

H. HISTORIC RESOURCES

This section of the EIR was prepared based on review of the *Laetitia Agricultural Cluster Tract Map and Conditional Use Permit Project Historical Resources Evaluation Report, San Luis Obispo, California*, prepared by Greenwood and Associates (October, 2006). Information and findings from this report are incorporated by reference. A copy of the report is on-file with the County of San Luis Obispo Department of Planning and Building, Division of Environmental and Resource Management.

1. Existing Conditions

a. Regional Setting

Gaspar de Portola's overland expedition of 1769 marked the first European exploration on the central coast. The purpose of Portola's expedition was to search for a route to connect Missions San Diego and Monterey. Mission San Luis Obispo de Tolosa was the first mission established on the central coast in 1772 and controlled the territory surrounding the project site, currently known as Nipomo, Oceano, and Arroyo Grande. Around 1780 the land just north of the project site in the Arroyo Grande area began its long history of agriculture with the cultivation of land by the Mission Fathers to provide for the mission population. Mexico's independence from Spain in 1821, initiated the secularization of the missions and the division of mission lands.

Following Mexico's independence from Spain, the Mexican government awarded former mission lands to those willing to work to make the land productive. William Goodwin Dana, a sea captain originally from Boston settled in Santa Barbara in 1825 and married Maria Josefa Carillo a Mexican citizen in 1828. Shortly after marrying, Dana became a Mexican citizen himself, and petitioned the Mexican government for a land grant. In 1837 Dana was awarded 37,888 acres of land stretching from the Pacific Ocean to the base of the Santa Lucia Mountains which became known as Rancho Nipomo. The current project site is situated in the northern portion of the former Rancho Nipomo.

William Goodwin Dana and his wife Maria Josefa established a home in 1839 east of present day Nipomo where they tended cattle, as did the surrounding Rancho Bolsa de Chamisal to the west, and Rancho Santa Manuela to the North. In 1840 sheep were also grazed on Rancho Nipomo, although tallow and hide remained the primary trade. As was common for the time, settlement surrounded the ranch headquarters, and included blacksmith and saddle shops, a soap factory, carpenter shop, and spinning room where clothes were woven. Casa de Dana produced flour, soap, candles, brandy, lard, and cornmeal. Rancho Nipomo was the largest settlement for 25 miles, and supplied Missions Santa Ynes, La Purisima and neighboring ranchos.

Following the Mexican War, California's admission in the union initiated the breakup of the immense rancho lands. Further division of land was spurred by droughts in the mid-1860s, taxes, unfavorable state laws, and pressure from the influx of settlers from the East and Midwest after the Civil War. Upon William Goodwin Dana's death in 1858 Rancho Nipomo was left to his wife Maria Josefa Carillo, and upon her death the rancho was to be split between their 13 children. The children battled the U.S. Government for years over the land patent, and in 1868 the land patent was finalized. 1,800 acres of the original land grant north of Los Berros Creek, where the current project site is located, was excluded from the patent and kept by the U.S.

government for distribution under the Homestead Act. Of the remaining Rancho Nipomo acreage owned by the Dana family, 7,000 acres were sold, a 60 foot by 14 mile corridor was donated for the Railroad, and the remaining land was divided between the 13 siblings around 1882. During the same year, 160 acres of the original Rancho Nipomo was subdivided to create the Township of Nipomo.

b. Local Setting

Stephen Campodonico is the first documented owner that the county has on record for the project site. Campodonico was an Italian immigrant that came to the United States via New York in 1857 from Crasco, Genoa. He migrated to San Francisco in 1861 where he eventually worked as the superintendent of Mark J. Fontana Canneries. In 1868, Campodonico became a United States citizen and in 1869 he married Elizabeth Bigler. In 1854, the cannery took over a business in Guadalupe, which was then offered to Campodonico. He went on to own and operate the Campodonico general mercantile store and subsequently owned numerous other businesses in Guadalupe. Campodonico acquired property including the project site from a dairy farming homesteader through collection on a debt sometime between 1890 and 1895. At the time of acquisition the ranch property was over 1,500 acres, and was expanded throughout the 1930 to encompass more than 1,900 acres. During the early years of ownership, Campodonico leased out the land, but in 1910 his two eldest sons, Francis (Frank), and Joseph (Joe), took over operation of the ranch.

USGS topographic maps dating to 1895 show a dwelling on the property in the current location; however when Frank and Joe took over the operation they added on to the house. Between 1912 and 1917 they added a secondary residence without a kitchen, an implement shed and mechanical shop, a hilltop cistern, a concrete water trough, and a large barn. The barn burnt down in 1936 and was rebuilt the following year. Both Joe and Frank operated the ranch their entire lives. Frank married Charlotte Bristol in 1914, and lived with her in the house on the ranch, while Joe did not marry and lived in the kitchen-less secondary residence on the ranch. While operating the ranch, Joe and Frank pastured a 60 to 70 head herd of beef cattle, a flock of 100 sheep, and approximately 600 acres of dry farm crops including lima and garbanzo beans, grain, and hay. Frank maintained a small forge in the shop building that was updated in 1946, which he used for fixing farm equipment and making small implements. In 1915, Frank registered the overlapping S and C brand for the Campodonico cattle. The brothers also maintained a herd of 15 to 20 draft and riding horses, and managed to run a very prosperous ranch, even through the Great Depression. Between 1936 and 1950 the ranch included a commercial dairy herd of approximately 20 cows. Behind the primary residence was a large walnut orchard; the Campodonicos shared the walnut crop with neighbors, and occasionally sold walnuts locally. Joe died on the ranch in 1938 as the result of an accident. Frank lived on the ranch until his death in 1949. In their years on the ranch, Frank and his wife Charlotte had three children, and eventually their son Edward Campodonico took over the ranch and operated it until its sale in 1998.

c. Historic Resources

1) Campodonico Ranch Complex

Historic resources documented within the project site is limited to the Campodonico ranch complex, located at 550 Upper Los Berros Road, within the area proposed for the ranch headquarters. The ranch complex incorporates numerous features both natural and man-made, which create a sense of continuity in use specific to the ranch’s historical function as a cattle, dairy, and agricultural ranch. The functionality and placement of structures within the ranch complex clearly convey the interrelationship of the ranch resources and the era of construction creating an overall historic environment. Because of this, the historic resources collectively are evaluated as a Historic District, and are eligible for inclusion in the California Register of Historic Resources (CRHR).

In the late 19th and early 20th centuries, the Mexican era rancho lands subdivided into smaller family ranches and farms, and the Arroyo Grande, Nipomo, and Los Berros area was renowned for its prodigious and diverse agricultural output. The Campodonico Ranch was one of the largest post-rancho operations in the region, and is a relatively rare example that was able to continue in its historic pattern of use and survive intact. All the major buildings and features from its period of significance remain.

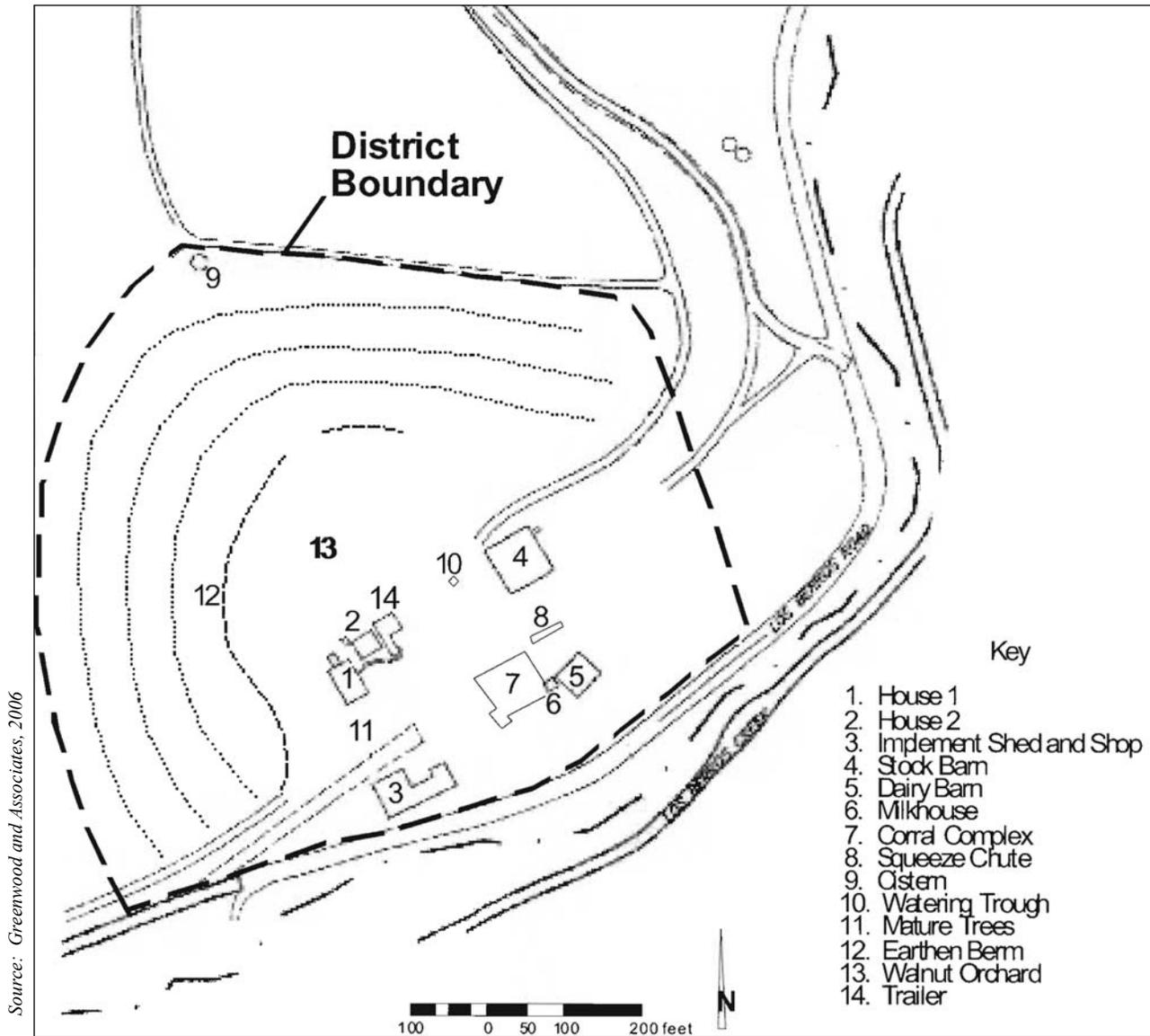
On the Campodonico Ranch, 13 features are 50 years old or older, making them historic resources as defined by the State of California, and eligible for inclusion in the CRHR; 12 of those features are recognized as “character defining” features that contribute to the Campodonico Ranch Complex’s potential historic district status. These character defining resources are designated as: House 1, House 2, Implement Shed and Shop Building, Stock Barn, Dairy Barn, Milkhouse, Corral Complex, Cattle Squeeze Chute, Cistern, Watering Trough, Mature Trees, and Earthen Berm.

In addition to the historic structures within the ranch complex, there is an aluminum clad house trailer with a frame addition just east of House 2 that dates to 1970. Because of its more recent construction, the trailer does not qualify for inclusion in the National Register or California Register, and is not considered a historic resource.

Below is a description of each historic resource within the Campodonico Ranch Complex. Please refer to Figure V.H.-1, which outlines the geographic boundary of the potential historic district and the location of all features within the potential historic district.

2) House 1

The principal dwelling is located at the western end of the complex and was built in 1895 and renovated in 1915. The single story hip roofed structure has a 27 by 46-foot rectangular footprint that includes an inset front porch at the southwest corner of the home. There is an attached storage shed with its own roof on the back of the house. The house contains three bedrooms, one bathroom, a kitchen, dining room, and a living room. The architecture of this cottage includes some Victorian or Craftsman stylistic features typical for farmsteads of the time in rural California.



Potential Historic District Boundary and Feature Locations
FIGURE V.H.-1

3) House 2/Bunkhouse

The secondary dwelling, located directly northeast of House 1, was built around 1915, and was initially built to house Joseph Campodonico. After Joseph's death, the structure was used as a bunkhouse. The 23 by 28-foot structure has a concrete porch with insteps, both of which are stamped with the Campodonico brand consisting of an overlapping S and C. Based on ghosting (i.e., faint image) found on the north wall of the house, there may have been a porch on that side at one time as well. The three room structure never appeared to house a bathroom or kitchen; however there is a water source in the house. Very little of the interior features appear to be original to the building.

4) Implement Shed and Shop Building

The implement shed and shop building, built in 1913 by the Campodonicos, consist of two elements which form a "U" shape. The area historically used to store equipment forms an "L" shape with doors that open on the north and east sides onto a courtyard. The shop section includes two windows, a barn door, a concrete floor that appears to have been added, and a small forge which dates to 1950. A modern addition was made to the west end of the implement shed, whose form and materials maintain the character of the historic building to which it is attached.

5) Stock Barn

The stock barn, also referred to by the Campodonicos as the "horse barn" was built in 1937 to replace the earlier barn, which burnt down. The 60 by 64-foot post and beam barn consists of a center gabled section flanked by two shed roofed wings. This form of barn is a variation of the "crib barn," which originated in the mid- south, and became common in California settlements following the western migration in 1880.

6) Dairy Barn

The dairy barn was built in 1936 and is located in the southeast corner of the ranch complex. The 36 by 40-foot structure is a gabled roof rectangular structure comprising three bays. The bays are divided by three 18-inch concrete curbs with stanchions that were used to restrain cows during milking. Several of these stanchions are marked with the overlapping S and C brand. The barn's east bay has a concrete floor that had been added.

7) Milkhouse

The 11 by 13-foot milkhouse was built by the Campodonico family in 1936, and is located ten feet from the northwest corner of the dairy barn. The gabled roof structure is in deteriorated condition and sections of the west wall are missing. Brackets remain along the west wall that likely supported milking equipment, and two surface mounted galvanized pipes bring water to faucets on two walls within the milkhouse.

8) Corral Complex

The 75 by 100-foot corral structure is located in the south central area of the ranch complex and is constructed of wooden rails and a pipe rail gate. The corral includes a cattle chute leading to a scale; the same chute branches into an "L"-shaped loading chute. The corral complex is estimated to have been built around 1950.

9) Cattle Squeeze Chute

The cattle squeeze, which was installed in 1955, was used to dehorn, inoculate, and brand cattle. The squeeze chute consists of a prefabricated steel “Portable Cattle Squeeze and Dehorning Gate” manufactured by Thompson & Gill, Inc, at the end of a 35 by four-foot steel angle stock and wood plank chute located to the east of the corral between the dairy barn and stock barn.

10) Cistern

The octagonal cast concrete cistern was constructed by Francis Campodonico between 1910 and 1917, and was initially fed by a windmill powered pump, which was replaced with an electrical water pump around 1950. The roofed cistern is located at the top of the ridge overlooking the ranch complex, and historically supplied water for both domestic and agricultural use. The cistern is 20 feet in diameter, with four feet of wall exposed on the uphill, and 11 feet exposed on the downhill. This structure is moderately deteriorated, and shows areas of repair.

11) Watering Trough

An octagonal cast concrete watering trough is located in the center of the farmyard, and was constructed at the same time as the cistern (1910-1917). The 24-inch deep cistern is 12 feet in diameter, and stands 32 inches high. Water was brought to the trough from the cistern through an external galvanized pipe on the south side of the trough. There is a drain hole in the trough adjacent to where the water was piped in, and just above the drain is an iron ring, which likely was used to secure animals while watering.

12) Mature Trees

Twelve mature trees are located near the residential structures and the implement shed. Native oaks and pines make up the bulk of these trees, but there are also several specimen trees including redwood, cedar, and Chinese elm. The majority of the trees appear to have been planted around the time the property was developed around 1910; however, based on trunk size some of the oaks may predate the ranch complex. There are also lemon and avocado trees west of the primary residence that remain from the historic kitchen orchard.

13) Earthen Berm

The remains of an earthen berm follow the base of the hills surrounding the complex for approximately 350 to 400 feet. The berm may have been created during the original grading of the complex to redirect the flow of hillside runoff away from the ranch buildings and farmyard.

14) Walnut Orchard

Seven of the original 12 to 15 walnut trees that made up the original walnut orchard are currently standing, although in fair to poor condition. The orchard dates to the Campodonico’s ranch complex historic period. Although the orchard is believed to date to the ranch’s period of historical significance, the orchard itself is not considered a contributing feature of the potential historic district because of its loss of integrity.

2. Regulatory Setting

Federal, state, and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) are the basic federal and state laws governing preservation of historic and archaeological resources of national, regional, State and local significance.

a. Federal Regulations

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historic Preservation Act (NHPA) of 1966. Section 106 of NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties" are found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites which are determined eligible for listing on the National Register of Historic Places. The criteria for determining National Register eligibility are found in 36 CFR Part 60. Amendments to the NHPA (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or if it uses federal money.

b. State Policies and Regulations

1) California Environmental Quality Act (CEQA)

CEQA (Public Resources Code 21000 et seq.) requires lead agencies to consider the potential effects of a project on significant historical and archaeological resources. Significant impacts on such resources are to be avoided or mitigated to less than significant levels. Other state laws govern actions affecting cemeteries and human remains.

State historic preservation regulations affecting this project include the statutes and guidelines contained in CEQA (Public Resources Code Sections 21083.2 and 21084.1 and Section 15064.5 of the CEQA Guidelines). CEQA requires lead agencies to carefully consider the potential effects of a project on historical resources.

An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant (Public Resources Code Section 5024.1). Section 15064.5 of the CEQA Guidelines specifies criteria for evaluating the importance of cultural resources, replacing Appendix ~~K~~-G of the CEQA Guidelines. Evaluation criteria include the following:

- (1) The resource is associated with events that have made a contribution to the broad patterns of California history;
- (2) The resource is associated with the lives of important persons from our past;

- (3) The resource embodies the distinctive characteristics of a type, period, region or method construction, or represents the work of an important individual or possesses high artistic values; or
- (4) The resource has yielded, or may be likely to yield, important information in prehistory or history.

In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.94 et seq.).

2) California Register of Historic Resources

The California State Register of Historic Resources (CRHR) was established by the California Legislature in 1992, pursuant to California Public Resources Code Section 5020.4. The CRHR is used as a guide to identify the state historic resources and to include which properties are to be protected, to the extent prudent and feasible, from substantial adverse change. Properties that are listed on the National Register of Historic Properties (NRHP) are automatically listed on the CRHR, along with State Historical Landmarks and Points of Historical Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys that meet the criteria for eligibility.

Historic districts consist of concentrations of historic buildings, structures, objects or sites united historically, culturally or architecturally with a precise unified geographic boundary. In order to be defined by the CRHR as a historic district, the district must meet at least one of the criteria for significance in California Public Resources Code Section 4852(b)(1)(4).

c. Local Policies and Regulations

The County of San Luis Obispo requires protection of archaeological and historical resources to the greatest extent feasible.

3. **Thresholds of Significance**

Appendix G of the CEQA Guidelines indicate that impacts from the project would be considered significant if the project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5:

- Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources.
- Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to local ordinance or resolution, or its identification in an historical resources survey meeting the requirements of Public Resources Code Section 5024.1(g).

- Demolish or materially alter in an adverse manner those physical characteristics of a resource that convey its historical significance and that justify its eligibility for inclusion on the California Register as determined by a lead agency.

4. Impact Assessment and Methodology

The impact assessment focuses on identifying potential project-related impacts to historic resources based on information obtained through the archival records search conducted by the Gibson's Archaeological Consulting and preparation of a Historic Resources Evaluation Report (Greenwood and Associates, October 2006). Prior to field inspection, the archival records search was conducted on the project site and an additional 0.25-mile surrounding radius. The Central Coast Archaeological Information Center located at the University of California, Santa Barbara, is the official repository and clearinghouse for all archaeological and historical information in San Luis Obispo County. The archival search included a review of available literature, archaeological site archives, and relevant historical maps and other records for the project area. The records search included consultation of the National Register of Historic Places – Listed Properties and Determined Eligible Properties (listed 1966 through June 2006 by National Park Service); the California Register of Historical Resources (2003); the California Inventory of Historic Resources (1976); California Historic Landmarks (1996); the California Points of Historical Interest (1992); the Directory of Properties in the Historic Property Data File for the County of San Luis Obispo (2006).

Additional consultations included the County of San Luis Obispo Assessor's Office, County of San Luis Obispo Office of the Recorder, San Luis Obispo County Planning and Building Department, South County Historical Society, Dana Adobe Nipomo Amigos, San Luis Obispo County Historical Society, Edward Campodonico (former owner of the project site), Carol Ferrari (Campodonico family historian), and Lino Bozzano, Vineyard Manager, Laetitia Vineyard and Winery.

A field reconnaissance survey was conducted on August 29 and 30, 2006 by the EIR architectural historian. The survey boundary included all buildings, structures, built features, and landscape elements within the ranch complex. The reconnaissance included a pedestrian examination of all structures, built features, and landscape elements within the survey boundary. All components were photographed and architectural details and landscape features were documented. State Historical Resources Inventory forms were prepared for each building over 50 years in age.

5. Project-specific Impacts and Mitigation Measures

The historic ranch complex and historic structural elements are located entirely within Phase One of the proposed project implementation plan, specifically the area proposed for the ranch headquarters. No other historic deposits or structural resources were documented within the areas proposed for development. The following discussion addresses the impacts and subsequent mitigation measures that would apply to the development of the proposed ranch headquarters.

a. Phase One

1) Ranch Headquarters

As noted in the *Historic Resources Evaluation Report*: “the Campodonico Ranch incorporates a significant concentration of buildings, structures, and other linked features that express a continuity of use and represent distinctive construction practices of a specific era. They are united historically through their function as components of a ranch with cattle, dairy, and agricultural functions representing the diverse activities, requirements, and land use of a large scale ranching operation. The resource developed over the course of 60 or more years to meet the evolving needs of that function, with constituents physically integrated through their designed placement, and with buildings evoking the era of construction. There is a clear interrelationship of the ranch resources which conveys a visual sense of the overall historic environment” (Greenwood and Associates, 2006).

The Campodonico Ranch appears eligible for inclusion in the CRHR as a historic district for the following reasons: 1) it represents the physical manifestation of a functional type (cattle and agricultural ranch), incorporating features, natural and manmade, reflecting the property’s period of significance; 2) it is understood as a historic landscape that has evolved through use by people whose activities or occupancy shaped that landscape; 3) the ranch is significant at a local level, and its period of significance (1895 to 1955) takes in the initial construction of the ranch house, acquisition of the property by Steven Campodonico, and the occupation and improvement of the ranch complex by Frank and Joe Campodonico. The Ranch is significant as a historic district under Criterion 1 for its association with the broad patterns of ranching and farming history in the County in the late 19th and late 20th centuries. The Ranch also appears eligible for CRHR listing under Criterion 3 as a well preserved representative example of a cattle and agricultural ranch embodying the distinctive characteristics of its functional type, period, and method of construction. The buildings remain in their original locations and display a good to excellent level of design integrity. The ranch complex functioned as the headquarters and is one of the few surviving comprehensive groups of ranching related buildings and features within the area.

The boundary of the Campodonico Ranch Historic District encompasses the entire footprint of the six-acre parcel developed by between 1910 and 1948, and further modified through the mid-1950s. The district includes all major buildings, structures, features, orchard, and open farmyard areas that contributed to the daily function of the ranch. The boundaries also include the natural encircling slopes that define the ranch viewshed, and are critical to the historic setting of the complex. The applicant proposes to retain the immediately surrounding slopes in open space for agricultural production.

(a) Demolition of Elements of the Campodonico Ranch Historic District

The historic resources, located at 550 Upper Los Berros Road meet the criteria for inclusion in the CRHR as a historic district, therefore deeming the elements of the Campodonico Ranch collectively a historic resource pursuant to the CEQA Guidelines. Construction of the proposed ranch headquarters and associated facilities would result in direct, significant impacts to historic resources. The applicant proposes to remove three historic buildings (House 2, Dairy Barn, and Milkhouse). Additional features proposed for removal include the corral complex, cattle squeeze chute, the octagonal watering trough, earthen berm, walnut orchard, and house trailer. Four of

these features are considered historically significant (corral complex, squeeze chute, watering trough, and earthen berm). A pool house and recreation center would be placed in the historic central farmyard area that currently houses the corral complex and house trailer. Extensive landscaping and hardscape including a pool, tennis court, paved parking areas, access roads, and pedestrian walkways are proposed to extend into the area currently occupied by House 2 and the Milkhouse. Demolition or removal of these structures and features would result in a potentially significant impact, and the loss or substantial alteration of physical characteristics that collectively convey the ranch complex’s historical significance would substantially compromise its viability as a historic resource. To mitigate for potentially significant impacts, preservation of the majority of the character defining resources, and preparation of additional documentation including an inventory of resources to be relocated or removed is recommended.

HR Impact 1 Demolition and removal of three historically significant buildings and four contributing features within the Campodonico Ranch complex would result in a significant adverse impact to this historical resource, and would result in a substantial adverse change in the significance of this historical resource.

HR/mm-1 Prior to issuance of construction permits for the proposed ranch headquarters, a Historic American Buildings Survey (HABS) Level II comparable recordation shall be prepared and submitted to the County Environmental Coordinator for review and approval. The HABS report shall be completed by an architectural historian or historic preservation consultant that meets the Secretary of the Interior’s Professional Qualification Standards for History, Architectural History, or Historic Preservation. The report shall incorporate data provided in the *Laetitia Agricultural Cluster Tract Map and Conditional Use Permit Project Historical Resources Evaluation Report* (Greenwood and Associates; October 2006), and shall include the following:

- a. Documentation of historical and architectural significance in the context of its relationship to the surrounding environment;
- b. Documentation of historic and current conditions through site plans, historic maps and photographs, published accounts, descriptive text, and large format photographs in accordance with the Secretary of Interiors Standards and Guidelines for Architectural and Engineering Documentation.
- c. Archival copies of the report shall be submitted to the California Office of Historic Preservation and the San Luis Obispo County Historical Society. Non-archival copies shall be submitted to the South County Historical Society and the San Luis Obispo City-County Library.

HR/mm-2 Prior to issuance of construction permits for the ranch headquarters, the applicant shall submit a revised site plan consistent with the following:

- a. Preservation of House 1, the Implement Shed and Shop, Stock Barn, cistern, and mature trees (as currently proposed);
- b. Preservation of one additional building of historical significance, and one additional historical structure;
- c. The hillsides surrounding the ranch complex shall be maintained in their natural state, and all mature trees on site (with the exception of the walnut orchard) shall be retained;
- d. The landscape plan shall incorporate tree species currently present onsite including English and/or black walnut trees that would replace in kind trees removed for the project; and,
- e. Relocation of historical resources, if moved within close proximity to their original location, can retain their integrity and relevance provided the new location maintains the physical context of a historic district.

HR/mm-3 Prior to issuance of construction permits for the ranch headquarters and removal of historic structures and features, pursuant to the approved revised site plan, a qualified historic preservation consultant shall inventory significant architectural elements. Items shall be itemized and photographed. Items shall be salvaged and incorporated into the design of the proposed ranch headquarters to the maximum extent feasible. Salvaged items not used in the ranch headquarters shall be offered for curation to local and county historical societies or disposed of in accordance with County surplus procedures.

HR/mm-4 Prior to issuance of construction permits for the ranch headquarters, the applicant shall submit a Preservation Plan prepared by a qualified historic preservation consultant, which includes all remaining elements of the Campodonico Ranch Complex. All remaining structures shall be secured against weather and deterioration-related to neglect. In addition, all buildings, structures, mature trees, and landscape features to remain that contribute to the potential Campodonico Ranch Historic District shall be maintained, repaired, and/or modified in accordance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings.

Residual Impact With implementation of the above measures, this impact would be considered *less than significant with mitigation, Class II*.

(b) Loss of Integrity of Setting

Implementation of the proposed ranch headquarters plan would remove or alter four ranch structures and landscape features, and would alter the existing spatial relationships and setting by placing new construction within the central farmyard area of the existing ranch complex, in close proximity to the remaining character defining historic elements. As proposed, the site plan for the ranch headquarters does not conform with the *Secretary's Standards for Rehabilitation* as they apply to additions to historic districts. Implementation of the proposed project would result in significant, adverse impacts to a rare historical resource.

HR Impact 2 **Implementation of the proposed ranch headquarters would compromise the intact setting of the Campodonico Ranch complex, resulting in a potentially significant impact.**

Implement HR/mm-1 through HR/mm-4.

Residual Impact With implementation of the above measures, this impact would be considered *less than significant with mitigation, Class II.*

(c) Potential Impacts to Remaining Ranch Buildings

The applicant proposes to retain House 1, the Implement Shed and Shop, Stock Barn, and Cistern. The Stock Barn would be refurbished as part of the ranch headquarters, and used for storage. Potential impacts to these structures include neglect or inappropriate renovation activities, which may result in the loss of historically significant characteristics.

HR Impact 3 **Retained buildings may be impacted by neglect or inappropriate renovation activities causing a loss of characteristics for which they are historically significant, resulting in a potentially significant impact.**

Implement HR/mm-1 through HR/mm-4.

Residual Impact With implementation of the above measures, this impact would be considered *less than significant with mitigation, Class II.*

2) Removal of Historically Insignificant Features

Under the proposed development plan, the historic Walnut Orchard and a modern house trailer would be removed. Based on the historic analysis, the walnut orchard is currently in poor condition with less than half of the original trees standing. Because of this loss of integrity, the Walnut Orchard is not a considered a characteristic which contributes to the historic district, therefore its removal is considered less than significant (Class III). The house trailer is relatively modern, and is not considered a contributing element to the ranch complex. Removal of the house trailer would not adversely affect historic resources (Class III). No mitigation measures are necessary.

6. Cumulative Impacts

Potential impacts to historical resources are addressed on a project-specific basis. Known historical landmarks are given a “Historic Site” designation in the County Land Use Element, and are provided special protection pursuant to LUO Section 22.14.080. The Campodonico Ranch complex represents a unique historical resource in the area. Mitigation measures are recommended to preserve the primary structural characteristics and integrity of the complex. Implementation of these measures would minimize the project’s contribution to the cumulative loss or degradation of significant historical resources in the area.

This page intentionally left blank.