-gabled roof.

Immediately north of the ranch-style residence is a truck yard and service area that features primarily recently constructed warehouses/storage sheds which support and house the equipment and machinery used by the area's farms and ranches. These properties appear on the 1978 USDA aerial map and appear to be approximately 35 years old. The truck yard is located on a graded dirt lot. At the south portion of the property is an abandoned metal sheet cylindrical storage tank, which sits on a 45-foot platform supported by wood columns, cross-beam supports, and a non-historic period concrete pad. There are two large warehouses/storage sheds which face east towards Bitterwater Road, and are setback approximately 200 feet from the road. The southern warehouse/storage shed is two and half-stories with an L-shaped form, standing seam and fluted metal cladding, and a cross-gable and shed roof. The east elevation (which faces Bitterwater Road) has two large garage bays and a single-entry personnel door. The exterior walls are canted and the roof ridge features evenly spaced ventilators. The northern warehouse/storage shed has an open wood-framed design, corrugated metal cladding, and three open large bays (cribs) for storing agricultural equipment (tractors, threshers). The building has a low-pitched gabled roof and the north elevation features a slight one-story shed roof projection. Immediately west of the northern warehouse/storage shed is a barn with metal cladding, a forebay, roof monitor, and gable roof. The building is not easily observable from Bitterwater Road (and could not be properly surveyed due to restricted access), but appears to be the oldest structure at the truck yard and service area. Throughout the site are non-historic period trucks, modular homes, and truck service equipment. Additionally, toward the southern portion of the truck area is a gasoline pump (Shell brand) on a small concrete island.

North of the truck yard and service area is an altered beyond recognition single-family residence from the past 20 years. The residence is a two-story (originally one-story) residence and is not reflective of an architectural or vernacular form of architecture. It has an additive form, asphalt shingle roofing, vinyl multi-pane and single-pane sliding and windows, corner boards, skylights, a wraparound porch and first-story skirt roof, and evenly spaced porch column supports. The residence was most likely a side-gabled small; ranch at first. The residence is surrounded by a chicken wire and wood post fence, and northeast of the residence features a small sunflower garden and several recently constructed storage sheds.

North of a recently constructed single-family residence is an area formerly associated with wheat storage and features five metal storage tanks. The tanks are located at the intersection of Cattle Drive and Bitterwater Avenue. Four of the tanks are cylindrical and one has a hopper/rectangular form and shape. The tanks are constructed out of corrugated metal, standing seam metal, and sheet metal, and several feature turreted caps. The tank closest to Bitterwater Road sits on a metal platform and is supported by metal columns and cross-beam supports. All of the tanks sit on non-original concrete foundations and the hopper/rectangular form tank features a recently constructed ramp/loading area for trucks (-the ramp was completed within the past 20 years). None of the tanks are depicted as features on the USGS maps but are present on the 1978 USDA Aerial Image, which suggests they may have been moved to the site after the period of significance. Immediately north and west of the tanks are a recently constructed (within the past 20 years) metal-framed open storage shed (with four open bays, fluted metal siding, and gable roof) and a historic-period wood shed with two open bays.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Coopers Property

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Coopers Property was first developed in 1931 (Jespersion 1939). While a structure first appears on the 1936-1942 USGS Topographic Map, it is not in the same location as the present Spanish Colonial Revival-style ranch residence. In 1938, the Spanish Colonial Revival Residence was completed. Between 1938 and 1952, there were seven buildings total located on the property, including the ranch residence and its detached garage and a storage tank (presently located immediately north of the ranch residence). The buildings have a tight arrangement in evenly spaced close rows. Between 1953 and 1966, two of the buildings were removed and the property took on an informal cluster arrangement. Of note, by 1966, the detached garage and storage tank next to the ranch residence are no longer represented as features on the map. In all likelihood, the extant buildings and structures at the property constructed before 1966 include the ranch-style residence, detached garage, the storage tank south of the truck yard, south warehouse, north warehouse, barn, and northern residence (- this residence was altered beyond recognition within the past 20 years). Between 1967 and 1978, the south warehouse was altered with the addition of a new wing, which changed the building's footprint and form to an L-shape from a rectangular shape, and the storage tanks located along Cattle Drive were added (evidenced by their presence on the 1978 USDA aerial image). Within the past 20 years, the northern residence was altered beyond recognition into a two-story residence with a wraparound porch and vinyl elements (window systems) (USGS Topographic Quadrangle Maps 1936-1942, 1952, 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Coopers Property was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, Coopers Property does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA.

(See Continuation Sheet)

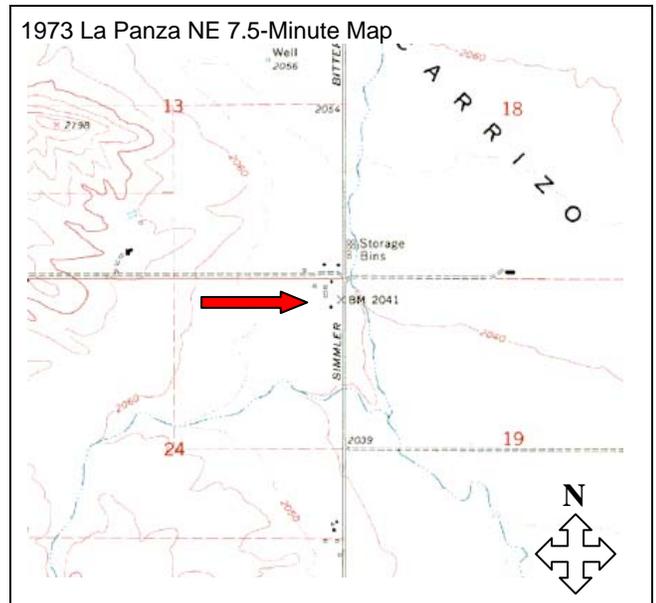
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation



(This space reserved for official comments.)

*Date of Evaluation: August 2008

Page 4 of 11 *Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluative Context - Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall (Eichel, 1971).

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

In the 1920s, improvements in trucks (such as rubber tires) made the transport of crops much easier, and grain was soon transported via bulk methods and not sacked (Fisher, n.d.; Eichel, 1971). This paved the way for large scale wheat farming, and the Carrizo Plain settlers focused on commercial one-crop farming as opposed to mid-scale subsistence. In 1933, more than 30,000 acres of wheat were planted in the Carrizo Plain. This coincided with the introduction of government farm programs which facilitated the growth of the grain in the area (Twisselman, 1995). During World War II, over 60,000 acres were sown and harvested (Eichel, 1971; Fisher, n.d.).

Page 5 of 11 *Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 11 *Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Coopers Property is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape.

Presently, the Coopers Property is not directly linked with important trends or themes and due to substantial alterations of buildings and structures is not unique or representative of its time and place as a wheat cultivation farmstead between 1900 and 1967. It is a modest example of a historic-period rural property. Recent changes to the property as a whole have erased many of its historic characteristics and have impacted its important scenic qualities. The altered spatial organization, lack of concentration of historic characteristics, and deficiency of evidence of the historic period of development do not distinguish the property as a potential contributor to a potential cultural landscape. Specifically, changes to the property after 1967 which have affected key property types include construction of a new wing to the south warehouse which changed the building's footprint and form to an L-shape from a rectangular shape, and the north residence was altered beyond recognition into a two-story residence with a wraparound porch and vinyl elements. New buildings and structures (such as the storage tanks and sheds) illustrate development outside of the period of significance (post-1967). None of the buildings and structures are representative of a distinctive high-style or vernacular form.

In order to be eligible for the CRHR or considered a historic property for purposes of CEQA, a property must have retained a significant amount of its historic integrity. Historic integrity is comprised of seven aspects (location, design, setting, materials, workmanship, feeling, and association) and is defined as a property's ability to convey its significance. As a whole, the Coopers Property has not retained a significant amount of its historic integrity.

Location

The integrity of location was impacted by the construction of new additions and substantial alterations to the several key properties which disrupted the spatial relationship, organization, and order of the property during its period of significance.

Design

The property no longer has its original design due to alterations and additions to key buildings and structures. Additionally, newly constructed buildings from outside the period of significance impact the integrity of design.

Setting

The property no longer resembles a rural property from 1900 to 1967 due to the new construction within the historic viewshed and the addition of recently constructed buildings and structures disrupts its scenic quality.

Materials

As a whole, the property does not retain a significant amount of its original and historic-period building materials and fabric.

Workmanship

The property has poor workmanship since it barely exhibits ways people have fashioned their environment for functional and decorative purposes during the period of significance.

Feeling

The absence of setting, design, materials, and high workmanship impact its ability to convey integrity of feeling.

Page 7 of 11

*Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The property has been extensively redeveloped and modified throughout the past 30 years, evidenced by the newly constructed residences, warehouses/storage sheds, concrete features, and alterations to the circulation networks and spatial relationship among the buildings and structures. The non-historic period infill construction, intended to ensure the continued operation of the property, have affected the historic-period of the property and impacted its ability to convey a specific period or theme. Additionally, the new construction phases have blocked viewsheds from public vantage points of the property's original and historic-period elements.

***B10. (Continued)**

Association

The Coopers Property is associated with Rowland William Cooper who first planted wheat in the Carrizo Plain in 1929 and acquired the the subject property in 1931. He planted "Calapproved" wheat which was a brand owned by the University of California. While Cooper planted wheat in the Carrizo Plain beginning in 1931 until his death in 1967, he was not a pioneer nor considered exceptional or distinctive people important to the historic development of wheat farming in the Carrizo. Therefore, the Coopers Property is not associated with significant persons or events.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jespersion, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 8 of 11

*Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Residence and Detached Garage, View to the West



Storage Tank and Truck Yard, View to the Southwest

Page 9 of 11

*Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Warehouses/Storage Sheds, View to the West



Heavily Altered Residence,, Note the New Second Story, Windows, Skirt Roof, and Porch, View to the North

Page 10 of 11
*Recorded by: URS Corporation

*Resource Name or # (Assigned by recorder) Coopers Property
*Date August 2008

Continuation Update



Storage Tanks, View to the West



Storage Tanks, View to the West-Southwest

Page 11 of 11

*Resource Name or # (Assigned by recorder) Coopers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Tank and Shed, View to the North, Note the Non-historic Period Ramp and Shed



Property Overview, View to the North

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 11 *Resource Name or #: (Assigned by recorder) Van Metre Property

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad California Valley Date 1966 T 29S; R 17E; NE 1/4 of SE 1/4 of Sec 24; B.M.

c. Address Bitterwater Road City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 763896 mE/ 3919611 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 071-131-011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Van Metre Property is an abandoned former rural landscape in the Carrizo Plain of eastern San Luis Obispo County. The property consists of an abandoned private residence, several cylindrical storage tanks, a wood-framed barn, a corrugated metal barn, an earthen mound, numerous non-historic period modular residences and trailers, automobile and agricultural debris and junk, and other minor agricultural buildings and structures. The property is located in a rural setting and is surrounded by similar properties along Bitterwater Road. The property is located within the southeast quarter of Section 24, alongside the west side of Bitterwater Road and approximately a half-mile north of the Carrisa Highway. The property is accessed via a dirt driveway that is perpendicular to Bitterwater Road. The property is bound by wood post-and-rail fences and a metal barbed wire fence. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
View to the South-Southwest, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1935 per La Panza NE USGS map (1936), Assessor Records, and Visual Survey

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance Survey

*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

N/A

*Attachments: NONE Location 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 (List):

Page 2 of 11

*Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The buildings and structures on the Van Metre Property are arranged in an informal cluster not characterized by any datum or distinguishing spatial pattern. For the most part, the buildings are generally arranged longitudinally along Bitterwater Road. There are at least three former major land uses evident at the property: agricultural, livestock, and domestic/residential activities. Buildings and structures (e.g., storage tanks) associated with agricultural (e.g., wheat harvesting) operations are concentrated towards the south portion of the property. Buildings and structures (e.g., animal pen, barn) associated with livestock operations are located within the south-central portion of the property. The residential portion of the property is concentrated towards the northern portion of the property. Within the Van Metre Property, the major circulation network is a graded dirt trail that meanders between the property's various areas. The trail has been heavily impacted by automobiles and infill development, which has eradicated the original trail's footprint and appearance.

Towards the southern portion of the property, there are three cylindrical storage bulk tanks originally used for wheat farming. Two of the tanks sit on a raised platform and an earthen mound, and are approximately 20-feet tall. The western tank has collapsed along its west side, while the east tank has a turreted cap. The earthen mound is supported by a non-historic period concrete retaining wall. The two tanks are connected by a one-story wood-framed shed clad with corrugated metal sheets. The shed is missing the majority of its roof cladding and has exposed rafters, due to environmental effects. The central bay is open and appears to be missing its sliding door. To the north of the storage tanks is an open barn with a rectangular form, wood-framing, and a steeply pitched corrugated metal gabled roof. The barn features a central nave that is located adjacent several small animal pens. The barn features wood post-and-beam construction and many of the vertical posts are supported by Y- and X-support beams. Towards the west portion of the north elevation is a small projection featuring metal cladding.

Towards the central portion of the property is a large open animal pen that features a metal base and mesh and wire covering. The pen covers an extensive area of the property and is approximately 80-feet by 100-feet. It is unknown when the pen was constructed but it is not evident on a 1978 USDA Aerial photograph, indicating it was built post-1978. The addition of the pen seems to impact the spatial relationship among the buildings and structures at the site, and it has disturbed the original and historic-period circulation networks. Immediately north of the animal pen is a redwood-clad wood-framed post-and-beam barn. The barn is two-and-a-half stories tall and features a forebay along its east elevation. The barn has been partially demolished (most likely due to neglect) and its roof framing is exposed (none of the corrugated metal roofing is apparent) and most of its south elevation has completely collapsed. Northwest of the barn is a metal-cladded agricultural machinery storage shed. It features an open central bay (for machinery like tractors), a side-gabled roof, and numerous door and window bays that have been boarded. The walls appear to have bowed and the roof appears to have buckled slightly and as a result sags. It is in poor structural condition.

The domestic/residential portion of the property is separated from the livestock and agricultural areas by a barbed wire fence, which has collapsed in certain areas. Northwest of the metal-cladded agricultural machinery storage shed is a modular home which sits on a mobile jack. The modular home was not in its present location during the historic-period and was moved to the site after 1978 (since it is not evident on the 1978 USDA Aerial Photograph). Northeast of the modular home is the property's former main residence. It is a small wood-framed rural bungalow (built approximately 1940) that is completely covered by overgrown vegetation and trees. The residence has a low-pitched gable roof with a smaller pent-roof partially enclosed porch along its east elevation. The residence has wood siding and corrugated metal and wood plank roofing. The main façade, which faces east towards Bitterwater Road, has a symmetric three bay arrangement with two windows flanking a door opening. None of the original elements, such as window systems and door types are evident (either removed or boarded), and the building is missing most of its roof cladding materials. Immediately north of the residence is a trailer that is less than thirty years old, and a garage and shed that appear to be contemporaneous with the residence. The garage and shed are set-back from the trailer and feature extensive vegetation, which made survey from a public vantage point nearly impossible. The garage has a gable roof, wood siding, and multi-pane windows (many missing their glass). At the request of a neighbor, surveyors were asked to move away from the property due to the neighbor's concern for the property-owners privacy.

Throughout the property, junk and debris associated with automobiles, automotive parts, and farming equipment litter the site and disrupt the spatial and historic relationship between the buildings and structures. The site presently resembles an abandoned junkyard, which significantly affects the property's ability to convey a historic-period or theme. The property has not been maintained and the buildings and structures on the property have generally been affected by non-historic period alterations, infill construction, neglect, abandonment, and environmental effects. The Van Metre Property also lacks any distinguishing circulation networks, patterns of spatial organization, and vegetation and natural features related to historic land uses.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Van Metre Property

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Van Metre Property was first developed between 1936 and 1942. The rural bungalow may have been the first building constructed on the property, evidenced by its appearance on the 1942 USGS topographic map. Before 1952, seven additional buildings and structures were added to the site and a prominent trail running from the property's west border to the west edge of Section 24 was added. Between 1953 and 1966, two of the buildings were removed from the site and the trail became less prominent (most likely due to disuse). In all likelihood, the buildings and structures at the extant property constructed before 1966 include the rural bungalow, cylindrical tanks, open barn, redwood barn, and machinery storage shed. Of note, the 1966 USGS topographic map indicates the presence of two residential structures at the property, but one was removed prior to 1978 (since it is not evident on the 1978 USDA aerial image). The buildings and structures constructed or moved to the property following 1978 include the modular residences, trailers, junk and debris, and animal pens. Almost all of the buildings and structures are missing portions of their roof and exterior wall cladding, window systems, and glass. After 1985, the property received a permit to rezone the property an agricultural preserve. Presently, the agricultural portion of the property appears to be abandoned (USGS Topographic Quadrangle Maps 1936-1942, 1952, 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: post-1978 – modular residences, trailers Original Location: Unknown

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Van Metre Property was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, Van Metre Property does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA.

(See Continuation Sheet)

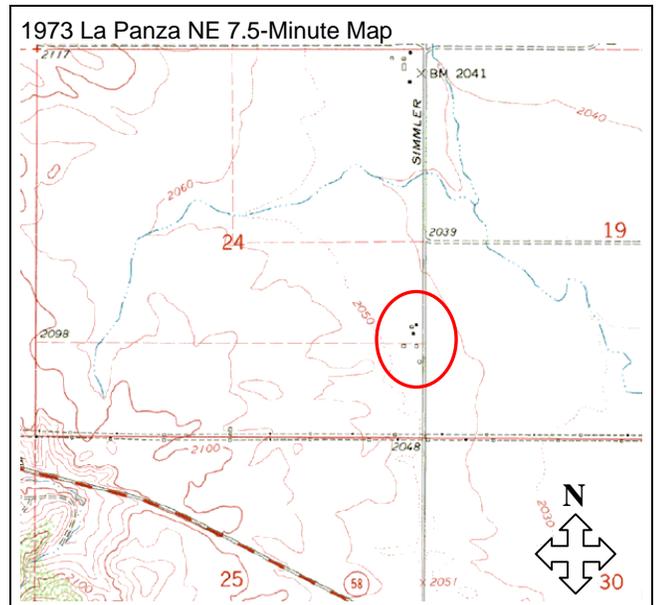
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation



*Date of Evaluation: August 2008

(This space reserved for official comments.)

Page 4 of 11 *Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation *Date August 2008 Continuation Update

***B10. (Continued)**

Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall.

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

In the 1920s, improvements in trucks made the transport of crops much easier (such as rubber tires), and grain was soon transported via bulk methods and not sacked (Fisher, n.d.; Eichel, 1971). This paved the way for large scale wheat farming, and the Carrizo Plain settlers focused on commercial one-crop farming as opposed to mid-scale subsistence. In 1933, more than 30,000 acres of wheat were planted in the Carrizo Plain. This coincided with the introduction of government farm programs which facilitated the growth of the grain in the area (Twisselman, 1995). During World War II, over 60,000 acres were sown and harvested (Eichel, 1971; Fisher, n.d.).

Page 5 of 11 *Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 11 *Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Van Metre Property is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape.

Presently, the Van Metre Property is not directly linked with important trends or themes and (especially in its present state) is not unique or representative of its time and place as a wheat cultivation farmstead between 1900 and 1967. Recent changes to the property as a whole have erased many of its historic characteristics and have impacted its important scenic qualities. The altered spatial organization, lack of concentration of historic characteristics, and deficiency of evidence of the historic period of development do not distinguish the property as a potential contributor to a potential cultural landscape. Specifically, key property types representative of the historic period have collapsed (such as the barn and storage tanks), are no longer extant (bunkhouses), or are missing their major characteristics (residence missing windows systems, standing barn is missing wall and roof cladding). New buildings and structures (such as the animal pens and modular buildings) illustrate tremendous development outside of the period of significance (post-1967). None of the buildings and structures are representative of a distinctive high-style or vernacular form. Additionally, the property has been abandoned and used as a junkyard, which represent recent changes in use and activities, and has led to demolition by neglect of nearly all of the agricultural-related buildings.

In order to be eligible for the CRHR or considered a historic property for purposes of CEQA, a property must have retained a significant amount of its historic integrity. Historic integrity is comprised of seven aspects (location, design, setting, materials, workmanship, feeling, and association) and is defined as a property's ability to convey its significance. As a whole, the Van Metre Property has not retained a significant amount of its historic integrity.

Location

The integrity of location was impacted by the removal of a residential property between 1967 and 1978, which is outside of the period of significance (and may have been the bunkhouse). New fences created new boundary demarcations and changes to the circulation networks affected the property's original and historic-period integrity of location. Also, the addition of junk and new buildings and structures have affected the integrity of location to the property.

Design

The property no longer has its original design due to the removal of key buildings and structures, new buildings and structures, and changes in functional organization, and changes in land use

Setting

The property no longer resembles a wheat farming property from 1900 to 1967 and the removal and addition of buildings and structures disrupt its scenic quality.

Materials

The property does not retain a significant amount of its original and historic-period building materials and fabric.

Workmanship

The property has poor workmanship since it barely exhibits ways people have fashioned their environment for functional and decorative purposes during the period of significance.

Feeling

The absence of setting, design, materials, and high workmanship impact its ability to convey integrity of feeling.

Page 7 of 11 *Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Association

Isaac Van Matre planted his first crop of wheat in the Carrizo Plain by 1917 after several decades running a dairy in Creston beginning in 1883. Van Matre first owned 60 acres then 400 acres (Jesperson, 1917). He died in 1969 at the age of 92 (*San Luis Obispo Telegram-Tribune* 11 August 1969). His three sons also farmed nearly 4,000 acres of wheat in 1917 (Morrison, 1917). While the Van Matre's were early settlers to the Carrizo Plain, they were not pioneers nor considered exceptional or distinctive people important to the historic development of wheat farming in the Carrizo. Therefore, the Van Matre Property is not associated with significant persons or events.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jesperson, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 8 of 11

*Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the North



View to the South-Southwest

Page 9 of 11

*Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the West



Machinery Storage Shed, View to the West,

Page 10 of 11

*Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Residence, View to the North



Modular Home, View to the West

Page 11 of 11

*Resource Name or # (Assigned by recorder) Van Metre Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the South

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 15

*Resource Name or #: (Assigned by recorder) Cavanaugh Property II

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Simmler Date 1982 T 30S; R 18E; NE 1/4 of SW 1/4 of Sec 1; MD B.M.

c. Address Soda Lake Road City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 227636 mE/ 3914990 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 072-141-032 and 072-141-012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Cavanaugh Property II consists of an altered single-family ranch-style residence, several dilapidated barns and sheds, an eight-plex workers' residence (bunkhouse), several cylindrical bulk storage tanks, and other agricultural-related outbuildings (recently constructed and older). The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is surrounded by similar properties within the Carrizo Plain. The property is located within the southwest quarter of Section 1 along a one-lane private drive (unpaved), a half-mile east of Soda Lake Road and three-quarters of a mile south of Carrisa Highway. Portions of the property are bound by a non-historic period chain link fence and a wood post and rail fence with wire fencing. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
View to the Northeast, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric _____ Both
1914 and 1934 per Jespersion and McKittrick 1934 USGS map

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance Survey

*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

N/A

*Attachments: NONE Location 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 (List):

Page 2 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The buildings and structures on the Cavanaugh Property II are arranged in an informal cluster not characterized by any datum or distinguishing spatial pattern. The buildings and structures are concentrated at the east end of the property's drive with the residential/domestic buildings on the north portion of the developed area and the agricultural-related buildings and structures are located on the south portion of the property's developed area. Throughout the property are recent trucking and farming equipment and construction and agricultural debris and junk. The equipment and debris disrupt the spatial and historic relationship between the buildings and structures and make portions of the property resemble a junkyard. The majority of the developments on the southern portion of the property, specifically the agricultural-related properties, were completed after 1978, based on the buildings and structures absence from an USDA 1978 aerial image.

The main residence, located at the northern end of the property, is a one-story ranch style residence (built approximately 1965). The building has an irregular additive form and major characteristics include a truncated hipped roof, modern Spanish roof tiles, a brick veneer base course with a molded water table course (west elevation), stucco coatings, slope chimney with a masonry corbelled cap. Alterations to the building include the replacement of original window systems with fixed or single-pane windows covered with UV-resistant window film and awnings blocking principle elevations (e.g., west elevation). The addition of the awning to the residence's façade interrupts the design's emphasis on low horizontal lines, and (coupled with the new windows) disrupts the property's ability to convey a specific period, style, or theme. The ranch-style residence does not appear to be contemporaneous with the older buildings at the Cavanaugh Property II and does not appear in its proper setting.

The agricultural portion of the property is setback nearly a half-mile from the nearest public road and several of the buildings block the views to other buildings, which made identification efforts from a public vantage point difficult. The agricultural portion features three cylindrical storage tanks along the southeast portion of the property. Two of the tanks sit on wood trestle platforms and one has a turreted cap. The tanks all show extensive signs of deterioration and portions of two of the tanks have collapsed. The tanks are surrounded by junk and debris, such as construction timbers, wood spools, and barrel drums, which indicate that this area is no longer operational and is used for storage and junk. Towards the east portion of the property are several small sheds with new corrugated metal roofs with flashing, small double-hung windows, and beveled paneled doors. Southeast of these sheds is a large non-historic period metal-framed open storage crib and a non-historic period wood-framed open shed with a flat roof (used for tractor storage). At the north part of the agricultural portion is a vernacular eight-plex residential unit, which (most likely) housed and was built by the property's laborers. The eight-plex has a rectangular form with four single rooms located on both the north and south elevations. The building is wood-framed with wood lap siding and corner boards and has a side-gabled roof clad with standing seam metal. The roofing materials do not appear to be contemporaneous with the rest of the building. Each residential unit consists of a single room with a narrow door and window bay. The side elevations (west and east) feature two window bays, as well. The residential unit is in very poor physical and structural condition, and no longer retains its original window and door systems (most elements are removed or boarded), glass, and porch steps. The eight-plex is also missing a significant portion of its wood siding beneath the doorways' thresholds, and the siding overall has experienced significant deterioration from environmental effects. Immediately south of the eight-plex is a small wood-framed shed with a front-gabled roof and wood plain bevel siding. The roof is clad with wood shingles. The west elevation features a one-story shed roof projection which is clad with corrugated metal. The projection also features metal-sliding windows. The projection's windows and roof do not appear to be contemporaneous with the rest of the building. South of the eight-plex and shed is a large corrugated metal barn. The barn is two and a half-stories features an overhanging gabled roof with open eaves and a roof monitor, first story windows (window type could not be identified), and a catslide or broken pitch addition along the south elevation. The building is surrounded by agricultural equipment and junk and debris.

Overall, the altered residence does not resemble a building from its original historic-period and the agricultural-related buildings and structures are generally in poor condition due to neglect, disuse, and environmental effects. Due to debris, portions of the site (in the agricultural-related area) presently resemble an abandoned junkyard, which significantly affect the property's ability to convey a historic-period or theme and show an interruption of activities. The Cavanaugh Property II also lacks any distinguishing circulation networks, patterns of spatial organization, and vegetation and natural features related to historic land uses.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 15

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

A structure and a well are first depicted on the McKittrick 1934 USGS Topographic Map. Four structures are depicted on the 1943 USGS Topographic Map. Three structures appear on the 1959 and 1982 USGS Topographic Maps. On the 1978 USDA Aerial Image, buildings and structures are located in the present location of the property's residence, eight-plex, storage tanks, and barn. After 1978, the barn received an addition to its south elevation and numerous non-historic period sheds and other outbuildings were added to the property, in addition to debris, junk, and trucking and agricultural equipment. Also, the residence has received new windows, roofing materials, and awnings within the past ten years. The residence appears to be built within the past 45 years.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Cavanaugh Property II was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, Cavanaugh Property II does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

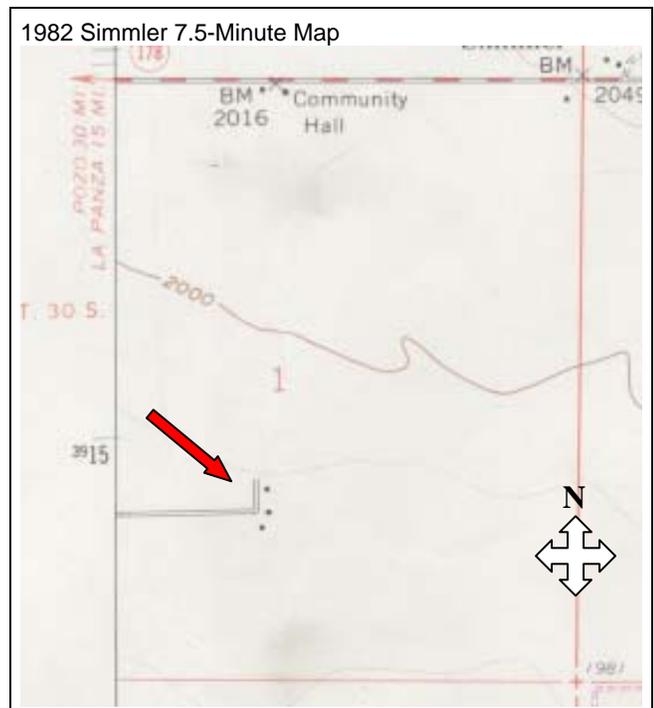
(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation

*Date of Evaluation: August 2008

(This space reserved for official comments.)



Page 4 of 15 *Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation *Date August 2008 Continuation Update

***B10. (Continued)**

Evaluative Context - Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall (Eichel, 1971).

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

In the 1920s, improvements in trucks (such as rubber tires) made the transport of crops much easier, and grain was soon transported via bulk methods and not sacked (Fisher, n.d.; Eichel, 1971). This paved the way for large scale wheat farming, and the Carrizo Plain settlers focused on commercial one-crop farming as opposed to mid-scale subsistence. In 1933, more than 30,000 acres of wheat were planted in the Carrizo Plain. This coincided with the introduction of government farm programs which facilitated the growth of the grain in the area (Twisselman, 1995). During World War II, over 60,000 acres were sown and harvested (Eichel, 1971; Fisher, n.d.).

Page 5 of 15 *Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 15 *Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Cavanaugh Property II is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape.

Presently, the Cavanaugh Property II is not directly linked with important trends or themes and due to substantial alterations of buildings and structures is not unique or representative of its time and place as a wheat cultivation farmstead between 1900 and 1967. It is a modest example of a historic-period rural property. Recent changes to the property as a whole have erased many of its historic characteristics and have impacted its important scenic qualities (such as the addition of numerous non-historic period sheds and other outbuildings, the deterioration and collapse of original buildings and structures, additions and alterations to the residence, addition of debris, junk, and trucking and agricultural equipment, replacement of original cladding materials, and loss and replacement of original elements like window and door systems). The main residence does not represent the property's period of significance and is not contemporaneous with the other property's buildings and structures. The altered spatial organization, lack of concentration of historic characteristics, and deficiency of evidence of the historic period of development do not distinguish the property as a potential contributor to a potential cultural landscape.

In order to be eligible for the CRHR or considered a historic property for purposes of CEQA, a property must have retained a significant amount of its historic integrity. Historic integrity is comprised of seven aspects (location, design, setting, materials, workmanship, feeling, and association) and is defined as a property's ability to convey its significance. As a whole, the Cavanaugh Property II has not retained a significant amount of its historic integrity.

Location

The integrity of location was impacted by the construction of new additions and buildings, as well as substantial alterations to the several key properties which disrupted the spatial relationship, organization, and order of the property during its period of significance.

Design

The property no longer has its original design due to recent alterations to key buildings and structures.

Setting

The property no longer resembles a rural property from 1900 to 1967 due to the additions to major buildings (tinted windows, awnings) and the absence of key elements from the period of significance (such as original door, window, and roof systems), which overall disrupts its scenic quality. Further, the presence of junk and debris around the storage tanks indicates a discontinuation of traditional wheat harvesting activities since this area is no longer used for its historic-period purpose.

Materials

As a whole, the property does not retain a significant amount of its original and historic-period building materials and fabric.

Workmanship

The property has poor workmanship since it barely exhibits ways people have fashioned their environment for functional and decorative purposes during the period of significance.

Feeling

The absence of setting, design, materials, and high workmanship impact its ability to convey integrity of feeling.

Page 7 of 15 *Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Association

Frederick W. Cavanaugh arrived in the Carrizo Plain approximately 1914, and initiated an extensive ranching operation with three generations of his family. Cavanaugh was one of the first to utilize mechanized farm equipment, and he established a partnership with another early Carrizo Plain pioneer, Nels Beck in 1917, and later his sons (Jesperson, 1939). By the late 1930s, the Cavanaugh's held 14,000 acres where they ran cattle and farmed 4,000 acres. His wife Orrie Etna Cavanaugh is listed as the occupier of the property on a 1941 San Luis Obispo County Natural Resources. While the Cavanaugh's were early settlers to the Carrizo Plain, they were not pioneers nor considered exceptional or distinctive people important to the historic development of wheat farming in the Carrizo. Therefore, the Cavanaugh Property II is not associated with significant persons or events.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jesperson, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 8 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Tanks and Agricultural Debris, View to the South



Residence, View to the East

Page 9 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Shed, View to the South



Storage Shed Crib, View to the East-Southeast

Page 10 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Eight-Plex Residence (Bunkhouse), View to the South



Eight-Plex and Shed, View to the East

Page 11 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Eight-Plex, View to the Northeast, Note absence of key elements



Shed, View to the East,

Page 12 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Barn, View to the South



Storage Tanks, View to the South, Note Condition and Impacts to Setting

Page 13 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Shed, View to the South

Page 14 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Shed, Note New Roof Cladding, View to the South



Shed, View to the East

Page 15 of 15

*Resource Name or # (Assigned by recorder) Cavanaugh Property II

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Residence, View to the East

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 4

*Resource Name or #: (Assigned by recorder) Red Tank Property

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad California Valley Date 1966 T 30S; R 18E; NW 1/4 of NW 1/4 of Sec 3; B.M.

c. Address Carrisa Highway City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 770634 mE/ 3916018 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 072-141-028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Red Tank Property consists of a three recently constructed storage sheds and one trailer. The storage sheds are used for storing equipment (tractors) and agricultural products (hay). All of these properties appear to be constructed within the past 30 years. Towards the northern portion of the property, near the intersection of Branch Mountain Road and Carrisa Highway, is an earthen berm (around a well) and the developed portion of the property sits on a gravel and dirt lot. The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is surrounded by similar properties within the Carrizo Plain. The property is located along the southside (eastbound side) of Carrisa Highway.

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



N/A

*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
View to the South-Southeast, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
Post-1978 per USDA Aerial Image and Visual Survey

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance
Survey

*P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location 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 (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Red Tank Property

- B1. Historic Name: San Juan Ranch
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Red Tank Property is first represented on the 1936-1942 USGS Topographic Map as a single structure located in the relative location of a recently constructed storage shed. A San Luis Obispo County Natural Resources Map from 1941 identifies the property as the "Red Tank." Before 1952, the property had a structures and a well. A 1966 California Department of Natural Resources Map depicts two structures and an earthen berm. The 1978 USDA Aerial Image depicts a three structures and an earthen berm (surrounding the well). Since 1978, it seems as though the structures have been replaced (USGS Topographic Quadrangle Maps 1936-1942, 1952, 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Red Tank Property was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, the Red Tank Property does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA. The buildings and structures were not constructed within the past 45-50 years and the property as a whole is not of exceptional significance.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

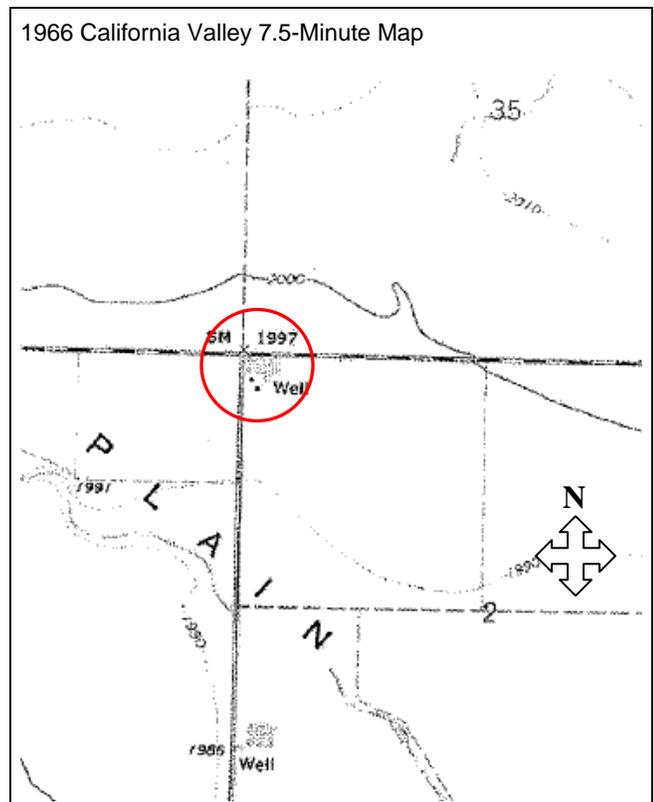
See B6.

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation

*Date of Evaluation: August 2008

(This space reserved for official comments.)



Page 3 of 4 *Resource Name or # (Assigned by recorder) Red Tank Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Red Tank Property is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape. There are no buildings and structures which appear to be at least 45 years old and no properties of significance. Accordingly, the property does not have historic integrity.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jespersion, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 4 of 4

*Resource Name or # (Assigned by recorder) Red Tank Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the North



View to the Northeast

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 6 *Resource Name or #: (Assigned by recorder) Lewis Property

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad California Valley Date 1966 T 29S; R 17E; NE 1/4 of SE 1/4 of Sec 30; B.M.

c. Address Tule Elk City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 768066 mE/ 3918150 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 072-301-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Lewis Property consists of a one single-family residence and (at least) two corrugated metal barns. The property is located three-quarters of a mile north of Carrisa Highway at the end of a private driveway (named Tule Elk). At the request of several neighbors and the property's resident, surveyors were asked to leave the private driveway and not record or photograph the property from the public road. Extensive vegetation and tree overgrowth made survey efforts from this location difficult. The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is located near similar properties in the Carrizo Plain. The property is located within the southwest quarter of Section 30. The property does not have any type of structure demarcating its boundaries, such as a fence. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
View to the North, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1936-1942 per La Panza NE USGS map (1936-1942)

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance
Survey

*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

N/A

*Attachments: NONE Location 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 (List):

Page 2 of 6

*Resource Name or # (Assigned by recorder) Lewis Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The west portion of the Lewis Property features a single-family rural bungalow. It appears to be wood-framed and have wood siding, a multiple gabled roof, stepped chimney, and is one to one-and-a-half stories tall. Due to extensive vegetation surrounding the residence and its distance from a public road, no other distinguishing characteristics could be observed.

The east portion of the Lewis Property features several corrugated metal barn structures. For the most part, they appear to be at least two stories in height with steeply pitched gabled roofs (- the eastern barn appears to have a catslide on its west elevation). An animal corral/pen appears to be located north of the eastern barn. The barns appear to have open bays. Due to extensive vegetation, haybales, and the barns' distance from a public road, no other distinguishing characteristics could be observed.

Immediately south of the Lewis Property, along the private drive, are several modular homes and recently constructed residences that are not associated with a historic period. These buildings disrupt the historic-period feeling of the Lewis property and impact its ability to convey a specific period or theme.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) Lewis Property

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

A structure first appears on the 1936-1942 USGS Topographic Map. On the 1952 USGS Topographic Map, there are three residential structures and five agricultural-related buildings present. On the 1966 USGS Topographic Map, there are four residential buildings and six agricultural-related buildings present (USGS Topographic Quadrangle Maps 1936-1942, 1952, 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Lewis Property was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

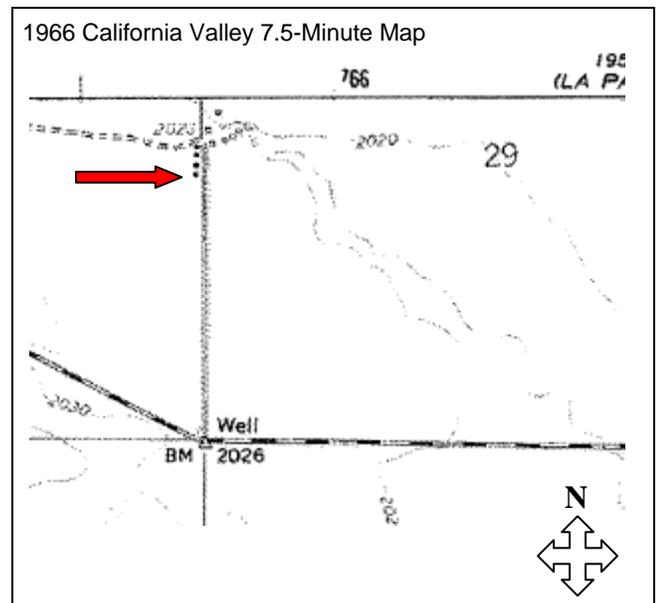
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation

*Date of Evaluation: August 2008



(This space reserved for official comments.)

Page 4 of 6 *Resource Name or # (Assigned by recorder) Lewis Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluative Context - Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall (Eichel, 1971).

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

In the 1920s, improvements in trucks (such as rubber tires) made the transport of crops much easier, and grain was soon transported via bulk methods and not sacked (Fisher, n.d.; Eichel, 1971). This paved the way for large scale wheat farming, and the Carrizo Plain settlers focused on commercial one-crop farming as opposed to mid-scale subsistence. In 1933, more than 30,000 acres of wheat were planted in the Carrizo Plain. This coincided with the introduction of government farm programs which facilitated the growth of the grain in the area (Twisselman, 1995). During World War II, over 60,000 acres were sown and harvested (Eichel, 1971; Fisher, n.d.).

Page 5 of 6 *Resource Name or # (Assigned by recorder) Lewis Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 6 *Resource Name or # (Assigned by recorder) Lewis Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Due to restricted access and views, the Lewis Property could not be evaluated based on the preceding historic context and evaluative considerations, and therefore it is unknown whether the Lewis Property at this time can be recommended as appearing to be eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape. As a result, an integrity analysis could not be conducted.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jespersion, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

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 10 *Resource Name or #: (Assigned by recorder) Travers Property

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad California Valley Date 1966 T 30S; R 18E; SE 1/4 of SE 1/4 of Sec 4; B.M.

c. Address Bitterwater Road City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 768907 mE/ 3914479 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 072-0921-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Travers Property consists of a recently constructed single-family residence, a Quonset hut-style airplane hangar, several dilapidated barns and sheds, cylindrical bulk storage tanks, and other agricultural-related outbuildings (recently constructed and older). The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is surrounded by similar properties within the Carrizo Plain. The property is located within the southeast quarter of Section 4, along a one-lane dirt road and one-mile south of the Carrisa Highway. The property is bound by a non-historic period wood- and metal-post barbed wire fence. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

*P4. Resources Present: Building Structure Object Site District Element of District
 Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P5b. Description of Photo: (view, date, accession #)
View to the South-Southeast, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric _____ Both
1946-1952 per USGS Topographic Maps

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance Survey

*P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
N/A

*Attachments: NONE Location 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 (List):

Page 2 of 10

*Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The buildings and structures on the Travers Property are arranged in an informal cluster not characterized by any datum or distinguishing spatial pattern. For the most part, the residential portion of the property, consisting of one single-family residence, is located on the eastern portion of the property. The western portion of the property consists of buildings and structures dedicated to the cultivation of agricultural products and many are dilapidated or have nearly-collapsed. These buildings were constructed between 1946 and 1952.

The western portion of the property features the buildings and structures used for the cultivation of agricultural products (e.g., wheat harvesting). Toward the center of this area is a large Quonset hut-type airplane hangar. The hangar is approximately four stories in height, has a half-barrel roof, and is clad with corrugated metal. The eastern elevation features a monumental-scaled sliding hangar door and the north and south elevations feature evenly spaced rows of metal windows. The ridge of the roof features ventilators. The hangar may have formerly been associated with an airplane runway located immediately northwest of the Travers Property. The runway is first seen on the 1966 California Valley 7.5-minute USGS map and is not evident on the 1978 USDA aerial image, indicating it was most likely removed or decommissioned between 1967 and 1978 (- it was not relocated during survey and the area is now used for agricultural and grazing purposes). Therefore, in all likelihood, the hangar was built to serve civil aviation services for a short ten-year period.

Immediately south of the hangar is a smaller human-scale Quonset hut-type with a rectangular form, corrugated metal cladding, and a built-up half-barrel roof system. The west elevation has a three bay arrangement characterized by two two-over-two windows flanking a multi-paneled wood door. The windows have not retained their glass and the door is missing many of their panels. The hut sits on a raised concrete foundation. Immediately south of the Quonset hut is a two-story wood-framed barn. The barn has a steeply pitched gabled roof clad with corrugated metal. The roof is no longer fastened to its purlins and principle rafters and environmental effects have caused the roof to deteriorate, especially along the southern portion. The barn's east and west elevation feature half-gable wings with an open bay and a sliding door. Along the west and east elevations, the wood siding is no fastened and is exposed. At the southwest portion of the west elevation, the original wood siding was replaced with corrugated metal, which has significantly deteriorated and has open holes throughout. East of the barn are two cylindrical corrugated metal storage tanks which sit beneath a gabled roof pavilion. The gabled roof is clad with corrugated or fluted metal (it could not be determined from survey location). The roof has collapsed in some areas and portions of the purlins and principle rafters are exposed. The pavilion features wood post-and-beam construction and many of the vertical posts are supported by Y- and X-support beams. The east elevation features a grain conveyor. Also within the agricultural area are several storage tanks, which are primarily blocked from public vantage points by other buildings which made identification efforts difficult. The tanks appear to be cylindrical and constructed of corrugated metal and metal sheets. Several of the tanks sit on wood trestle platforms. East of the property's boundary and barbed wire fence are two additional storage tanks (a cylindrical tank on a wood trestle platform). The addition of the non-historic period property fence has severed these element's spatial relationship with the property's other buildings and illustrates changes and alterations to the property's historic-period visual location, feel and setting

The east end of the property has a single-family residence. The property was originally a Minimal Traditional style residence, but has experienced several additions and building episodes which have disrupted its original form, design, footprint, and setting. The building appears to originally be (most likely) a stucco coated wood-framed side-gabled one-story residence with a simple rectangular form and double-hung windows. Presently, it has a non-historic period (post-1978) large addition to the west of the original portion which has a rambling form, several cross-gabled roofs (with open eaves), and recently installed single-pane fixed windows. At the end of the addition is a carport and there is also a new detached garage which was completed within the past 30 years. Overall, the additions seemingly more than tripled the size of the residence and changed its visual appearance.

Overall, the altered residence does not resemble a building from its original historic-period and the agricultural-related buildings and structures are generally in poor condition due to neglect, disuse, and environmental effects. Therefore, the residence and agricultural buildings are not reflective of the same historic-period and the visual narrative and appearance of the Travers Property has been affected.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 10 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Travers Property

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

A structure first appears on the 1936-1942 USGS Topographic Map. On the 1952 USGS Topographic Map, there are two residential buildings and four agricultural-related buildings present. Three out of the six buildings appear in the general location of the Quonset hut airplane hangar, residence, and storage tank pavilion. On the 1966 California Department of Water Resources Topographic Map, a landing strip is located immediately northwest of the property. The landing strip is not identifiable on the 1972 USDA Aerial Image. After 1972, the residence received a new wing, carport, detached garage, windows, and cross-gable roof. In 2005, the property received permits for the replacement of a mobile home with an engineered tie-down system, the removal of a mobile home, and a demolition permit for an unknown structure. (USGS Topographic Quadrangle Maps 1936-1942, 1952; California Department of Water Resources Topographic Map 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Travers Property was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, Travers Property does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

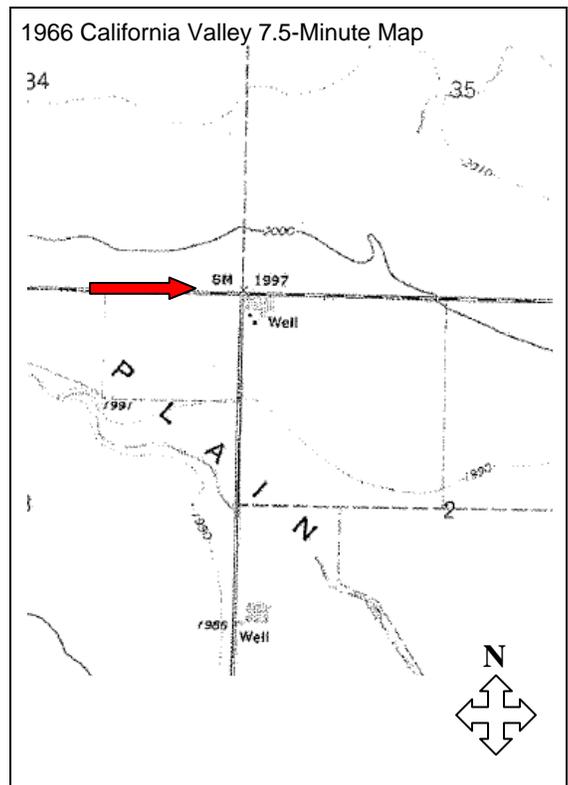
(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation

*Date of Evaluation: August 2008

(This space reserved for official comments.)



Page 4 of 10 *Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluative Context - Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall (Eichel, 1971).

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

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Page 5 of 10 *Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 10 *Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Travers Property is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape.

Presently, the Travers Property is not directly linked with important trends or themes and due to substantial alterations of buildings and structures and is not unique or representative of its time and place as a wheat cultivation farmstead between 1900 and 1967. It is a modest example of a historic-period rural property. Recent changes to the property as a whole have erased many of its historic characteristics and have impacted its important scenic qualities (such as the removal of the runway, replacement of cladding materials, additions and substantial alterations to the residence, and alterations in fence boundaries separating key elements from the rest of the property). The altered spatial organization, lack of concentration of historic characteristics, and deficiency of evidence of the historic period of development do not distinguish the property as a potential contributor to a potential cultural landscape.

In order to be eligible for the CRHR or considered a historic property for purposes of CEQA, a property must have retained a significant amount of its historic integrity. Historic integrity is comprised of seven aspects (location, design, setting, materials, workmanship, feeling, and association) and is defined as a property's ability to convey its significance. As a whole, the Travers Property has not retained a significant amount of its historic integrity.

Location

The integrity of location was impacted by the construction of new additions and buildings, as well as substantial alterations to the several key properties which disrupted the spatial relationship, organization, and order of the property during its period of significance. The replacement of the fence which separated several storage tanks from the rest of the property impacted the integrity of location.

Design

The property no longer has its original design due to recent alterations to key buildings and structures.

Setting

The property no longer resembles a rural property from 1900 to 1967 due to the additions to major buildings and the absence of key elements from the period of significance, which overall disrupts its scenic quality.

Materials

As a whole, the property does not retain a significant amount of its original and historic-period building materials and fabric.

Workmanship

The property has poor workmanship since it barely exhibits ways people have fashioned their environment for functional and decorative purposes during the period of significance.

Feeling

The absence of setting, design, materials, and high workmanship impact its ability to convey integrity of feeling.

Page 7 of 10 *Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Association

It is unknown who the Travers family was. In Henry Twisselman's memoir of growing up in the Carrizo Plain, he mentions the Travers family as pioneers but no other information is provided (Twisselman, 1995). No other information could be located regarding Travers. While the Travers family were earlier settlers to the Carrizo Plain, they would not be considered exceptional or a distinctive person important to the historic development of wheat farming in the Carrizo. Therefore, the Travers Property is not associated with significant persons or events.

***B12. (Continued)**

Daily Republic, 10 January 1888; and 25 March 1887.

Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jespersion, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 8 of 10

*Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Quonset Huts and Barn, View to the South-Southeast



Quonset Hut and Barn, View to the South-Southeast

Page 9 of 10

*Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Storage Tank Pavilion, View to the South-Southeast, Note Loss of Original Materials to Structures



Quonset Hut Hangar, View to the East

Page 10 of 10

*Resource Name or # (Assigned by recorder) Travers Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Residence, View to the South



Storage Tank Pavilion, View to the Northeast

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary# _____
	HRI# _____
	Trinomial _____
	NRHP Status Code _____
Other Listings _____	Reviewer _____
Review Code _____	Date _____

Page 1 of 12 *Resource Name or #: (Assigned by recorder) Wreden Property

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad California Valley Date 1966 T 29S; R 18E; NE 1/4 of SE 1/4 of Sec 11; MDB.M.

c. Address Carnaza Road City San Luis Obispo County Zip 93453

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 761818 mE/ 3923230 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 072-131-011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Wreden Property consists of a single-family residence, a heavily altered two story vernacular ranch, a prefabricated residence, recently constructed and historic-period agricultural outbuildings, and storage areas. The property is located in the Carrizo Plain of eastern San Luis Obispo County. The property is located in a rural setting and is surrounded by similar properties along Bitterwater Road. The property is located within the southeast quarter of Section 11 on Carnaza Road (which is a dirt road), approximately a mile and a half west of Bitterwater Road. There are no property boundaries such as a fence or other demarcated structure around the property. Due to the property's location at the end of a private drive, the property was surveyed from a distance and was not easily observable. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) ; Farm/Ranch - HP33

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building Structure
 Object Site District Element of District
 Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
View to the East, August 2008

*P6. Date Constructed/Age and Source: Historic
 Prehistoric _____ Both
1936-1942 per La Panza NE USGS map

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Jeremy Hollins - URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded:
August 6, 2008

*P10. Survey Type: (Describe) Reconnaissance
Survey

*P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

N/A

*Attachments: NONE Location 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 (List):

Page 2 of 12

*Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update

***P3a. (continued)**

The buildings and structures on the Wreden Property are arranged in an informal cluster not characterized by any datum or distinguishing spatial pattern. For the most part, the buildings are arranged in a radial plan along a circle drive at the end of Carnaza Road's linear path. At the Wreden Property, the agricultural and storage buildings associated with wheat harvest and production are concentrated on the eastern portion of the radial plan and the residential/domestic portions are concentrated on the west side of the site. Within the Wreden Property, the major circulation network is the graded dirt trail and driveways that meanders between the property's various areas.

The western portion of the property features a one-story Spanish Colonial Revival ranch-style residence (built 1943-1952). The residence has a rectangular form, side-gabled roof clad with modern Spanish roof tiles, a recessed front porch, two wood columns and two pilasters with square plinths and decorative bolsters (zapatas) accentuating the portales, open eaves, multi-pane casement windows, and irregular masonry bricks (intended to resemble Roman-style bricks). The residence has a two-car detached garage that appears contemporaneous with the residence. Immediately north of the ranch-style residence is a prefabricated single-family residence that was moved to its present location after-1978 (evidenced by its absence from the 1978 USDA aerial image). The prefabricated residence has metal sliding windows, metal cladding (primarily corrugated), and a rectangular form. The prefabricated residence sits on a small landscaped area and is behind a wood post and chicken wire fence. The addition of the prefabricated building and its landscaped improvements disrupts the original spatial relationship and organization of the Wreden Property's radial plan.

South of the ranch-style residence is a heavily altered vernacular ranch-style residence. The original one-story plan and form of the residence is no longer apparent and, within the past 20 years, a second story has been added to the property and several wings, which give the building a continuous additive form. There does not appear to be many original elements still extant, such as window arrangements, hardware, and finishes. The residence has wood siding, open eaves on the first story, a fascia on the second story, cross-gabled roof, an overhanging porch with wood column supports, and multi-pane and single-pane windows.

Along the north and south portions of Carnaza Road (before the residential portion) are the property's agricultural and storage outbuildings. These buildings and structures were not easily observable from public vantage points on Carnaza Road or Bitterwater Road. At the southeast portion of the property is a Quonset hut-type building used for storage. The hut has a built-up half-barrel roof, corrugated metal cladding, a six-panel wood door, and two over two window arrangements. Several of the window panes have been boarded and no longer have their glass. North of the Quonset hut is a one and a half story barn/shed with a partially open carport on the east elevation. The building has a gabled roof and catslide along the north elevation. The exterior walls are clad with wood siding and the roof features standing seam metal cladding. There are several single-pane windows throughout that are primarily boarded or missing glass. The west elevation has a pair of swinging hangar doors. North of the one and a half story barn/shed is a two story barn with an overhanging gabled roof. The exterior walls have corrugated metal cladding and the roof features recently added metal sheets. The east elevation has a sliding hangar door. Due to building setbacks, the rest of the building could not be viewed from a public vantage point. East of these buildings are two large cylindrical corrugated metal storage tanks which sit beneath a gabled roof pavilion supported by wood and metal posts. Along the south elevation is a grain conveyor. The storage tank and conveyor are in extremely poor condition and are non-operable. The gabled metal roof has partially collapsed and the framing is exposed. Several of the wood and metal posts are no longer structurally sound and are near collapsing. Additionally, extensive rustication has caused extensive holes to develop in the sides of the tanks. Immediately east of the two-story residence is a former non-operational windmill, which has been converted into a treehouse. The treehouse is located within extensive vegetation and is difficult to observe. The treehouse sits on a square base which tapers towards a garrison-type projection. The projection has a hipped roof, lap siding, and corner boards. There are several open window and door bays. Immediately south of the treehouse is a non-historic period animal washing area and several non-historic period small sheds.

Throughout the property, junk and debris associated with automobiles, automotive parts, and farming equipment litter the site and disrupt the spatial and historic relationship between the buildings and structures. The non-residential portions of the property have not been maintained and the buildings and structures on the property have generally been affected by non-historic period alterations, infill construction, neglect, abandonment, and environmental effects. The addition of a new residence and major alterations to an existing residence have affected the historic-period feeling of the property and impacted its ability to convey a specific period or theme. The Wreden Property also lacks any distinguishing vegetation and natural features related to historic land uses.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 12 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Wreden Property

- B1. Historic Name: San Juan Ranch
- B2. Common Name: N/A
- B3. Original Use: Agricultural Complex
- B4. Present Use: Agricultural Complex

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Wreden Property was first established in 1898 as the San Juan Ranch (however there are no extant buildings and structures from this period (Jespersion 1939). On the 1936-1942 USGS Topographic Map, there are two structures. One is in the relative present location of the vernacular ranch residence, and the other is no longer extant. Before 1952, the property had five residential buildings and five agricultural-related buildings. The northernmost residence on the 1952 USGS Topographic Map appears to be in the same location as the Spanish Colonial Revival ranch-style residence. The 1966 USGS Topographic Map has four residential buildings, and it appears that the easternmost residential building was removed. The map also shows five agricultural-related properties and, though this is the same number as the 1952 map, the buildings appear to be in different locations. Of note, the windmill located on the property is not depicted as a feature on the USGS maps and this suggests that it was never operational. The property's prefabricated residence was added after 1978, evidenced by its absence from the 1978 USDA Aerial Image. While a residential structure first appears on the 1936-1942 USGS Topographic Map, it is not in the same location as the present Spanish Colonial Revival-style ranch residence. Within the past 20 years, there have been numerous other additions and alterations, such as the addition of a second story to the vernacular ranch-style residence (providing the building with a new form, appearance, and arrangement), new corrugated metal and sheet metal to various buildings, and the removal and loss of key elements to window and door systems (USGS Topographic Quadrangle Maps 1936-1942, 1952, 1966; USDA Aerial Image 1978).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area Carrizo Plain, San Luis Obispo, CA

Period of Significance N/A Property Type Agricultural

Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of Wreden Property was determined by applying the procedure and criteria for the *California Register of Historic Resources* (CRHR) and the significance criteria for purposes of CEQA.

Based on site investigations and historic research, the Wreden Property does not appear to possess the requisite significance to be eligible for listing on the CRHR or for purposes of CEQA.

(See Continuation Sheet)

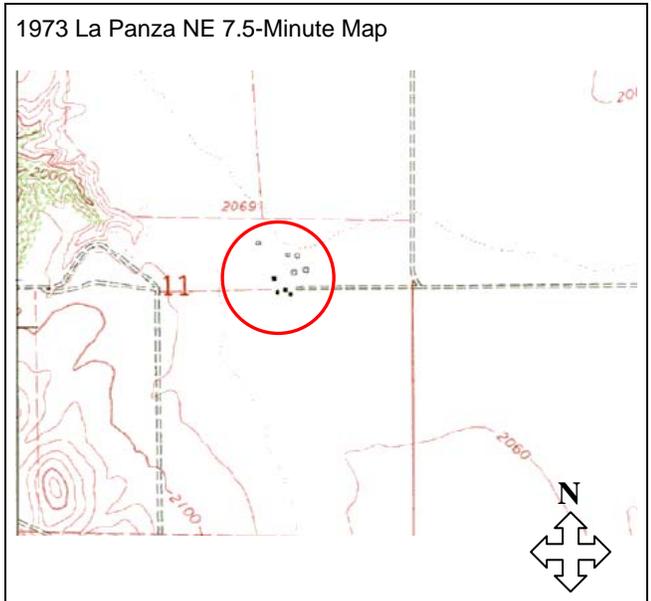
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jeremy Hollins - URS Corporation



*Date of Evaluation: August 2008

(This space reserved for official comments.)

Page 4 of 12 *Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluative Context - Wheat Farming in the Carrizo Plain, 1900- 1967

Wheat Farming Development

The Carrizo Plain was opened for settlement in July 1885 following the General Land Office's decision against the Atlantic and Pacific Railroad. Prior to that, the railroad prevented homesteading and title ownership in the Carrizo Plain by claiming right-of-way grants on nearly all land not held by speculators. The railroad's claim was based on an 1875 map filed for a rail line from Los Angeles to San Francisco through San Luis Obispo County. Acting on a civil lawsuit initially filed in 1878, the General Land Office decided the Carrizo Plain was outside of the railroad's north-south right-of-way and opened the area officially for homesteading and preemption (Eichel, 1971). The Carrizo Plain was one of the last areas in San Luis Obispo County to be homesteaded, since more accessible in western San Luis Obispo County and the Central Valley were available first.

In the 1880s, *San Luis Obispo Tribune* and *The Daily Republic* editor Myron Angel helped promote settlement of the area through a series of articles and travelogues. Angel described the area as the "most attractive section of country, and under cultivation would support a large population" (*San Luis Obispo Tribune*, 16 November 1882). Angel remarked how early pioneers experienced success growing grapes, figs, pears, apples, and berries (*The Daily Republic*, 10 January 1888). Angel anticipated the sale of the land by speculators, and encouraged the division and sale of the Carrizo Plain (*The Daily Republic*, 25 March 1887). Despite Angel's publicity, settlement within the Carrizo Plain during the 1880s through the 1900s was slow and occurred primarily along the northeast and southwest perimeters. Seven devastating drought years during the 1890s and difficult transportation deterred settlers from the dry Carrizo Plain. By the turn of the century, very few of the original settlers were left (Eichel, 1971).

Before 1900, settlers produced grain for the "family and feed for the pigs, cows, chickens, and horses each farmer kept" and the principle land use was cattle grazing (Eichel, 1971). Homesteaders fenced small fields to protect the crops from the animals. By 1900, grain products, such as wheat and barley, became principle crops for settlers on the Carrizo Plain on farms that were as large as 6,000 acres. The settlers practiced dry farming and began planting a field every other year (summer fallowing) in order to increase their yield and conserve the moisture in the soil. Very little irrigation occurred in the Carrizo Plain due to the high cost associated with installation and maintenance, and farmers did not use fertilizer. Settlers in the Carrizo Plain grew milling wheat, and Baart wheat was the most common variety grown. Milling wheat thrived in the region due to dry farming techniques, good soil, and cold winters, but was periodically affected by late frosts and erratic rainfall (Eichel, 1971).

At first, wheat was milled, sacked, and taken to markets in three and four team wagons. The establishment of the railroad in McKittrick (only 16 miles away) in 1908 and the introduction of mechanized farm equipment to the Carrizo Plain in the mid-1920s helped the industry grow (Fisher n.d.). However, for the small-scale homesteaders (160-acres) who only planted a field a year, it was not effective to use the machines at first and they continued to use horses and mules until 1935. When the government placed restrictions on wheat during the 1860s through the 1920s, some settlers turned their attention towards barley, potatoes, and alfalfa, as well. The early grain crops were also impacted by the growth of Russian thistle, which had to be removed through a pesticide or crop duster (Fisher, n.d.; Twisselman, 1995). Some early settlers temporarily stopped farming during short farming years and performed other jobs, such as the Lewis family who in 1920 helped construct the "coast road" (Twisselman, 1995).

In the 1920s, improvements in trucks (such as rubber tires) made the transport of crops much easier, and grain was soon transported via bulk methods and not sacked (Fisher, n.d.; Eichel, 1971). This paved the way for large scale wheat farming, and the Carrizo Plain settlers focused on commercial one-crop farming as opposed to mid-scale subsistence. In 1933, more than 30,000 acres of wheat were planted in the Carrizo Plain. This coincided with the introduction of government farm programs which facilitated the growth of the grain in the area (Twisselman, 1995). During World War II, over 60,000 acres were sown and harvested (Eichel, 1971; Fisher, n.d.).

Page 5 of 12 *Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Property Types and Uses

In 1971, Geography Master of Arts candidate Marijean Eichel wrote a dissertation on the land uses of the Carrizo Plain. Her study described the use and spatial distribution of the early settlers' properties. They were described as "...located well back from the road, with a dirt or gravel lane leading into the farmyard. A substantial house shaded by trees, a well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, and one or more smaller houses or bunkhouses comprised the typical farmstead buildings. The bulk tanks and an open space where truck and farm machinery were stored completed the farmstead which was generally square and covered an extensive area " (Eichel, 1971). Carrizo Plains pioneer Henry Twisselman described the residences as a "single-walled, one- or two-room twenty-by-twenty-foot shacks" which "...stayed 'till cattle rubbed them done or someone tore them down for lumber." Twisselman also mentioned "most ranchers had an adobe building with thick walls or a double-walled tin-lined building in which they kept their foodstuffs" (Twisselman, 1995). Until 1934, "all the ranches used windmills to pump their water, and when there wasn't enough wind" an auxiliary 'horsepower pump' was used where a mule powered the windmill (Twisselman, 1995). The properties averaged 6,000 acres and were operator-owned and also included some leased land. Smaller properties were concentrated along the perimeter of the Plain where springs, seeps, and shallow wells could support land use activities, while large holdings dominated the plains' floor. Of note, beginning in 1934, the storage tanks were known as "48 hour" bulk tanks (which most likely were the storage tanks atop the trestle platforms) and the term "48 hour" referred to the time it took to load a freight car with grain from the tanks (Twisselman, 1995). Also, by the 1930s, dirt or gravel roads replaced cattle trails and wagon tracks, new settlers constructed fences, and "the formerly uninterrupted treeless Plain was now punctuated by clusters of tree surrounding the newly built farmsteads." By 1940, especially in the northern Plain, tenant farming started replacing the large concentrated holdings. The farmsteads in the northern Carrizo Plain were described as dispersed over the land and orientated primarily close to or along Carissa Highway.

Beginning in the 1970s, the tenant farmer of the Carrizo Plain was soon replaced by the absentee owner and absentee lessee, who would then hire a person to cultivate the ground for them. The workers would then bring small trailers and mobile homes to the farmsteads and create "mobile farmsteads," which were used during planting and harvesting time. The worker then would move their trailers and mobile homes by tractor to the various areas of the property they worked. This severely impacted the visual appearance, context, order and traditional uses of the Carrizo Plain's wheat fields and farmsteads, since the major components and character defining features of the property no longer had a continuation of use, such as the residence, storage sheds, and smaller houses and bunkhouses. After 1967, properties became littered with abandoned trailers and other mobile structures. The wheat industry in the Carrizo Plain was also affected in 1967 by a national wheat acreage law where the federal government dictated the amount of wheat grown. Due to the wheat restrictions and lack of water, many farmers saw grazing or barley-raising as their only viable options. The federal wheat act caused a major impact to the agricultural economy and land use of the Carrizo Plain when many farmers had to switch from a one-crop base to a wheat and barley combination. Additionally, large-scale corporations also began purchasing large tracts of lands in the southern Carrizo Plain area with the sole intention to diversify or reduce their income tax (Eichel, 1971).

Evaluative Criterion Considerations

Between 1900 and 1967, wheat was the principle agricultural product of the northern Carrizo Plain, developing from a subsistence practice to commercial one-crop farming by landowners and tenant farmers. It continued until 1967 when federal legislation drastically limited the amount of wheat grown. Accordingly, major changes occurred to the northern Carrizo Plain landscape and land uses as a result, such as grazing, barley, 'mobile farmsteads,' and large corporation land ownership.

Based on primary and secondary sources, the typical wheat farmstead between 1900 and 1967 consisted of a residence shaded with trees, a dirt or gravel drive, well and pumphouse, storage sheds, gasoline tank and pump, machine repair shop, bunkhouses, bulk tanks, barns, adobe buildings or double-walled tin-lined building (note adobe buildings were identified during survey activities, bulk tanks, and fences. The property would have been worked by an owner-operator or a tenant farmer and ranged in size from 160 acres to 6,000 acres.

Page 6 of 12 *Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Evaluation

Based on the preceding historic context and evaluative considerations, the Wreden Property is recommended as appearing to be not eligible for the CRHR and as a historical resource for purposes of CEQA as a potential contributor to a potential northern Carrizo Plain wheat farming cultural landscape.

Presently, the Wreden Property is not directly linked with important trends or themes and due to substantial alterations of buildings and structures and is not unique or representative of its time and place as a wheat cultivation farmstead between 1900 and 1967. It is a modest example of a historic-period rural property. Recent changes to the property as a whole have erased many of its historic characteristics and have impacted its important scenic qualities (such as the addition of prefabricated residence, the addition of a second story to a ranch, the collapsing of the storage tank pavilion, non-functional and inoperable conveyors, absence of historic-period cladding materials and windows systems on buildings). The altered spatial organization, lack of concentration of historic characteristics, and deficiency of evidence of the historic period of development do not distinguish the property as a potential contributor to a potential cultural landscape.

In order to be eligible for the CRHR or considered a historic property for purposes of CEQA, a property must have retained a significant amount of its historic integrity. Historic integrity is comprised of seven aspects (location, design, setting, materials, workmanship, feeling, and association) and is defined as a property's ability to convey its significance. As a whole, the Wreden Property has not retained a significant amount of its historic integrity.

Location

The integrity of location was impacted by the construction of new additions and buildings, as well as substantial alterations to the several key properties which disrupted the spatial relationship, organization, and order of the property during its period of significance.

Design

The property no longer has its original design due to alterations to key buildings and structures. Additionally, newly constructed buildings from outside the period of significance impact the integrity of design.

Setting

The property no longer resembles a rural property from 1900 to 1967 due to the addition of recently constructed buildings and structures and the absence of key elements, which overall disrupts its scenic quality.

Materials

As a whole, the property does not retain a significant amount of its original and historic-period building materials and fabric.

Workmanship

The property has poor workmanship since it barely exhibits ways people have fashioned their environment for functional and decorative purposes during the period of significance.

Feeling

The absence of setting, design, materials, and high workmanship impact its ability to convey integrity of feeling.

Page 7 of 12 *Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation *Date August 2008 X Continuation Update

***B10. (Continued)**

Association

In 1898, Henry Wreden established the San Juan Ranch in the Carrizo Plain. Wreden became a successful cattleman at first and ran cattle until 1937. He then grew thousands of acres of Bart wheat, one of the highest protein-producing types of wheat. He passed in 1971. While Wreden was an earlier settler to the Carrizo Plain, he would not be considered exceptional or a distinctive person important to the historic development of wheat farming in the Carrizo. Therefore, the Wreden Property is not associated with significant persons or events.

***B12. (Continued)**

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Eichel, Barbara, 1971. *The Carrizo Plain: A Geographic Study of Settlement, Land Use, and Change*. San Jose State College.

Fisher, Ted R., no date. *A History of Carrisa Plains*.

Jesperson, Christian N., 1939. *History of San Luis Obispo County, State of California; Its People and Its Resources*. Los Angeles: H.M. Meier.

McClelland, Linda, et. al., 1999. *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Rural Landscapes*. Washington, DC: National Register Publications.

Morrison, Annie L. 1917. *History of San Luis Obispo County and Environs, California*. Los Angeles: Historic Record Company.

San Luis Obispo County Grantor-Grantee Index, 1920s – Present. Reviewed June 2007.

San Luis Obispo Telegram-Tribune, 11 August 1969.

San Luis Obispo Tribune, 16 November 1882.

Twisselman, Henry, 1995. *Don't Get Me Started*. Los Olivos, CA: Olive Press Public.

United States Department of Agricultural, 1978. *Aerial Photograph Collection – San Luis Obispo County, CA*.

United States Geological Survey and Department of Water Resources Survey, various dates. Various 7.5-minute and 15-minute quadrangle maps including McKittrick, La Panza NE, La Panza, Simmler, California Valley.

Page 8 of 12

*Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the West



View to the North, Note the Damage and Loss of Original Materials

Page 9 of 12

*Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Prefabricated Residence, View to the West



View to the Northwest

Page 10 of 12

*Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



Altered Vernacular Ranch Residence, View to the Northwest, Note the Second Story Addition.



View to the East

Page 11 of 12

*Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the North



View to the West

Page 12 of 12

*Resource Name or # (Assigned by recorder) Wreden Property

*Recorded by: URS Corporation

*Date August 2008

Continuation Update



View to the South

BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT COMMISSION OF THE
STATE OF CALIFORNIA

APPLICATION FOR CERTIFICATION
For the CARRIZO ENERGY
SOLAR FARM PROJECT

Docket No. 07-AFC-8

PROOF OF SERVICE

(Revised 7/24/2008)

INSTRUCTIONS: All parties shall either (1) send an original signed document plus 12 copies or (2) mail one original signed copy AND e-mail the document to the address for the Docket as shown below, AND (3) all parties shall also send a printed or electronic copy of the document, which includes a proof of service declaration to each of the individuals on the proof of service list shown below:

***CALIFORNIA ENERGY COMMISSION**

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docket@energy.state.ca.us

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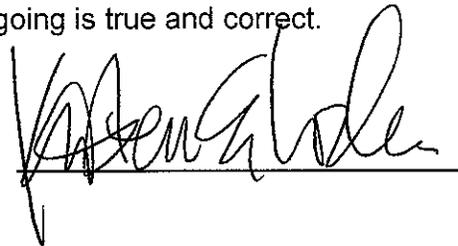
DECLARATION OF SERVICE

I, Kristen E. Walker, declare that on September 11, 2008, I deposited copies of the attached Applicant's Response to CEC Data Request 101 - Attachment 2 in the United States mail with first-class postage (FedEx) thereon fully prepaid and addressed to those identified on the Proof of Service list above.

OR

Transmission via electronic mail was consistent with the requirements of California Code of Regulations, title 20, sections 1209, 1209.5, and 1210. All electronic copies were sent to all those identified on the Proof of Service list above.

I declare under penalty of perjury that the foregoing is true and correct.



A handwritten signature in black ink, appearing to read 'Kristen E. Walker', is written over a horizontal line.