

**Cultural
Resources**

APPENDIX D

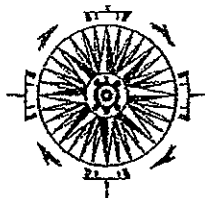
**RESULTS OF THE EXTENDED PHASE I /LIMITED PHASE II
ARCHAEOLOGICAL INVESTIGATION
AT CA-SBA-1203
WITHIN LOT 6 OF THE VILLAGE AT LOS CARNEROS PHASE II PROJECT
APN 73-040-08
CITY OF GOLETA, SANTA BARBARA COUNTY, CALIFORNIA**

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City of Goleta
Planning & Environmental Svcs.

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June 1, 2008



COMPASS ROSE

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Archaeological site information is exempt from the Freedom of Information Act, and must be kept confidential pursuant to both federal and state law. Additionally, based on federal and state laws as well as the California State Historic Preservation Office (SHPO) guidance, access to archaeological reports is only available to archaeological professionals who meet the Secretary of the Interior Standards for an archaeological professional (36 CFR 61).

The Extended Phase I/Limited Phase II Archaeological Investigation at CA-SBA-1203 within the Village at Los Carneros Project, City of Goleta, California is available from the City of Goleta upon request and verification of archaeological credentials.

**A CULTURAL RESOURCE OVERVIEW AND ASSESSMENT
OF IMPACTS AS A RESULT OF THE PROPOSED
VILLAGE AT LOS CARNEROS RESIDENTIAL
PROJECT DEVELOPMENT IN THE
CITY OF GOLETA, SANTA
BARBARA COUNTY,
CALIFORNIA**

by,

Jeanette A. McKenna, Principal
McKenna et al., Whittier CA

INTRODUCTION

The proposed development of the Village at Los Carneros in the City of Goleta, Santa Barbara County, California, is a 43.13 acre development being addressed in an Environmental Impact Report (EIR) being prepared by Envicom Corporation, Agoura Hills, California. McKenna et al. (Appendix A), under contract to Envicom Corporation, has prepared the following cultural resources investigation in support of this EIR. The research has been conducted for compliance with the California Environmental Quality Act, as amended, and the local City of Goleta guidelines for assessing the significance of cultural resources and potential impacts to cultural resources as a result of improvements, development, or redevelopment. The City of Goleta is serving as the Lead Agency for CEQA compliance.

PROJECT DESCRIPTION

The Village at Los Carneros is a project that involves the development of 465 residential units, a 4.82 acre neighborhood park, and designated open space within a property of 43.13 acres. The overall project area involves five parcels identified as Assessor Parcels 073-330-024, 026, -027, -028, and -029. These five parcels are cross-referenced as Lots 2, 4, 5, 6, and 7 of Tentative Map 14,500, respectively. Details of the proposed project, at the time of this writing, are described as follows:

- 56 two-story single family residential units
- 177 two-story multi-family residential units (3, 4, and 6-plex configurations)
- 88 condo unit (two and three-story configurations)
- 70 price-restricted rental apartments (three-story configurations)
- 74 market-rate rental apartments)
- One acre recreation center with a pool building, spa, and play area
- 20 foot-wide bicycle path
- 6,000 square foot recreation area at apartment complex
- 13,000 square foot recreation complex at apartment complex
- Two 7,000 square foot “pocket parks”
- Four open space areas (7,800 to 28,000 square feet)
- One 4.82 acre “neighborhood park in Lot 7

Additional components of the development involve access, parking, circulation, landscaping, lighting, development of drainage facilities, and the installation of utilities. A proposed development plan is illustrated in Figure 1.

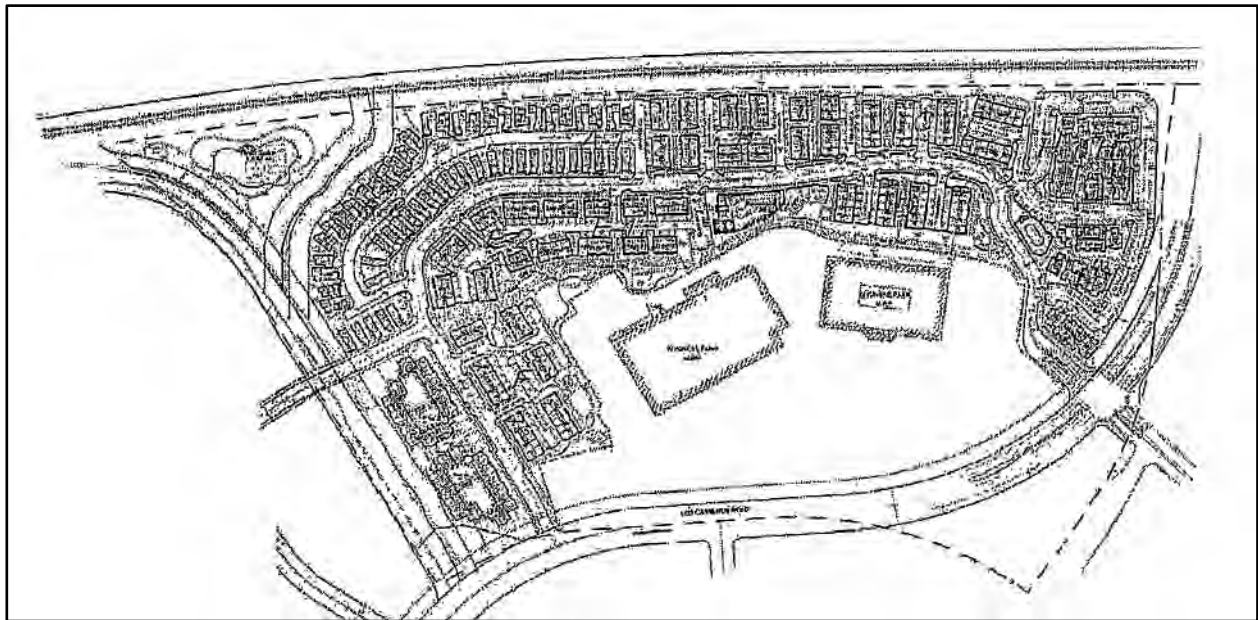


Figure 1. Schematic Plan of the Proposed Village at Los Carneros Development (from Notice of Preparation 2011).

At the current time, the property has been identified as vacant, but previously cleared and graded. The property is fenced and secured.

LOCATION AND SETTING

As noted, the project area is located in the City of Goleta, Santa Barbara County, and bounded by the Union Pacific Railroad (UPRR) alignment and US Highway 101 to the north, Los Carneros Road to the east, Tecolotito Creek to the west, and an existing business park to the south. The project location is illustrated in Figures 2 through 5.

As illustrated (see Figure 4), the project area is located within the historic Rancho Los Dos Pueblos and specifically associated with Tract 14,500, a Tract consisting of seven lots – two of which (1 and 3) have already been developed. Noted in the Notice of Preparation (2011:5-6 and 11-13), the project area is described as follows:

The project area is located on the coastal plain of the Goleta Valley. The topography of the project area prior to grading was a generally south-southeast sloping surface draining to Goleta Slough and locally on the western side of the property toward Tecolotito Creek. Elevations across the property range from approximately 58 feet above mean sea level (amsl) at the northeast corner of Lot 4, on the slope adjacent to Los Carneros Road, to about 20 feet amsl at the southeast corner of Lot 6 before the property slopes sharply to the flow-line of Tecolotito Creek at approximately 9 feet amsl.

Soils onsite consist primarily of xerorthents, which typically are mechanically manipulated (cut and/or filled). Xerorthents are considered well drained, of varied depth and may contain concrete spoil, rock, asphalt spoil, or other fill material. Permeability, erosion potential, runoff, effective rooting depth, and water capacity are considered highly variable. Typical use of these soils is for urban development.

Existing vegetation communities onsite include Annual Grassland/Ruderal (non-native), California Sagebrush Scrub (native) along the slope of the railroad right-of-way in the northeast quadrant of the project site, Coyote Brush Scrub (native) along a linear strip paralleling the riparian area of Tecolotito Creek, Coastal Freshwater Marsh (native) present within Tecolotito Creek, Southern Arroyo Willow riparian Forest (native) also pre-

sent within Tecolotito Creek, two Coast Live Oak trees on the east side of Tecolotito Creek in an area dominated by coyote brush, and a windrow of mature Eucalyptus trees along the north embankment bordering the Southern Pacific Railroad right-of-way. There are also isolated individual eucalyptus trees along the western boundary of the project site.

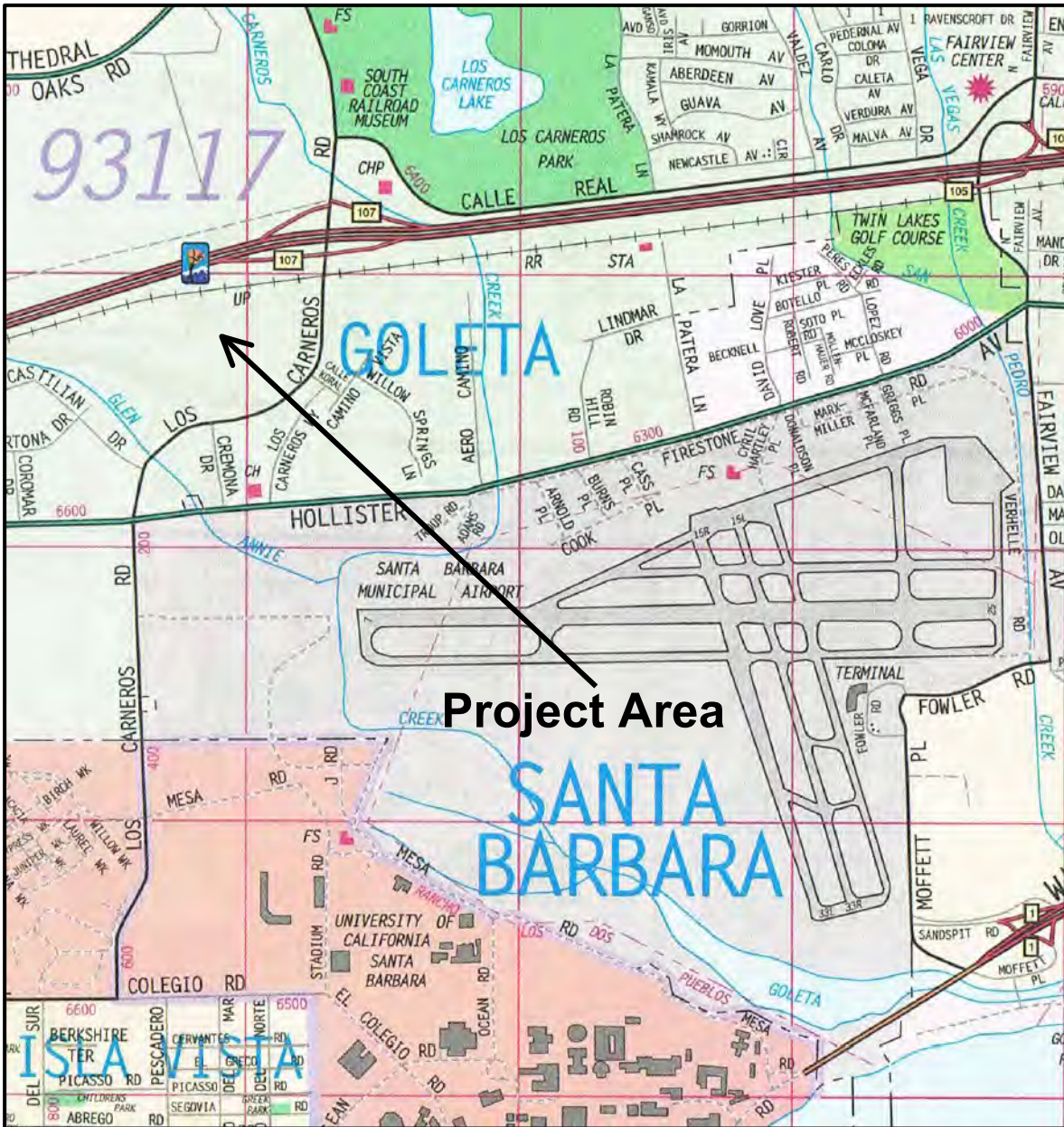


Figure 2. General Location of the Project Area.

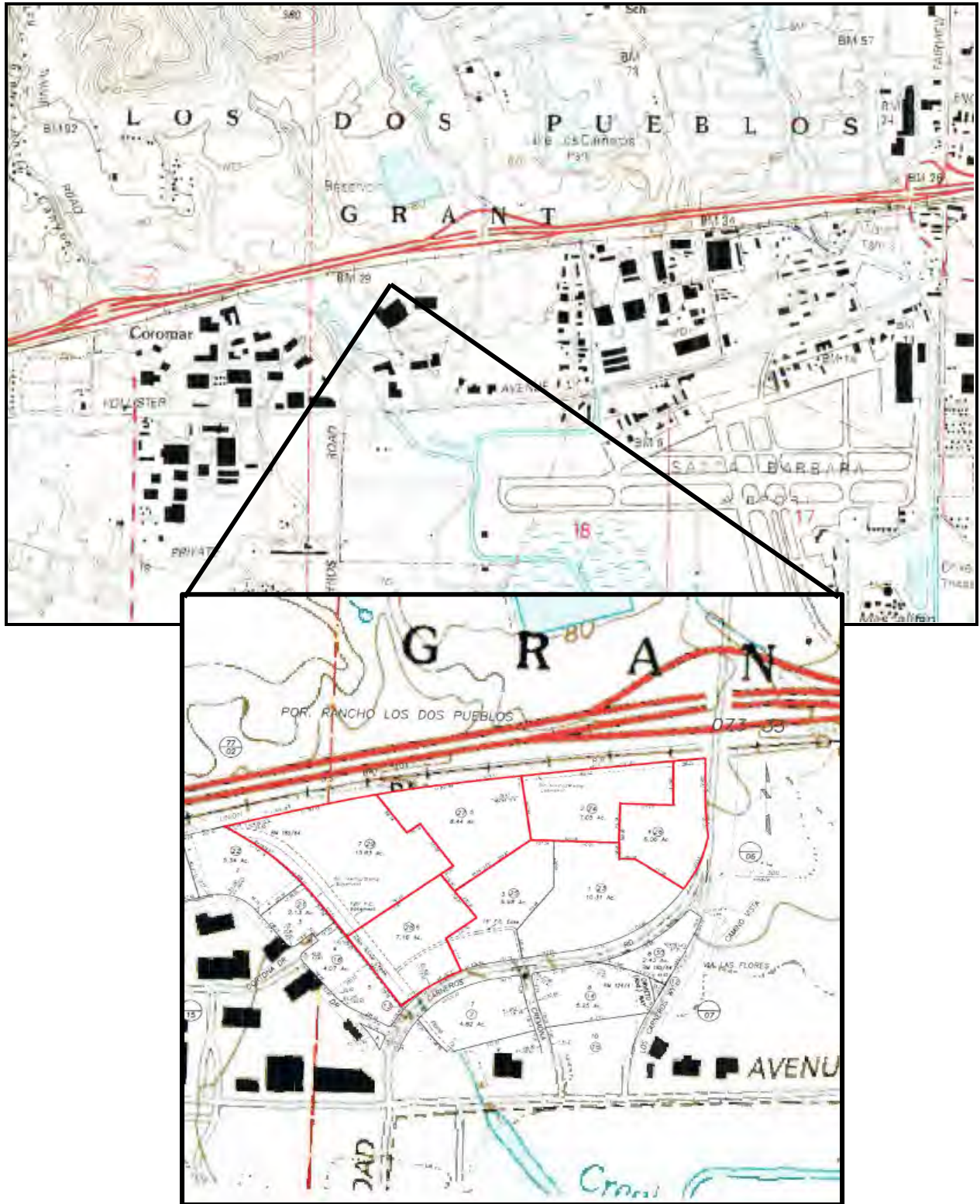


Figure 3. USGS Goleta Quadrangle (rev. 1995) with Inset Illustrating the Project Area Boundaries.

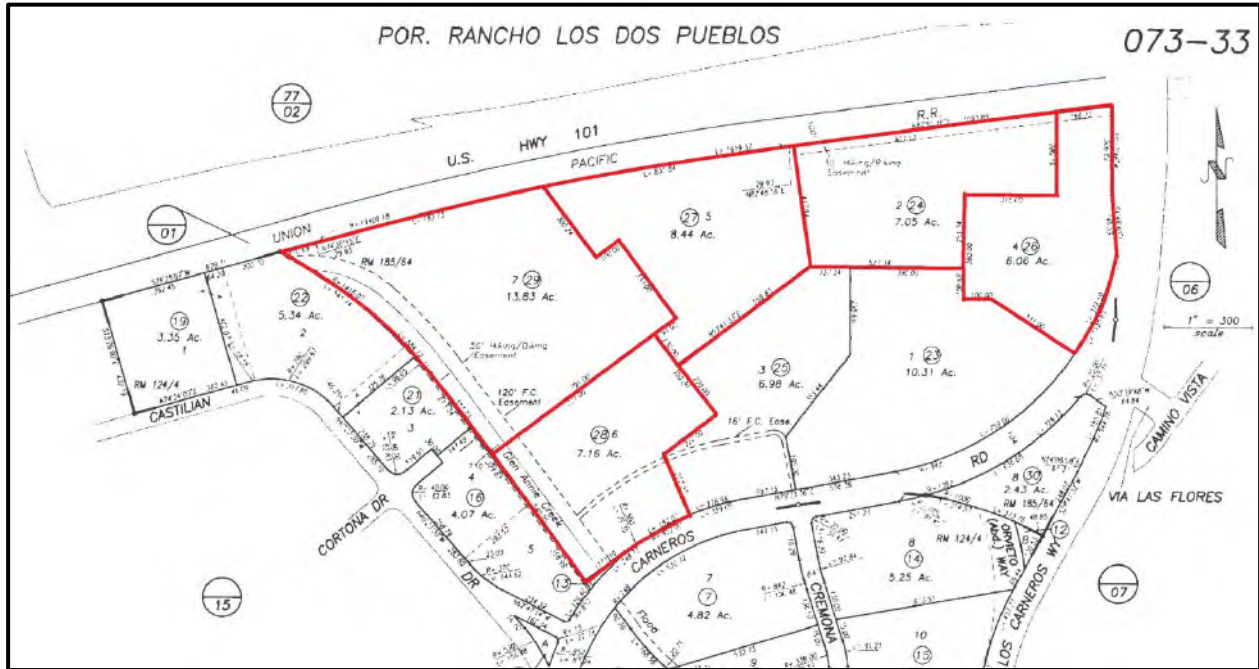


Figure 4. Assessor Parcel Map Illustrating the Five Project Area Parcels.

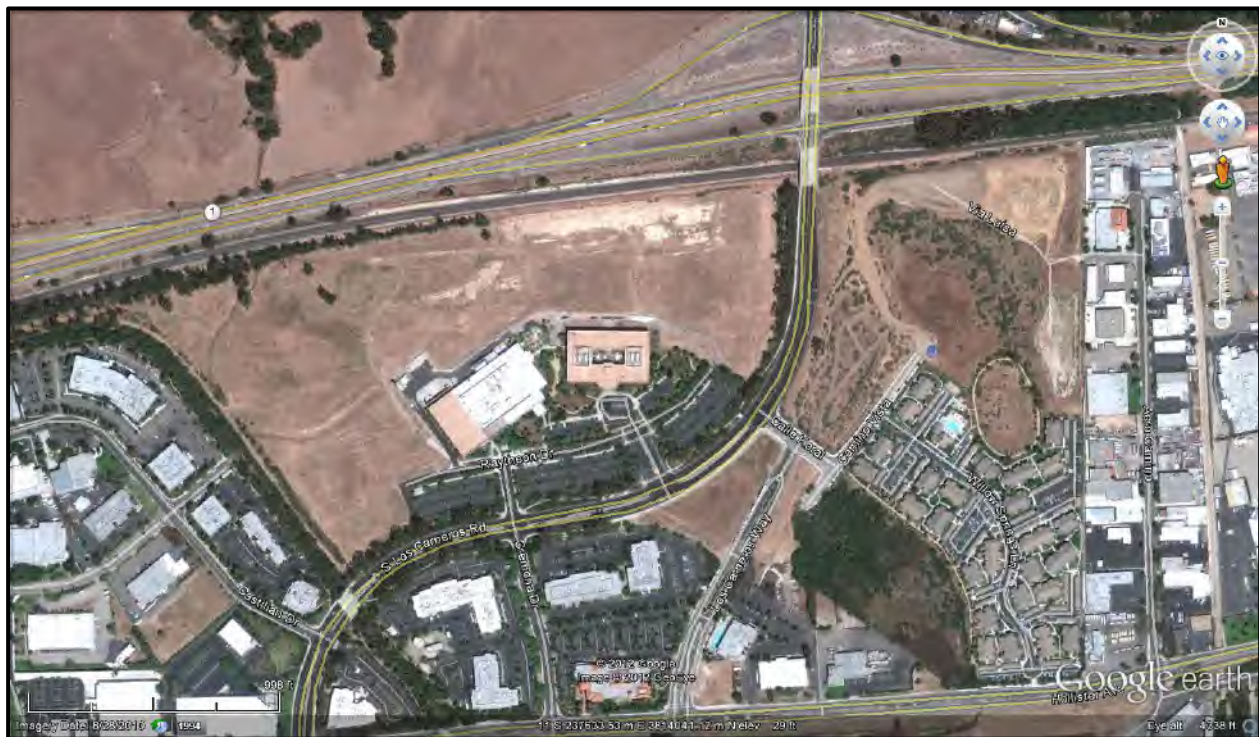


Figure 5. Aerial Photograph Illustrating the Project Area.

A moderate spectrum of wildlife species are expected to occur onsite regularly, seasonally, or periodically. These include invertebrates, fishes, amphibians and reptiles, birds, and mammals ...

Tecolotito Creek and its riparian corridor traverses the project site in a north to south direction along the property's western side ... there are two drainage tributaries to Tecolotito Creek onsite, one carrying runoff from the freeway and railroad tracks in the northeast to southwest direction and the other constructed as part of the Campus Point Business park development and flowing from the east to the west ...

Monarch butterflies are expected to use the site but probably not overwintering due to general lack of sufficient groves of Eucalyptus, pine or cypress trees ... Killifish (*Fundulus parvipennis*) and mosquitofish (*Gambusia affinis*) are expected to occur in Tecolotito Creek ...

Birds are the most diverse wildlife at the project site. Turkey vulture, red-tailed hawk, American crow, and gulls are commonly observed circling in the skies above ... American kestrels have been observed perched in Eucalyptus trees along the north border. Loggerhead shrike perches on power lines along the north edge as well have been observed onsite as well. Violet-green swallow and white-throated swift have been frequently observed overhead, and sometimes perched on power lines. Anna's hummingbirds are relatively common. Mourning dove, rock dove, killdeer, American pipit, and western meadowlark have often been seen on the bare ground, or heard. Other vociferous species heard and seen were northern mockingbird, American crow, western scrub-jay, and northern flicker. Insect foraging songbirds are prevalent, and those observed include bushtit, common yellowthroat, oak titmouse, yellow-rumped warbler, Wilson's warbler, black phoebe, Say's phoebe, Cassin's kingbird, western bluebird, and Bewick's wren ... Sparrows and sparrow-like birds are among the most abundant species, including song sparrow, savanna sparrow, lark sparrow, golden-crowned sparrow, white-crowned sparrow, dark-eyed junco, California towhee, house finch, and lesser goldfinch.

Mammal species expected to occur in the project vicinity including the project site include Virginia opossum (*Didelphis virginianus*), broad-footed mole (*Scapanus latimanus*), desert cottontail (*Sylvilagus audubonii*), brush rabbit (*S. bachmani*), California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), California pocket mouse (*hæ-*

Peromyscus californicus), western harvest mouse (*Reithrodontomys m. megalotis*), California mouse (*Peromyscus californicus*), deer mouse (*P. maniculatus*), dusky-footed woodrat (*Neotoma dfuscipes*), California vole (*Microtus californicus*), coyote (*Canis latrans*), gray fox (*Urocyon cinereoargenteus*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), bobcat (*Felis rufus*), and black-tailed deer (*Odocoileus hemionus*). Up to 15 bat species are possibly anticipated. Feral dog (*Canis familiaris*), and feral cat (*Felis catus*) are also expected ...

During the recent survey of the project area, McKenna et al. confirmed the presence of the vegetation noted above, primarily the non-native eucalyptus trees and grasses, native sagebrush, and Coyote Brush Scrub adjacent to Tecolotito Creek. McKenna et al. also noted the landscaped frontages along Los Carneros Road (south and east of the project area) with non-native vegetation and evidence of saplings planted along the western property boundary (these trees, for the most part, have not survived).

There are noticeable variations in terrain, including the graded areas in the easternmost half of the property and the mounds of soil (some natural and some fill) in the western half of the property (Figure 6). The City identified at least two stockpiles of soil in Lot 5. Two relatively large ditches and one smaller ditch have been excavated into the western half of the property, allowing for drainage of the property into Tecolotito Creek (Figure 7). One of these drainages involves a culvert under the adjacent railroad berm, following a natural (unnamed) tributary to Tecolotito Creek, and another is associated with a concrete pipe and culvert under the western access road and feeding Tecolotito Creek. The third, and largest (see Figure 7), is currently isolated and not feeding the creek. The City of Goleta identifies this drainage as a “man-made drainage along the southern boundary of Lot 7 ...” (2005:2-4) and appears to have been abandoned in favor of the other drainages.

Overall, the project area surface is dominated by grasses (including mustard grass) that obscure about 40 percent of the project area surfaces. McKenna et al. emphasized the surveying of areas with less dense surface vegetation to adequately address the presence/absence of cultural resources within the property.

The current project area is also identified as being within an area equivalent to Township 4 North, Range 28 West, and the northwestern portion of Section 18 (see Figure 3). This located in approximately 1.6 miles from the Pacific Ocean and just north of the currently identified boundaries of the Goleta Slough. The property is on the coastal plain separating the Santa Ynez Mountains from the coast.



Figure 6. Overview of Project Area Illustrating Variations in Terrain (West).



Figure 7. Excavated Ditch in Western Portion of Project Area (West).

Blackburn and Anderson (1993:119-120) discussed the nature setting for this area and concluded the climate is a "Mediterranean" climate of warm, dry summers and mild, wet winters. Precipitation ranges from 12 to 17 inches per year along the coast and temperatures vary from 40 to 90 degrees (see Smith 1976:3-4). Blackburn and Anderson (1993:119) describe the area vegetation as follows:

The vegetation in this area has been much altered by recent human activities (Smith 1976:15; Heady 1977:499). Outside settled areas, the coastal plain is covered with a mixture of introduced grass species, particularly *Avena*, *Bromus*, and *Hordeum*, and broadleaved introduced weeds such as filaree (*Erodium* spp.), fennel (*Foeniculum vulgare*), mustard (*Brassica* spp.), and milk thistle (*Silyburn marianum*). In spots less heavily grazed by cattle, coastal sage scrub vegetation - particularly coyote brush (*Baccharis pilularis*), sages (*Salvis* spp.), and California sagebrush (*Artemisia californica*) - now extends all the way to the coast and is thickest on hill-sides (Mooney 1977:476).

A summary of the environs surrounding the Goleta Sough was presented by Bonner in 1985. This summary was developed as a result of studies for the Goleta Sanitary District's sewage treatment facilities investigations. Citing Bonner (in Mason et al. 1985:21-26):

Goleta Slough is typical of several wetlands located along the southern California coastlines. It is situated on the coastal margin of an alluvial plain that extends six miles in an east-west direction along the southern flank of the Santa Ynez Mountains (Lohmar et al. 1980), and represents the lost remnants of a large marine embayment. Six major intermittent streams currently flow into the slough and enter the ocean through a narrow gap in the enclosing sand spit. Four microhabitats are identified within the slough: tidal channels with sandy bottoms - nearest to the ocean inlet; subtidal channels, flats, and ponds covered with eel grass; subtidal channels lacking eel grass, but exhibiting seasonal algal growth; and intertidal sandy mud flats (Johnson 1980).

Sometime during the middle Pleistocene (approximately 340,000 to 500,000 B.P.) General coastal uplifting and the subsequent erosion of older geologic formations produced the alluvial deposits that formed in the Goleta region (Bixler 1980). During the Sangamon Interglacial of the late

Pleistocene (approximately 60,000 to 340,000 B.P.), mean sea level rose during to global glacial melting and drowned a considerable portion of the coastal plains. This flooding created the marine terraces visible along the Southern California coast (Wright 1972).

During the subsequent Wisconsin Glacial Period (10,000 to 60,000 B.P.) Sea level dropped again, as much as 250 feet below the present mean sea level at Santa Barbara (Bixler 1980). It was during this emergent period that the basin which the Goleta Lagoon would eventually occupy was being formed by a series of stream-cut ravines. As sea level rose once more, the basin became flooded. A sand spit, caused by tidal action, was formed about this time at the mouth of the embayment, thus creating a lagoonal environment. Mean sea level has been relatively stable for the past 6,000 years (Bixler 1980).

Using data obtained from a series of core samples taken in the vicinity of the slough, Lohmar et al. (1980) were able to discuss the size and locations of the various microenvironments that once existed within the former lagoon. They presented the following conclusions:

1. Five paleoenvironments once existed: alluvial fans; subtidal ponds and channels; intertidal salt marshes; marsh creeks; intertidal mud flats.
2. The relatively high diversity and species makeup of the fossil ponds and channel fauna indicate that the inlet to Goleta Slough must once have remained open for long periods of time. However, the observed planktonic foraminifera indicate that while the inlet was probably open, direct wave and current action was minimal, thus suggesting the presence of a protective sand barrier like that which now lies across the mouth of the slough.
3. Continued sedimentation has reduced the lagoon to a network of shallow, subtidal channels surrounded by extensive salt marshes ... Within these channels only five species of mollusca survive today.

Albert Bixler (1980) conducted his own study of the geomorphology and history of the slough. He estimated that immediately after the conclusion of the Wisconsin Glacial period the shoreline was located 1.6 kilometers further out to sea than at present at More Mesa and .48 kilometers further

out at Goleta Point ... Bixler estimated that in 1760 [1769?] the slough covered an area of approximately 5.3 square kilometers, with an infilling rate of approximately .24 square kilometers per century ...

The habitats found within a coastal lagoon system differ from one another, not only in their geographical proximity to the seaward portion of the lagoon, but also in sediment composition. These elements are important to the distribution and proliferation of particular species within lagoonal habitats.

Salt Marsh

This habitat, which borders the intertidal flats and is characterized by vegetation, is periodically submerged by intertidal flushing. Though few molluscs inhabit this environment, it is an important zone for numerous terrestrial and avian populations.

Intertidal Mudflats

Characterized as a highly fluctuating physical environment, this zone is covered at high tide and left exposed at low tide. The mud is generally comprised of silt and clay. A diverse assemblage of molluscan species populates this substrate.

Subtidal Channels

Always submerged, this marine zone is deep and usually found only at the entrance to lagoons and estuaries. This area is generally less silted, and will occasionally contain a substrate vital to the propagation of certain species. The bottom is usually composed of coarse sand and gravel of varying size and texture. Not only is this region inhabited by a wide variety of invertebrate species, but it is also the primary zone in which fish populations are found.

Bonner (in Mason et al. 1985:27-38) summarizes this project area as follows:

Ethnohistoric documents portray a vastly different lagoon than presently exists. During the last decades of the eighteenth century, the following descriptions were recorded:

From this canyon we went to the Pueblos de la Isla, distant dome three leagues from La Laguna. We came in site of a long, bare, point of land, on which the eastern side of it a large estuary enters through two different mouths ... Half a league, more or less, distant from each other ... The estuary spreads over the level country towards the east, forming marshes and creeks of considerable extent ... (Costanso 1911:201).

We traveled about three leagues and come in sight of a long bare point of land. On the west, a large estuary enters by two different mouths distant half a league from each other. The estuary is bordered on the north by a good piece of land of moderate extent, entirely isolated. On that island, which is very green and covered with trees ... The estuary spreads to the west, forming many marshes and lagoons ... (Bolton 1926:154) ... a great estuary penetrates inland by two separate arms which are probably about a half a league distant from each other (Priestly 1937:27).

The lagoon is of mud and at high tide the deepest part is two brazas south of the island and the rest is barely four feet (Bolton 1930) ... from the view obtained [sic] of this Bay it appeared to be very shallow, and incapable of admitting Vessels of any burth [sic]. It branch's [sic] back into the Country among extensive salt Water marshes on which grew vast quantities of Samphire (Menziess in Eastwood 1924:18-19).

David Stone (1982) interpreted these descriptions as indicating that during the late eighteenth century, Devereaux Slough, west of Goleta, may have been connected to the larger Goleta Estero ... at least during high tide. Menziess's brief description of the extensive salt marshes suggested to Stone that sedimentation along the slough's periphery and at the mouths of the creeks was already advanced two centuries ago (Stone 1982).

Bixler (1980) calculated that at the time of these early descriptions the slough was roughly confined to the present ten foot contour line. He was estimating slough depth from the description of Pan-toja y Arriaga (Bolton 1930).

Whatever the conditions which once may have existed within the slough at the time of contact, it is an established fact that the winter storms of 1860-1861 produced greater adverse effects on the slough than any other naturally occurring event. Walker Tompkins (1966:62) asserts that the floods deposited between ten and fourteen feet of silt and sand into the slough. According to Stone (1982) this would have filled the deeper areas of the slough first, then the intertidal regions. Periodic floods since 1861 have added further sediment ... Notable years of flooding include 1914, 1938, 1941, 1943, 1952, 1958, 1962, 1964, 1966, and 1967 (U.S. Army Corps 1968:8).

Natural infilling has been compounded in the past sixty years by the construction and later enlargement of the Santa Barbara Airport, flood control and mosquito abatement facilities, roadways, and sewage treatment ponds. Today, the total acreage of the slough is roughly 40 percent of what it was before World War II (Speth et al. 1970).

A recently prepared paleontological overview for the project area confirmed the presence of the recent/younger Quaternary alluvium associated with the erosion of the nearby Santa Ynez Mountains and fluvial deposits from Carneros Creek and Tecolotito Creek. The shallow, younger alluvium is unlikely to yield fossil specimens. Deeper deposits, consisting of older sedimentary deposits, may yield evidence of significant vertebrate fossil remains. The area should be considered relatively sensitive for paleontological resources.

BRIEF CULTURE HISTORY BACKGROUND

In 2001, King completed a technical report for a larger tract of land relatively close to the current project area. This report presents a summary of the culture history background for the area known as the Santa Barbara Channel. McKenna et al. presents that discussion below:

Native societies occupying the Santa Barbara Channel region evolved in the region during at least the last 9000 years. This evolution resulted in the relatively complex and unique Chumash society encountered by Spanish explorers and colonists. Spanish explorers observed that the Chumash differed from surrounding nationalities in their emphasis on manu-

facturing and trade that was facilitated by a bead money economy. The Spanish also observed that the Chumash were unique in their development of maritime fishing. The evolution of Chumash society is reflected in changes in artifact forms and diversity, changes in plant and animal food refuse, changes in the organization of cemeteries, and shifts in settlement patterns. The prehistoric period ended with the establishment of Spanish rule in California following 1769. Native villages along the Santa Barbara coast were abandoned at the end of 1804 when surviving residents were recruited into Spanish missions ...

Knowledge of occupations during the Pleistocene in Santa Barbara County is very limited. This is due to a number of causes. One is the probable small size of early groups, another the reduced probability of charcoal, bones, and shell being preserved in earlier sites. Some early coastal sites were probably inundated or eroded away by the rise in sea level associated with the melting of ice at the end of the Pleistocene. It is also usually difficult to define the earliest occupations at most early sites because of poor preservation of stratigraphic features ...

The prehistoric occupation of the Santa Barbara/Goleta area has been divided into three basic periods: Early, Middle, and Late Periods. The Early Period dates from approximately 6000 to 600 BC. and remains from this period are represented in the archaeological record. King (2001:2) states:

Most early settlements were small hamlets defensively situated on elevated landforms. During the Early Periods, some settlements increased in size and the largest probably contained several hundred people. The largest settlements were often less defensively situated than their smaller predecessors. Analysis of artifacts used to maintain social relationships indicate that during the Early period political power was largely dependent on the acquisition of wealth and ritual power (King 1990).

The Middle Period is generally associated with a range from 600 BC to AD 900 or 1000 and are characterized by changes in ornamentation and other artifacts. There appears to be a development of hereditary control in both political and economic power and religious artifacts are more abundant (i.e. pipes, effigies, and charmstones). Also associated with this period is an increase in maritime activities, the introduction of the plank

canoe, harpoon-like fishing techniques, and a move away from defensive villages to more open habitation sites (King 2001:2).

There is also archaeological evidence to show an increase in the use of bows and arrows over spears or lances. More importantly, King (2001:3) argues that the increased manufacturing of beads is related to the political and economic integrations within and between prehistoric populations.

Late Period Chumash sites generally post-date AD 1000 and are characterized by rapid growth in economic subsystems and trade networks. A shift in the locations of villages has also been associated with these economic changes (King 2001:3). Mason and Peterson (1994), working with sites further south (in Orange County), concluded that the coastal chronology for Southern California can be refined and reassigned to smaller or sub-phases. Their conclusions were based on the radiocarbon dates from 326 samples representing thirty-one archaeological sites or cultural contexts.

Summarizing their results, Mason and Peterson (1994:55) found the definition of sites by artifact assemblage, as used to established earlier chronologies, is still valid. However, with the modern technology and site dating techniques, site occupations can be more definitively ascertained. Mason and Peterson suggest a shift in site locations from more coastal settings to inland areas and then back to the coast, as climatic factors and populations shifts demanded. Future studies of sites yielding statistically valid artifact assemblages and radiocarbon samples can be conducted to further the understanding of Native American activities in the area of Southern California. King (2001:5) also states:

Goleta Slough town citizens may have been gathering acorns in the Preserve at San Marcos project area. The clay soils of this project area would have supported fields of tarweed (*Hemizonia ramossisima*) whose seeds were gathered in August and fields of bulbs or acorns that were dug in late winter and early spring.

With the knowledge that sites have already been identified within the vicinity of the project area (see later discussion under "Previous Research"), it is evident that the current project area would have been utilized by Native American populations (Coastal Chumash). The majority of sites are indicative of limited activity sites, although there is some evidence of larger habitation sites (e.g. CA-SBA-56, located to the east/southeast).

Historically, as previously noted, the project area is located within the historic Rancho Los Dos Pueblos. Prior to the founding of the Rancho, however, this property was within the larger holdings associated with the Mission Santa Barbara. Rasmussen and Stone (1999:5-6) provide the following summary:

The historic occupation of the project vicinity can be divided into three settlement periods: the Mission Period, (A.D. 1769-1830); the Rancho Period, (ca. 1830-1865); and the American Period (ca. A.D. 1865-1915). Construction of the Mission Santa Barbara in 1786, Mission la Purisima Concepcion in 1787, and Mission Santa Ynez in 1804 and the establishment of numerous ranchos altered both the physical and cultural landscape of the region. The missions were the center of Spanish influence in the region and affected native patterns of settlement, culture, trade, industry, and agriculture. Goleta's historic period started in 1769, when the Spanish entered the Goleta Valley during Governor Gaspar de Portola's overland expedition. The valley was filled with large oak groves, thickets of willows, alders, sycamores and Castilian roses. Goleta slough was more extensive at this time, extending into presently developed areas of Goleta.

The Goleta area was divided between the Santa Barbara Mission and the Presidio of 1776. The majority of Goleta fell into the hands of the Franciscan fathers, and they used this land primarily for grazing cattle and sheep for the Mission. The mission was secularized between the 1820s and 1840s, and three large ranchos were carved out of the mission lands in Goleta. The project area was originally part of the Rancho Los Dos Pueblos lands deeded to Nicholas A. Den in 1842, who used the property as grazing lands for his extensive cattle herds.

To clarify some of the statements presented by Rasmussen and Stone, the Mission Period in California dates to 1769, when the establishment of Mission San Diego in Alta California under Father Junipero Serra. The historic periods in California are generally identified as the Mission Period (1769-1824) – also associated with the Spanish occupation; the Mexican Period (1824-1848), and the American Period (post-1848).

Gaspar de Portola (ca. 1723-1784) was a Spanish soldier who was named the governor of Baja California by Charles III in ca. 1767. In 1769, Portola led one of four expeditions into Alta California and, in the company of Franciscan Father Junipero Serra, with the goal of reaching Monterey Bay. He returned to San Diego in 1770.

Father Serra and other Franciscan fathers continued to establish missions throughout Alta California. As noted above, the Mission Santa Barbara was founded in 1786, the Mission la Purisima Concepcion in 1787, and the Mission Santa Ynez in 1804. The missions were all established under Spanish rule.

Under Spanish rule, settlements were concentrated around the missions and presidios and little to no permanent private land grants were acknowledged or formally assigned. Colonization in Alta California began in 1769 with the expeditions of officials, priests, soldiers, Mexican Indians, and colonists (Avina 1932:5). By the end of the 18th century, almost all missions were established and numerous presidios were occupied. By the end of Spanish rule (ca. 1821), there were twenty missions, four presidios, and three pueblos firmly established. The granting of land grants (ranchos) began in 1822 with the granting of fourteen ranchos, the nearest to Goleta being Rancho Refugio. The surrounding lands remaining under the jurisdiction of the established Missions.

Mexico initiated activities designed to seek independence from Spain as early as 1810 and finally declared its independence in 1821-22. Changes to land ownership that came with independence included secularization of the mission and the issuance of hundreds of new ranchos. Ryan and Breschini (n.d.) state:

The rich and valuable lands held by the missions had long been a sore point among newly independent Mexican citizens who felt that all California lands, not only the government sponsored pueblos and a few grazing tracts granted to a select group of favorites, should be open to settlement. Consequently, increasing pressure was brought upon the government to recognize the temporary intention of the missions under the old Spanish Laws of the Indies governing their original establishment, and to support colonization ... Governor Echeandia issued decrees in 1826, 1830, and 1831 that weakened Indian dependence of the missions and set in motion the process of secularization of the 21 Alta California missions. The orders were immediately revoked by his successor. They were replaced by a secularization law adopted by the Mexican Congress in 1833. Finally, Governor Figueroa's proclamation of August 9, 1834, defined an immediate plan for secularization and dispersement of mission property.

The issuance of Mexican Period ranchos began in 1822. Between 1822 and ca. 1842, 264 ranchos were granted. Between 1843 and 1847, another 173 were granted. When the United States claimed California in 1848, the government initiated a process of re-

viewing the land grants and determining whether or not the grant would be recognized by the United States government. In some cases, the grant stood as issued. In other cases, the grant was negated. In a few instances, the grants were recognized, but the relative size was reassessed.

Avina (1932:66) identifies the Rancho Los Dos Pueblos as a 15,534 acre rancho (three square leagues granted to Nicholas Den, an Irish physician, by Governor Alvarado in 1842. In 1846, Den was also granted the Ranch San Marcos, consisting of 35,573 acres, by Governor Pio Pico. The U.S. Government reconfirmed both ranchos.

Nicholas August Den (1812-1862) was identified as an Irish immigrant who arrived in the Santa Barbara area in 1836 (at age 24). Den studied medicine in Dublin, but did not finish his studies. Nonetheless, he is referred to as the first doctor in the Santa Barbara area. Den ceased his medical practice and devoted his efforts to running his rancho (later, two ranchos) and serving as the “alcalde” (civic administrator) of Santa Barbara during the Mexican Period. He was considered a Mexican citizen. Nicholas Den supported the Mission Santa Barbara and is credited with the establishment of a Catholic seminary in Santa Barbara.

Nicholas Den married Rosa A. Hill, daughter of Daniel A. Hill, and had ten children before his death at age 50. His Rancho Los Dos Pueblo holdings were sold to his father-in-law prior to his death and his brother, Richard Den (1821-1895) helped manage his Rancho San Marcos holdings after his death in 1862.

MAC Design Associates (1997) summarized the history of the Rancho Los Dos Pueblos. Cited here:

The Rancho Los Dos Pueblos lands, which were deeded to Nicholas Den in 1842 ... Mr. Den used this property as grazing lands for his extensive cattle herds ... Mr. Den sold the ... tract to Daniel Hill [his father-in-law] in 1851. Mr. Hill also owned the neighboring La Goleta tract and renamed the area La Patera. Mr. Hill maintained the site as cattle grazing lands until the 1860's when disastrous rains came followed by drought. These events caused him to lose most of his cattle and the land to lose most of its value.

Mr. Hill died in 1865 and his wife sold 490 acres ... to Titus Phillips. Mr. Phillips sold the property in 1900 to George M. Williams who used the property for a commercial fruit and vegetable farm. After 1900, the 205 acre parcel became known as the “Williams Flat.” Walnut and apricot orchards

were planted in the higher elevations in the northern half of the parcel. The lower portion of the property was planted in asparagus, artichokes and lima beans as well as watermelons and berry crops. It is believed that during this time Carneros Creek, which bisected the property, was filled and realigned to the east.

Research documented by MAC Design Associates suggested the current project area may have been associated with row crops until ca. 1929 and redeveloped as orchard land by 1943 (at least to the east of the current project area). Grading in the area began as early as 1962, in preparation of the development of Los Carneros Road. Los Carneros Road was completed by 1969.

A supplemental report prepared by MAC Design Associates in 2010 included aerial photographs to support the earlier mapping. These photographs suggest activities within the current project area were less intensive and not consistent with the agricultural activities documented to the east of the Los Carneros Road alignment. For example, in 1943, there is no evidence the row crop or orchard development extended to the west of present-day Los Carneros Road. The property appears to be periodically plowed or disked, but not necessarily planted. Small run-off drainages are evident. Grading appears by 1962 and continues through ca. 1966, when vegetation within the project area is significantly impacted. The vegetation begins to reappear in ca. 1969, with various off-road scarring appears throughout the area. Los Carneros Road is present, but not in the current configuration. The road illustrated before 1990 is now associated with Los Carneros Way (southern portion) and, by 1990, Los Carneros Road has been realigned to the west (northern extent). The improvements within Lots 1 and 3 of Tract 14,500 were completed by 1990.

METHODOLOGY

The methodology employed over the course of this investigation was designed to provide basic information on the presence/absence of cultural resources within the project area, but also to assess the relative sensitivity for the area to yield buried resources. Tasks included the following:

Task 1: Archaeological Records Check: A standard archaeological records check was completed through the University of California, Santa Barbara, Central Coast Information Center, Santa Barbara (UCSB-CCIC), in 2005 (Appendix B). Subsequently, McKenna et al. was involved in

reviewing data for an adjacent property and acquired copies of all reports addressing the area of approximately one mile surrounding the current project area. In addition, McKenna et al. inquired as to whether or not additional studies have been completed since late 2010. No additional studies were cited. Therefore, McKenna et al. applied the currently available in-house data to address the project area.

- Task 2: Historic Research: Following the initial studies for the Village at Los Carneros project area in 2005, McKenna et al. conducted supplemental historic research to determine the land-use ownership and general history. This research was completed to provide preliminary data for the identification of any historic resources that might be encountered during the field studies. Research included review of previous studies, basic summary data from the Bureau of Land Management General Land Office data; the Historic Map Library at the University of California, Riverside; local historical society references; general history volumes; and general information from the McKenna et al. in-house library.
- Task 3. Native American Consultation: In 2005, McKenna et al. contacted the Native American Heritage Commission in Sacramento and inquired into the presence/absence of sacred or religious Native American resources within the general area of the project site and acquired the most current listing for Native American representatives within this particular area of Santa Barbara County. Letter of inquiry were sent to these individuals. More recently, the City of Goleta conducted SB-18 consultation with local representatives. The results of this consultation are presented later in this report and supplemental documentation is presented in Appendix C.
- Task 4. Paleontological Overview: Again, in 2005, a paleontological overview was requested from both the Natural History Museum of Los Angeles County and the Santa Barbara Natural History Museum. McKenna et al. was informed that Santa Barbara was not in the position to provide an overview. However, the Los Angeles County Museum of Natural History did respond. The letter from the Natural history Museum of Los Angeles County is presented in Appendix D and supplemented with additional data obtained through a review of other reports for the general area.

Task 5: Field Investigations: The field investigations of the majority of the Village at Los Carneros project area were completed in October of 2005 and reported by McKenna et al. in November of 2005. The 2005 field survey was conducted by Richard Denniston (B.A., UCSB) and Elizabeth Stoffers (B.A.), Associated Archaeologists for McKenna et al., under the supervision of Jeanette A. McKenna (M.A., RPA), Principal Investigator for McKenna et al. The more recent survey of the expanded project area was completed by Jeanette A. McKenna or McKenna et al. on Thursday and Friday, February 9 and 10, 2012. The field surveys were supplemented by field notes (on file, McKenna et al.) and an updated photographic record (Appendix E).

Task 6: Analysis of Data Compiled: All data compiled during the course of these investigations were used to ascertain the level of sensitivity for the project area and to develop a program for the studies needed with respect to identified sites (prehistoric or historic). Such analysis included a general spatial analysis to determine whether or not sites were clustered or scattered; whether the sites were similar or unique with respect to others known for the area; and whether or not the sites have a potential to yield subsurface deposits not evident on the surface during the survey.

Task 7: Preparation of a Technical Report: This technical report has been prepared in a format recommended by the Office of Historic Preservation, Sacramento, and/or requested by the UCSB-CCIC and City of Goleta. McKenna et al. included all required data to support the conclusions and recommendations, as well as support for any additional studies that may be warranted, given the specifics of the proposed project and the current knowledge regarding adjacent properties.

PREVIOUS RESEARCH

Noted earlier, the research into previously completed studies within and/or adjacent to the current project area was completed through a formal archaeological records search at the University of California, Santa Barbara, Central Coast Information Center (UCSB-CCIC), Santa Barbara, and the compilation of reports and documents for projects proposed on adjacent properties – specifically the Willow Springs and Willow Springs II projects east of Los Carneros Road (McKenna 2010 and 2011).

Preliminary research showed the majority of the current project area was surveyed by McKenna et al. in 2005 (McKenna 2005) and additional areas were addressed by the studies completed by Rudolph (1982a and b) and Erlandson (1983). Prior to 2005, a minimum of eighty (80) studies were identified within a one mile radius of the project area (Table 1 and Appendix B). Information not included in the UCSB-CCIC files (but provided through other sources) included references to a 1998 report by Compass Rose Archaeological, Inc. study addressing the Raytheon property and a 2003 letter report addressing the Campus Pointe Residential Center (APN 73-040-08). In each case, the reports noted that no resources are identified as being within the property, but the area is sensitive for resources.

No.	Report	Citation	Description	Sites
1	E-46	Erlandson 1982	APN 73-090-13 and -50	Yes
2	E-103	Bixler and Serena 1980	Raytheon; SBA-58	Yes
3	E-107	Colton and Erlandson 1982	K-Mart; SBA-1745	Yes
4	E-111	Coombs 1975	Los Carneros Well Site	Yes
5	E-113	Coombs 1982	SPRR	Yes
6	E-114	Coombs 1983	West Water Well Site	Negative
7	E-116	Craig 1985	Edison Site	Yes
8	E-120	Craig 1978	Delco Property	Yes
9	E-123	Craig 1979	111 La Patera Lane	Yes
10	E-124	Craig 1980	Bartex, Inc.; SBA-58	Yes
11	E-125	Craig 1980	95 La Patera; SBA-58	Yes
12	E-127	Craig 1981	Sewer Line; SBA-58	Yes
13	E-128	Craig 1982	K-Mart; SBA-53 and -142	Yes
14	E-132	Craig 1983	S.B. Airport	Negative
15	E-136	Craig and Grijalva 1979	Bartex, Inc; SBA-58	Yes
16	E-137	Craig and Horne 1980	APN 73-05-00; SBA-58	Yes
17	E-138	Craig and Johnson 1978	Delco Electronics	Yes
18	E-140	Earth Metrics, Inc. 1979	University Research Park	Yes
19	E-146a	Erlandson 1983	APN 73-040-08	Yes
20	E-146b	Erlandson 1983	CA-SBA-1203	Yes
21	E-151	Gerstle and Serena 1982	CA-SBA-58	Yes
22	E-152	Glassow 1973	UCSB Overview	Yes
23	E-159	Horne and Craig 1978	Corona del Mar Ranch	Yes
24	E-160	Hudson 1983	Geotech Testing	Yes
25	E-161	Johnson 1979	Delco Electronics	Yes
26	E-169	Macko 1980	Corona del mar ranch	Yes
27	E-174	Moore 1980	Delco Electronics	Yes
28	E-180	Moore et al. 1986	SCE Service Center	Yes
29	E-188	Rudolph 1982	APN 73-040-08; SBA-55	Yes
30	E-190	Rudolph 1982	APN 73-040-08; SBA-55	Yes

Table 1. Summary of Cultural Resources Studies Completed within One Mile of the Current Study Area (cont'd.).

No.	Report	Citation	Description	Sites
31	E-195	Serena 1981	Tract 13,072	Yes
32	E-196	Serena 1981	CA-SBA-54	Yes
33	E-224	Wilcoxon 1978	CA-SBA-50	Yes
34	E-225	Wilcoxon 1979	APN 78-015-14	Negative
35	E-226	Wilcoxon 1979	Clenet Coachworks	Negative
36	E-228	Wilcoxon 1979	Burroughs Corporation	Yes
37	E-229	Wilcoxon 1979	Moseley Associates, Inc.	Negative
38	E-243	Wilcoxon 1985	Pactuco Commercial Bldg.	Yes
39	E-246	Wilcoxon et al. 1982	Goleta Flood Protection	Yes
40	E-598	Moore 1984	CA-SBA-1203 Mitigation	Yes
41	E-718	Wilcoxon 1987	Joslyn Electronic Systems	Yes
42	E-726	Berry 1988	APN 77-223-17	Negative
43	E-731	Painted Cave Arch. (n.d.)	Santa Barbara News Press	Negative
44	E-740	Snethkamp and Gerber 1989	CA-SBA-52 Testing	Yes
45	E-782	Hudson 1983	SCE Geotech Testing	Yes
46	E-1063	Snethkamp 1991	T-Hangars Project	Negative
47	E-1068	CRMS 1990	Wastewater Improvements	Yes
48	E-1154	Waldron 1986	Bridge Replacement	Yes
49	E-1189	Wilcoxon 1991	Rescue and Fire Station	Negative
50	E-1193	Foster et al. 1991	Storke-Glen Annie Interchange	Yes
51	E-1194	Santoro et al. 1991	820 Botello Road	Yes
52	E-1379	Wilcoxon 1992	Storke-Glen Annie Interchange	Yes
53	E-1474	Snethkamp 1992	SB Airport Improvements	Yes
54	E-1491	Interface Planning 1979	Burroughs Corporation	Yes
55	E-1492	Earth Metrics 1980	Burroughs Corporation	Yes
56	E-1530	Santoro and Toren 1991	EG&G Studies	Yes
57	E-1588a	Levulett and Casen 1992	HPSR: Storke-Glen Annie	Yes
58	E-1588b	Levulett and Casen 1992	HPSR: Storke-Glen Annie	Yes
59	E-1584	Snethkamp and Cagle 1992	SB Airport Improvements	Yes
60	E-1650	Wilcoxon 1994	USPO Processing Center	Negative
61	E-1672	Snethkamp 1994	SB Airport Improvements	Negative
62	E-1673	Sheets and Stone 1993	SB Airport Improvements	Negative
63	E-1730	Eisentraut 1994	CA-SBA-58 Testing	Yes
64	E-1744	Greenwood et al. 1994	Carneros Creek Studies	Negative
65	E-1750	Erlandson et al. (n.d.)	Glen Annie Canyon Site	Yes
66	E-1783	Desautels 1993	SB Airport Improvements	Negative
67	E-1800	Toren and Santoro 1995	Glen Annie Lateral Relocation	Yes
68	E-1812	Eisentraut 1995	Utility Undergrounding	Yes
69	E-1822	Wilcoxon 1995	Goleta Recycling Center	Negative
70	E-1838	Levulett 1995	Storke-Glen Annie Interchange	Yes
71	E-1889	Santoro 1995	GTE Fiber Optic Line	Yes
72	E-1897	Maki 1996	UCSB 66 kV Line	Yes
73	E-1935	Levulett 1955	Storke-Glen Annie Interchange	Yes
74	E-1967	Wlodarski 1997	Plaza Los Carneros	Negative

No.	Report	Citation	Description	Sites
75	E-2022	Wilcoxon et al. 1996	Lightwave Incorporated	Yes
76	E-2128	Snethkamp 1990	Los Carneros Community	Yes
77	E-2144	SAIC 1997	McCoy/Bishop Ranch Project	Yes
78	E-2180	Stone and Anderson 1998	Grading Monitoring	Yes
79	E-2206	Anderson 1997	Los Carneros Road	Yes
80	E-2272	Paulazzo 1998	Raytheon Systems Monitoring	Yes

Studies involving portions of the specific project area are highlighted in yellow. Following the 2005 investigations by McKenna et al., and as part of the Willow Springs review processes, and additional twenty-two (22) studies and/or letter reports were identified (Table 2). The majority of these studies were associated with CA-SBA-56, a relatively large site to the east of Los Carneros Road.

No.	Citation	Item	Reference
81	Eisentraut and Gerber 1994	Report	Monitoring Program
82	Santoro (June) 1995	Letter Report	Los Carneros Project
83	Santoro (August) 1995	Letter Report	Response to Comments
84	Santoro (December) 1995	Letter Report	Burial at CA-SBA-56
85	Santoro and Toren 1995	Report	Boundary Definition
86	Gurrola 1995	Report	Geomorphology
87	SAIC and ISERA Group 1996	Report	Unexpected Finds
88	Thorne 1996	Report	CA-SBA-56 Preservation
89	MAC Design Associates 1997	Report	Historic Grading Activities
90	Haslouer Kay and Erlandson 1998	Letter Report	Column Sample Analysis
91	Haslouer Kay and Erlandson 1998	Letter Report	Site Boundary Studies
92	Foster and Stone 1999	Report	Supplemental Phase 2
93	Erlandson et al. 2004	Paper (SCA)	CA-SBA-56
94	McKenna 2005	Report	Village at Los Carneros
95	MAC Design Associates 2010	Report	Historic Grading Summary
96	Stone (November 11) 2009	Letter Report	Phase 3 Proposal
97	City of Goleta (March) 2010	Initial Study	EIR Scoping Document
98	Sanchez (March) 2010	Letter Report	NAHC Response
99	Stone (April 28) 2010	Letter Report	Willow Springs II Assess.
100	Stone (May 25) 2010	Letter Report	Phase 3
101	McKenna 2010	Letter Report	Summary – CA-SBA-56
102	McKenna 2011	Letter Report	Impact Analyses

As a result of the studies listed above, no specific sites were identified as being within the current project area boundaries, but a total of thirty-three (33) archaeological sites were identified within the general area of Goleta and within one mile of the project area (Table 3). The nearest sites include CA-SBA-55, CA-SBA-56, CA-SBA-1203, and CA-SBA-3636.

CA-SBA-55 was mapped as being located to the southwest of the current project area and described as being 800 feet north of Hollister Avenue and 1200 feet south of the Southern Pacific Railroad alignment (Chartkoff et al. 1967). The site consisted of a habitation site with shell midden deposits on the Goleta flood plain. The mapped location shows the site on the boundary between Ranges 28 West and 29 West and on the west side of Tecolotito Creek. This site was originally identified by Rogers (1929), but referenced as mis-mapped (Wilcoxon 1979). Rudolph (1982a and b) clarified the site as being cross-referenced as Williams' Site #4 and 250 feet west of Tecolotito Creek. Conflicting data is presented in these records, as the mapped location is west of Tecolotito Creek and Los Carneros Road is well to the south and east. The more recently developed alignment of Los Carneros Road does not appear to cross the mapped location of CA-SBA-55, but the alignment of Castillian Way does appear to cross the area.

CA-SBA-55 was tested in 1982 (Rudolph 1982), yielding no evidence of intact subsurface deposits. Erlandson (1982) summarized the studies completed by the UCSB students and concluded that CA-SBA-55 was completely destroyed, citing a "... total loss of spatial integrity, the extremely low density of remains observed, and the lack of site association ..." and no further studies were recommended with respect to this site.

CA-SBA-56 was originally identified by Rogers (1929) and described as a scatter of lithic tools. Rogers tested the site with at least 46 trenches. The site was cross-referenced as Williams' Site #3. CA-SBA-56 was described in 1967 as a shell midden site/habitation site on the Goleta flood plain (Chartkoff et al. 1967). The site was also described as being located 1000 feet north of Hollister Avenue and 1000 feet south of the Southern Pacific Railroad alignment. As mapped, the site was placed 1200 feet east of the boundary line between Ranges 28 West and 29 West. Illustrated by the UCSB-CCIC, the site is located east of Los Carneros Road (in an orchard area) and east of the current project area.

Erlandson and Wilcoxon visited the site and redefined it as a "... dense central shell midden surrounded by a low density shell and artifact scatter ..." (1981:1). The site was located within a walnut grove and a spring was noted in the area. At the time of the 1981 survey, no features were identified, but a reference to Rogers included a mention

of isolated skeletal parts. In 2001, Fulton recorded a supplemental site form noting the presence of CA-SBA-56 as it related to the alignment for the railroad alignment and the right-of-way for the Level (3) Fiber Optic Alignment.

Table 3. Archaeological Sites Identified within One Mile of the Current Project Area.

Site No.	Citation	Description
CA-SBA-49	Chartkoff et al. 1967	Habitation Site with Shell Midden
CA-SBA-50	Wilcoxon 1978	Shell and Lithic Scatter
CA-SBA-52	Snethkamp 1991	Village Site w/ Cemetery (Nat'l Reg. Elig.)
CA-SBA-53	Harrison 1956	Habitation Site with Shell Midden
CA-SBA-54	Schwartz 1957	Shell Midden
CA-SBA-55	Chartkoff et al. 1967	Habitation Site with Shell Midden
CA-SBA-56	Chartkoff et al. 1967 (w/updates)	Habitation Site with Shell Midden
CA-SBA-57	Rogers 1925	Burial Cairn and Artifact Scatter
CA-SBA-58	Craig 1979	Extensive Midden and Burial Site
CA-SBA-59	Rogers 1929	[not recorded]
CA-SBA-62	Erlandson and Wilcoxon 1981	Extensive Midden Deposit
CA-SBA-63	Erlandson and Wilcoxon 1981	Dense Shell Midden
CA-SBA-137	Macko 1979	Light Density Lithic Scatter
CA-SBA-142	Lyon and Pierce 1959	Dense Shell Midden
CA-SBA-143	Lyon 1959	Dense Shell Midden
CA-SBA-1203	Serena 1981	Small Village Site with Midden Deposits
CA-SBA-1574	Erlandson and Heinzen 1978	Dense Shell Midden
CA-SBA-1575	Erlandson and Heinzen 1978	Dense Lithic and Shell Scatter
CA-SBA-1576	Erlandson and Heinzen 1978	Light Density Lithic and Shell Scatter
CA-SBA-1577	Erlandson and Heinzen 1978	Light Density Lithic and Shell Scatter
CA-SBA-1653	Macko 1979	Lithic Scatter and Historic Refuse
CA-SBA-1655	Macko et al. 1979	Light Density Lithic and Shell Scatter
CA-SBA-1656	Macko et al. 1979	Light Density Lithic and Shell Scatter
CA-SBA-1657	Macko et al. 1979	Light Density Lithic and Shell Scatter
CA-SBA-1694	Erlandson and Wilcoxon 1981	Light Density Lithic and Shell Scatter
CA-SBA-1745	Erlandson 1981	Shallow Midden and Artifact Scatter
CA-SBA-1784	Pierrou and Olmstead 1983	Simulated Site for Archaeology Course
CA-SBA-1785	Pierrou and Olmstead 1983	Lithic Scatter (numerous loci)
CA-SBA-2433	Foster and Romani 1991	Sparse Lithic Scatter
CA-SBA-2585H	Schmidt 1993	Historic Refuse Scatter
CA-SBA-1586	Peak 1991	Sparse Lithic Scatter
CA-SBA-3392	Maki and West 1996	Sparse Lithic Scatter
CA-SBA-3636	Haslouer and Kay 2011	Lithic Scatter along RR Right-of-Way

An archaeological testing program was completed by Luhnnow and Mason (2000) reported that intact deposits were found near the northern periphery of the site. No data was provided for the majority of the site. This site is mapped as being adjacent to the current project area, but not extending into the project area.

Between 2001 and 2011, numerous letter report, technical report, and notes were prepared within respect to CA-SBA-56. Summarized by McKenna (2010 and 2011), CA-SBA-56 has three identified loci (A, B, and C). These varying loci have different densities of artifacts, different periods of occupation, and, through various testing programs, differing levels of significance. As a result of the studies, it was determined that CA-SBA-56 was a resource eligible for recognition as a National Register eligible property and a California Register property. Discussions on preservation and avoidance of adverse impacts is ongoing with respect to the proposed development of Willow Springs II, east of Los Carneros Road and east of the current project area.

CA-SBA-1203 was recorded by Serena in 1981 and described as being located west of Tecolotito Creek and 150 feet north of Hollister Avenue. The site was described as "... midden probably representing a small late middle period village, and perhaps additional minor components ..." (1981:1). There were scatters of fire-affected rock and significant quantities of lithics, ground stone, shell, and bone. CA-SBA-1203 was tested by Erlandson (1981) and determined to be a significant archaeological site. In 1983, Snethkamp completed additional studies at this site and identified at least two burials. Snethkamp also suggested a small portion of the site might extend into the southern extent of the Raytheon project area (north of present-day Los Carneros Road). However, the 1983 testing showed that no significant portions of the site were actually within the Raytheon property. Nonetheless, avoidance of this site was recommended. At this time, CA-SBA-1203 is identified as being well to the south of the project area and will not be impacted by the proposed Village of Los Carneros project development.

CA-SBA-3636 was recorded by Haslouer and Kay in 2001 and described as being along the current alignment of the Union Pacific Railroad and consisting of lithic artifacts, shell, and ground stone. This site was tested as part of the Level (3) Fiber Optic project (McLean and Mason 2000). The testing and subsequent investigation resulted in a conclusion that there are no intact deposits remaining at this site and no further studies were recommended (Strudwick 2001). This site is well outside the current project area boundaries and will not be impacted by the proposed project.

In addition to the research presented above, and as noted earlier in this report, the project area has been identified as being within the historic Rancho Los Dos Pueblos (ca.

1842). Citing Bonner (1985:58-70):

After the removal of the indigenous population from the area ... [it] was not occupied again until the late nineteenth century ... descriptions of wheat growing ... may refer to a location in the Goleta region ... What specific crops may have been grown ... during the American period from the mid-nineteenth to the early decades of the twentieth centuries is not known. However, wheat, corn, and lima beans were primary crops in the region during this time, and citrus groves were planted throughout the area. Cattle raising was a major endeavour [sic] in the Goleta Valley area before the mid 1860's. (Tomkins 1966) ... With secularization of the California mission in 1834 following the end of Spanish control and the emergence of the new Republic of Mexico, the lands of the Santa Barbara Mission became available for private ownership. The Goleta Valley was divided into small parcels called suertes and given by lottery to families of presidio soldiers (Tomkins 1966:19).

Daniel Hill, an American from Boston, arrived in the Santa Barbara area in 1823. Three years later he married Rafaela Ortega, granddaughter of the first commandante of the presidio, thus entitling him to apply for suertes. However, he was not granted a parcel until 1846 when Governor Pio Pico ceded possession of La Goleta Rancho to Hill (Tomkins 1966). This 4,426 acre parcel extended east from Goleta Slough and apparently did not include Mescalitan Island ... According to Tomkins (1966:34), Hills' son-in-law Nicolas Den was given formal possession of the entire Goleta Slough area in 1842 when he was granted the Dos Pueblos Rancho; located west of Hill's La Goleta Rancho ...

Gudde (1969:93) references the area of Dos Pueblos Rancho as follows:

Dos Pueblos ... Canyon, Creek [Santa Barbara]. The name is derived from two Indian villages (at the mouth of the canyon), the inhabitants of which differed greatly in appearance and speech; these villages were noted by Cabrillo in 1542. The canyon apparently formed the boundary between two dialectal divisions of the Chumash Indians. (Wagner, p. 384). It is doubtless the same place as that recorded by Anza on April 28, 1774; "I came to camp for the night at the place which they call Dos Rancherias." The *dos pueblos* are mentioned in 1795 (PSP, XIII, 29) and thereafter appears frequently in the records. On April 18, 1842, the name

Dos Pueblos was given to the land grant, which includes the creek and canyon.

Dos Pueblos Canyon is located west of the current project area and identified on the USGS Dos Pueblos Canyon Quadrangle - just west of the USGS Goleta Quadrangle. Developments in and around the current project area were primarily completed in the post-World War II period and involved area both north and south of Hollister Avenue (Bonner 1985). The most recent USGS Goleta Quadrangle (rev. 1995) illustrates the structures associated with the Raytheon developments, but does not reflect the current alignment(s) for Los Carneros Road. Tecolotito Creek is identified as Glen Annie Creek and the area to the southeast of Los Carneros Road and Hollister Avenue is identified as the Santa Barbara Airport property.

Previous research showed that no known cultural resources are located within the project area. The railroad alignment is located on the northern periphery of the property, but will not be impacted by the project. Portions of the railroad alignment have been addressed in other areas of Santa Barbara County, but the expanse bordering the Village at Los Carneros project area is not considered a historical resource.

There are at least four prehistoric archaeological sites on the periphery of the project area. At least one of these sites has been destroyed (CA-SBA-55). The remaining three are present in various degrees of disturbance or impact. CA-SBA-1203 was tested and determined to be limited to areas outside the current project area. CA-SBA-3636 is within the railroad right-of-way and testing confirmed a lack of integrity for this site – rendering it an insignificant site. CA-SBA-56 has been subjected to a considerable amount of testing and three loci were identified. The most significant deposits are within the Willow Springs development (southeast of the project area) and protected through development planning and capping. The remaining two loci are within the Willow Springs II development (east of the project area and east of Los Carneros Road). Research indicated a low density artifact scatter (Late Period) in the northwestern portion of this property – separated from the current project area by Los Carneros Road. At this time, there is no evidence that the deposits extend into the current project area. Overall, none of these four site areas will be impacted by the current project and, therefore, no adverse impacts to these sites is anticipated.

With respect to paleontological resources, research provided by the Natural History Museum of Los Angeles County (Appendix D) identified the project area as consisting of "... surficial deposits derived from Carneros Creek on the east side and Tecolotito Creek on the west side of the proposed project area ... these surficial deposits are unlikely to contain significant vertebrate fossils, at least in the uppermost layers ... Deeper excavations that extend into the underlying older sedimentary deposits, however, may

well uncover significant vertebrate fossil remains.” Based on this finding and depending on the nature of the proposed development, paleontological monitoring may be needed.

EVALUATION CRITERIA

Cultural resources, when identified, are evaluated in accordance with applicable criteria. These criteria may be federal (the National Historic Preservation Act and National Register of Historic Places eligibility), state (California Environmental Quality Act and/or the California Register of Historical Resources, California Historical Landmarks, or California Points of Historical Interest), regional (County of Santa Barbara Environmental Thresholds and Guidelines), or local (City of Goleta Environmental Thresholds and Guidelines). In this case, the City of Goleta has adopted the County guidelines. The federal, state, and local guidelines are summarized below.

National Register of Historic Places (NHRP) Evaluation Criteria

The National Historical Preservation Act of 1966, Section 106, requires federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on the undertaking. The historic preservation review process mandated by Section 106 is outlined in regulations issued by ACHP (36 CFR Part 800), amended and enacted in 2001. In this case, Section 106 does not apply, as there is no federal involvement in this particular project. Nonetheless, resources identified within the project area may still qualify for the National Register if found eligible under one or more of the federal criteria. The criteria for a cultural resource to be considered eligible for listing in the National Register of Historic Places are as follows:

- (a) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) Is associated with the lives of persons significant in our past;
- (c) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- (d) Has yielded, or may be likely to yield, information important to the prehistory.

CEQA Evaluation Criteria

To be considered a historic resource under the California Environmental Quality Act (CEQA), as amended, a resource must be listed in or determined eligible to be listed in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.); included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code; or identified as significant in a historic resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code. Any resource determined eligible for the National Register of Historic Places is automatically eligible for the California Register of Historical Resources.

The criteria for identifying a cultural resource as a historical resource and eligible for listing to the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) are as follows:

- A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B) Is associated with the lives of persons important in our past;
- C) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a creative individual, or possesses high artistic values; or
- D) Has yielded, or has the potential to yield, information important to prehistory or history.

Goleta (Local) Evaluation Criteria

With the incorporation of the City of Goleta in 2002, the City adopted the County of Santa Barbara Environmental Thresholds and Guidelines Manual for evaluating or assessing the relative significance of cultural resources. These guidelines were adopted by the City along with acknowledgement of any County-recognized resources found to be within the newly defined boundaries of the City of Goleta and incorporated into the Goleta General Plan/Coastal Land Use Plan (September 2006, Section 6.0 Visual and

Historic Resource Element Criteria, pages 6-19 and 6-20). These criteria are:

- a. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, architectural, landscape architectural, or natural history.
- b. It is identified with persons or events of local, state, or national history.
- c. It exemplifies distinctive characteristics of a style, type, period, or method of construction or is an example of the use of indigenous materials or craftsmanship.
- d. It represents works of a notable builder, designer, architect, or landscape architect.
- e. It includes a geographically definable area possessing a concentration of historic, prehistoric, or scenic properties that are united aesthetically.
- f. It has a location with unique physical characteristics, including landscaping, or is a view or vista representing an established visual feature of a neighborhood or community.
- g. It embodies elements of design, detail, materials, or craftsmanship representing a significant structural, architectural, or landscape architectural achievement.
- h. It reflects significant geographical patterns associated with different eras of settlement and growth.
- i. It is one of the few remaining examples possessing distinguishing characteristics of an architectural, landscape architectural, or historical type.
- j. It includes rare or specimen plant materials associated with a particular period or style of landscape history.

RESULTS OF THE INVESTIGATIONS

The Village at Los Carneros project area was surveyed, in part, three times prior to the recent investigations. Rudolph surveyed portions in 1982 and Erlandson addressed portions in 1983. In 2005, McKenna et al. surveyed Lots 2 and 5 of Tract 14,500. The most recent survey was completed by Jeanette A. McKenna, Principal Investigator for McKenna et al., on Thursday and Friday, February 9 and 10, 2012, and involved the intensive surveying of Assessor Parcels 073-330-024, 026, -027, -028, and -029 (Lots 2, 4, 5, 6, and 7, respectively), totaling 43.13 acres. The survey was completed by walking paralleling transects (north/south and east/west) throughout the property, working from east to west. The survey transects averaged fifteen (15) meters apart, but in areas of little to no vegetation transects were narrowed to ten (10) meter intervals. In areas of dense vegetation and where little or no surface was available for visual inspection transects were widened to approximately twenty (20) meters apart. Whenever possible, back dirt from rodent burrows was examined, as were exposed profiles in drainages and erosion cuts. The field survey was supplemented by field notes (on file, McKenna et al.) and a detailed photographic record (Appendix E). Examples of the vegetation cover within the project area are illustrated in Figures 8 through 10.

Vegetation varied throughout the project area. The eastern half of the project area was covered with low grasses and bare areas (Parcels -024 and -026). The surface was readily available for visual inspection and McKenna et al. completed an intensive level of surveying in this area. The southwestern quarter of the project area was covered with a denser grass cover and the surface area was partially obscured.



Figure 8. An Example of Exposed Surfaces in Northern Portion of the Project Area (West).



Figure 9. An Examples of Grasses in Eastern Portion of the Project Area (West).



Figure 10. Denser Vegetation Located in the Northwestern Portion of the Project Area (Northeast).

Approximately sixty percent of the southwestern quarter of the property was covered at an intensive level, but will some limitations. An emphasis was placed on the access road bordering Tecolotito Creek and areas identified as providing adequate surface visibility. Approximately sixty percent of the southwestern quarter (essentially, Lot 6; Parcel -028) was covered.

The northwestern quarter of the property, essentially Parcels -027 and -029 (previously identified Lots 5 and 7, respectively), was covered with dense grasses, including mustard grass, mature eucalyptus trees, other young and mature trees along Tecolotito Creek, and stockpiled soils. This area was also impacted by the presence of drainage ditches that bisected the property in two locations. Illustrated in Figure 11, these ditches/drainages formed a “C” shaped disturbance to the western portion of the project area and, specifically, Parcel -029.



Figure 11. Aerial Photograph Illustrating Features within the Project Area.

Also illustrated in Figure 11 are the railroad alignment, roads and gates, the mature trees, stockpiled soils, utility box, and other on-site drainage features. Detailed photographs of these features are illustrated in Appendix E. These photographs illustrate the graded area to the west of Los Carneros Road (and dominating the eastern half of the property; Parcels -024 and -026) and evidence of water pooling along the northern property boundary (Parcel -024). Eucalyptus trees likely bounded the entire northern property line at one time, but are now limited to the western half of the property.

Tecolotito Creek has been slightly realigned (within Parcels -028 and -029) and the improvements within the creek are readily evident (rip-rap to prevent erosion, concrete culverts, concrete pipes, etc). The entire property has been periodically disked – for weed abatement and fire protection, not for agricultural purposes. A review of historic aerial photographs (MAC Design Associates 2010) indicated this property was not subjected to agricultural activities (e.g. row crops or orchard development). The general area was used for grazing in latter half of the 1880s.

Additional impacts to the project area have been identified as modern impacts, including impacts from the adjacent development of Los Carneros Road, landscaping along Los

Caneros Road and around the commercial developments within Parcels -023 and -025, the stockpiling of soils within Parcel -029; excavation of drainage systems throughout the various parcels, buried irrigation systems and utilities, and disking for weed abatement/fire protection. There is no evidence (physical or via historic research) to suggest there was ever standing structures within the project area.

Paleontological Resources

No evidence of paleontological resources was found during the course of the recent field survey. However, a relative level of sensitivity remains for the presence of buried paleontological resources. Studies completed in the area of CA-SBA-56 (to the east) indicated older alluvial deposits were present at varying depths, but generally an average of over three meters below the natural surface. The current project area has already been graded, indicating the buried older alluvium will/may be identified in a shallower context. If project development requires extensive excavations and older alluvial deposits will be impacts, a paleontological monitoring program should be undertaken to identify, recover, analyze, and report any paleontological resources that may be present.

Historic Resources (Built Environment)

As noted above, there is no evidence, physical or via historic research, to suggest there was structural improvements within the project area. Existing elements of a built environment are all off-site and include the right-of-way for the Union Pacific Railroad, the right-of-way for Los Carneros Road, and commercial improvements within Parcels -023 and -025. Tecolotito Creek (also referred to as Glen Annie Creek – and flood control channel) is located within the western portions of Parcels -028 and -029, but the current alignment is a realignment of the original and natural water course. The proposed project will not involve any direct impacts to the water course, but will include an overpass structure. This construction will be in a sensitive area, and there is always a potential for buried resources to be present and/or identified.

Historic Archaeological Resources

No historic archaeological resources were identified within the project area. Any and all evidence of grazing and/or agricultural uses has been obliterated or never existed. The grading is relatively recent and dates to the post-1967 period. More significant grading was undertaken in preparation for the realignment of Los Carneros Road (ca. late

1980s) and the subsequent developments within Parcels -023 and -025 (ca. 1990). At this time, McKenna et al. does not anticipate identification of any historic archaeological resources within the project area and the area is not considered sensitive for historic archaeological resources.

Prehistoric Archaeological Resources

The project area is located within an area generally considered highly sensitive for prehistoric archaeological resources. Consultation with the local Native American representatives (via SB-18 for this project and previous discussions regarding Willow Springs II) resulted in a consensus between the City of Goleta representatives, the Native American representatives, and consulting archaeologists that all areas of coastal Santa Barbara County and, more specifically, the areas surrounding the Goleta Slough, are highly sensitive for significant prehistoric archaeological resources. Properties adjacent to the current study area have yielded evidence of long-term use and occupation, including artifact scatters, developed midden deposits, and the presence of human remains (isolated finds and formal burials).

The most significant site in the immediate area is CA-SBA-56, a large and multi-occupational site identified east and southeast of the current project area. Studies have indicated deposits associated with CA-SBA-56 are present to the east of Los Carneros Road and near the eastern boundary of the current project area – separated only by the developed roadway. Although studies have noted there is no physical evidence of CA-SBA-56 extending to the west of Los Carneros Road, buried deposits may still be present and the area is still considered sensitive for prehistoric archaeological resources. These resources, if present, may be relatively deep.

At the time of the recent survey, no evidence of prehistoric archaeological resources was identified. It should be noted, however, that forty percent of the property (mainly in the western half of the project area) did not provide enough surface visibility to insure intensive coverage and/or confirm the presence or absence of surface evidence for prehistoric resources.

During the recent survey, a single item was recovered. This item, illustrated in Figure 12, was found to be a fragment of a horse tooth and of no historical or archaeological significance. There was no evidence this item was worked or otherwise altered in a manner that would result in redefining it as an artifact (something man-made). The tooth fragment was recovered from the eastern boundary of the property and along a worn path adjacent to the landscaped slope of Los Carneros Road. McKenna et al. re-

covered the tooth and had its origin confirmed as a recent horse tooth fragment.



Figure 12. Horse Tooth Fragment Recovered from Parcel -026.

Despite negative findings, the project area is still considered a highly sensitive area for yielding evidence of potentially significant prehistoric archaeological resources. McKenna et al. concurs with the local Native American representatives in acknowledging the sensitivity and to potential for resources associated with CA-SBA-56 (and/or other nearby sites) to extend into the project area. To this end, should resources be identified in the future, they will require assessment to determine whether or not the resources are part of earlier recorded sites or reflect a newly identified resource.

IMPACT ANALYSIS

The proposed project involves a property of 43.13 acres and the development of a residential community with recreational areas and infrastructure. As a result of the recent studies, McKenna et al. determined the project area is sensitive for buried paleontological resources and there is a higher level of sensitivity for the presence of prehistoric archaeological resources.

To date, the most significant site in the general area is CA-SBA-56, a site determined eligible for the National Register of Historic Places and the California Register of Historical Resources. At this time, CA-SBA-56 is mapped as being outside the project area, but potentially extending into the project area. Given the relatively high level of sensitivity for prehistoric archaeological resources, McKenna et al. is recommending archaeological monitoring by a qualified archaeologist for the entire project area. McKenna et al. also recommends the archaeologist be accompanied by a representa-

tive of the coastal Chumash. Should additional resources be identified within the project area boundary, a Phase II testing program may be needed to determine the significance of the deposits.

CONCLUSIONS AND RECOMMENDATIONS

Based on the current level of information, the current project area is sensitive for both paleontological resources and prehistoric archaeological resources. While no paleontological resources have been reported for the area, the older alluvial deposits in the area are considered sensitive for the presence of paleontological specimens. Likewise, no evidence of archaeological resources was found, but the area is still considered sensitive for the presence of prehistoric archaeological resources. Therefore, the following recommendations are presented:

1. A paleontological monitor should be present if and/or when evidence of the older alluvial deposits are identified or may be impacted by the proposed project activities. The paleontological monitor should have the authority to halt any activities adversely impacting paleontological resources and be permitted the time and resources necessary to recover, analyze, and report the findings. The resources and all accompanying paperwork should be curated at the Santa Barbara Museum of Natural History.
2. An archaeological monitor should be on-site for all earthmoving activities associated with the proposed development of the Village at Los Carneros. The qualified archaeological monitor must have the authority to halt any activities adversely impacting potentially significant prehistoric archaeological resources and provided the time and resources needed to assess the significance of the resource(s) in accordance with state and local criteria. Any resources recovered from the property must be curated at the University of California, Santa Barbara, Department of Anthropology.
3. The archaeological monitoring program must also include the participation of a local Native American representative of coastal Chumash descent. This monitor, working with the consulting archaeologist, will serve as a liaison between the consulting archaeologist, City of Goleta, project proponent, and Native American population. The Native American monitor may also assist in the identification and interpretation of resources.
4. If, at any time, evidence of human remains or potential human remains is

uncovered, the County Coroner will be notified immediately and permitted to examine the find(s). The consulting archaeologist will notify the City of the discovery and the City will notify the Coroner. If the remains are determined to be of non-Native American origin, the Coroner will take possession of the remains. If the remains are determined to be of Native American origin, consultation between the stakeholders will be undertaken and the disposition of the remains will be determined. The ultimate decision will be made by the City, as Lead Agency, after assessing all input from the project proponent, Native American representative(s), consulting archaeologist, and City representatives. In the case of an undecided dispute, the Native American Heritage Commission may be asked to mediate.

5. Any cost associated with the recovery of cultural resources and/or handling of human remains will be borne by the project proponent.

With the implementation of the recommendations presented above, McKenna et al. has concluded no further studies are warranted with respect to the Village at Los Carneros project area.

Jeanette A.

Jeanette A. McKenna, Principal, McKenna et al.

Date

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VIA CERTIFIED MAIL
(Return Receipt Requested)

CITY COUNCIL
Margaret Connell
Mayor

Edward Easton
Mayor Pro Tempore

Roger S. Aceves
Councilmember

Michael T. Bennett
Councilmember

Paula Perotte
Councilmember

CITY MANAGER
Daniel Singer

October 28, 2011

Ms. Julie Lynn Turnamait, Chairperson
Barbareno/Ventureno Band of Mission Indians
365 North Poli Ave.
Ojai, CA 93023

**RE: SB 18 TRIBAL CONSULTATION
VILLAGE at LOS CARNEROS RESIDENTIAL PROJECT
GOLETA, CA**

Dear Ms. Turnamait:

The City of Goleta is processing an application for the Village at Los Carneros project, a 465 unit residential development on 43+ acres located between the Southern Pacific Railroad/US Highway 101 corridor, Los Carneros Road, and Tecolotito Creek in the Inland Area of the City.

The proposed project includes a General Plan Amendment to the City of Goleta's General Plan/Coastal Land Use Plan to remove the Affordable Housing Opportunity (AHO) overlay from three of the five parcels comprising the project site. The proposed site plan is provided as an attachment to this letter.

The 43+ acre project site (APN 073-330-024, 026, 027, 028, and 029) is currently undeveloped. The attached map shows the vicinity of the project site within the City of Goleta.

As provided in Government Code §§65352.3, the City of Goleta wishes to provide the opportunity for the Barbareno/Ventureno Band of Mission Indians to consult regarding the Village at Los Carneros Project. According to Government Code §§65352.3, the Barbareno/Ventureno Band of Mission Indians has 90 days from receipt of this invitation to respond. If the Barbareno/Ventureno Band of Mission Indians is interested in providing the City input on this project, the City would be pleased to meet with you at your earliest convenience. Please provide your written response to this letter requesting consultation as soon as

Ms. Julie Lynn Turnamait, Chairperson
October 28, 2011
Page 2 of 4

possible, and the City will commence consultation efforts accordingly.

Thank you for your assistance with this request. If you have any questions, please contact me at (805)961-7549, or by e-mail at ahanson@cityofgoleta.org.

Sincerely,

Alan Hanson, Senior Planner
Planning and Environmental Services

Encl: Project Vicinity Map
Proposed Site Plan

cc: Case file

VICINITY MAP



SITE PLAN

STATE HWY. 101

Residential Project Summary:
 Residential Area: 43.13 Gross Acres &
 30.22 Net Acres ±
 Total Units: 485 Homes
 Density: 15.38 Homes/Net Acre ±

Parcel A-1:

Tract Map: Map 5-23814, 434 ± Acre, 1954.
 2.00 acre
 Parcel 1: 2.00 acre, 2.00 ac. of the 43.13 ac. 2.00 acre parcel
 1 Home
 1 Home
 1 Home

Parcel A-2:

Tract Map: Map 5-23814, 434 ± Acre, 1954.
 2.00 acre
 Parcel 2: 2.00 acre, 2.00 ac. of the 43.13 ac. 2.00 acre parcel
 1 Home
 1 Home
 1 Home

Parcel B: (14.4 Parcels)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel C: (Two-Story Townhomes)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel D: (Two-Story Townhomes)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel E-1: (14.4 Parcels)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel E-2: (14.4 Parcels)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel F:

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel G: (Three-Story Medium-Density)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel H-1: (Passive-Self-Help)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel H-2: (Passive-Self-Help)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Parcel I: (Market-Rate Units)

Parcel 1: 2.00 ac. 2.00 ac. 1 Home
 Parcel 2: 2.00 ac. 2.00 ac. 1 Home
 Parcel 3: 2.00 ac. 2.00 ac. 1 Home
 Parcel 4: 2.00 ac. 2.00 ac. 1 Home
 Parcel 5: 2.00 ac. 2.00 ac. 1 Home
 Parcel 6: 2.00 ac. 2.00 ac. 1 Home
 Parcel 7: 2.00 ac. 2.00 ac. 1 Home
 Parcel 8: 2.00 ac. 2.00 ac. 1 Home
 Parcel 9: 2.00 ac. 2.00 ac. 1 Home
 Parcel 10: 2.00 ac. 2.00 ac. 1 Home
 Parcel 11: 2.00 ac. 2.00 ac. 1 Home
 Parcel 12: 2.00 ac. 2.00 ac. 1 Home
 Parcel 13: 2.00 ac. 2.00 ac. 1 Home
 Parcel 14: 2.00 ac. 2.00 ac. 1 Home

Residential Summary By Parcel:

Parcel A-1:	28 Two-Floor S.F.D.
Parcel A-2:	28 Alley S.F.D.
Parcel B:	57 Tri & Quad M.F.
Parcel C:	57 S.F.D.
Parcel D:	23 P.2 M.F.
Parcel E:	53 Tri & Quad M.F.
Parcel F:	18 P.2 M.F.
Parcel G:	88 Medium-Density (M.F.)
Parcel H:	70 Low-Mid Apt.
Parcel I:	74 Market-Rate Apt.
Total:	485 Homes 15.38 Homes/Net Acre ±

Architectural Site Plan



Los Cameros
 Goleta, California
 Comstock Homes





VIA CERTIFIED MAIL
(Return Receipt Requested)

October 28, 2011

CITY COUNCIL
Margaret Connell
Mayor

Edward Easton
Mayor Pro Tempore

Roger S. Aceves
Councilmember

Michael T. Bennett
Councilmember

Paula Perotte
Councilmember

CITY MANAGER
Daniel Singer

Ms. Vennise Miller, Chairperson
Coastal Band of the Chumash Nation
P.O. Box 4464
Santa Barbara, CA 93140

**RE: SB 18 TRIBAL CONSULTATION
VILLAGE at LOS CARNEROS RESIDENTIAL PROJECT
GOLETA, CA**

Dear Ms. Miller:

The City of Goleta is processing an application for the Village at Los Carneros project, a 465 unit residential development on 43+ acres located between the Southern Pacific Railroad/US Highway 101 corridor, Los Carneros Road, and Tecolotito Creek in the Inland Area of the City.

The proposed project includes a General Plan Amendment to the City of Goleta's General Plan/Coastal Land Use Plan to remove the Affordable Housing Opportunity (AHO) overlay from three of the five parcels comprising the project site. The proposed site plan is provided as an attachment to this letter.

The 43+ acre project site (APN 073-330-024, 026, 027, 028, and 029) is currently undeveloped. The attached map shows the vicinity of the project site within the City of Goleta.

As provided in Government Code §§65352.3, the City of Goleta wishes to provide the opportunity for the Coastal Band of the Chumash Nation to consult regarding the Village at Los Carneros Project. According to Government Code §§65352.3, the Coastal Band has 90 days from receipt of this invitation to respond. If the Coastal Band is interested in providing the City input on this project, the City would be pleased to meet with you at your earliest convenience. Please provide your written response to this letter requesting consultation as soon as possible, and the City will commence consultation efforts accordingly.

Ms. Vennise Miller, Chairperson
October 28, 2011
Page 2 of 4

Thank you for your assistance with this request. If you have any questions, please contact me at (805)961-7549, or by e-mail at ahanson@cityofgoleta.org.

Sincerely,

Alan Hanson, Senior Planner
Planning and Environmental Services

Encl: Project Vicinity Map
Proposed Site Plan

cc: Case file

VICINITY MAP



SITE PLAN





VIA CERTIFIED MAIL
(Return Receipt Requested)

October 28, 2011

CITY COUNCIL
Margaret Connell
Mayor

Edward Easton
Mayor Pro Tempore

Roger S. Aceves
Councilmember

Michael T. Bennett
Councilmember

Paula Perotte
Councilmember

CITY MANAGER
Daniel Singer

Mr. Vincent Armenta, Chairperson
Santa Ynez Band of Mission Indians
P.O. Box 517
Santa Ynez, CA 93460

**RE: SB 18 TRIBAL CONSULTATION
VILLAGE at LOS CARNEROS RESIDENTIAL PROJECT
GOLETA, CA**

Dear Mr. Armenta:

The City of Goleta is processing an application for the Village at Los Carneros project, a 465 unit residential development on 43+ acres located between the Southern Pacific Railroad/US Highway 101 corridor, Los Carneros Road, and Tecolotito Creek in the Inland Area of the City.

The proposed project includes a General Plan Amendment to the City of Goleta's General Plan/Coastal Land Use Plan to remove the Affordable Housing Opportunity (AHO) overlay from three of the five parcels comprising the project site. The proposed site plan is provided as an attachment to this letter.

The 43+ acre project site (APN 073-330-024, 026, 027, 028, and 029) is currently undeveloped. The attached map shows the vicinity of the project site within the City of Goleta.

As provided in Government Code §§65352.3, the City of Goleta wishes to provide the opportunity for the Santa Ynez Band of Mission Indians to consult regarding the Village at Los Carneros Project. According to Government Code §§65352.3, the Santa Ynez Band of Mission Indians has 90 days from receipt of this invitation to respond. If the Santa Ynez Band of Mission Indians is interested in providing the City input on this project, the City would be pleased to meet with you at your earliest convenience. Please provide your written response to this letter requesting consultation as soon as possible, and the City will

Mr. Vincent Armenta, Chairperson
October 28, 2011
Page 2 of 4

commence consultation efforts accordingly.

Thank you for your assistance with this request. If you have any questions, please contact me at (805)961-7549, or by e-mail at ahanson@cityofgoleta.org.

Sincerely,

Alan Hanson, Senior Planner
Planning and Environmental Services

Encl: Project Vicinity Map
Proposed Site Plan

cc: Case file

VICINITY MAP



SITE PLAN



Residential Project Summary:
 Residential Area: 43.13 Gross Acres ±
 30.22 Net Acres ±
 Total Units: 465 Homes
 Density: 15.28 Homes/Net Acre ±

Parcel A-1:
 Two Parcels
 Parcel A-1.1: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel A-1.2: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Allow Landsc: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel A-2:
 Two Parcels
 Parcel A-2.1: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel A-2.2: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Allow Landsc: 1.10 Acres ±, 2.00 Units, 2.00 Garage

Parcel B: (14.4 Parcels)
 Parcel B.1: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.2: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.3: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.4: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.5: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.6: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.7: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.8: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.9: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.10: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.11: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.12: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.13: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.14: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.15: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.16: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.17: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.18: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.19: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.20: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.21: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.22: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.23: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.24: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.25: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.26: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.27: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.28: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.29: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.30: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.31: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.32: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.33: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.34: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.35: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.36: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.37: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.38: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.39: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.40: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.41: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.42: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.43: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.44: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.45: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.46: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.47: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.48: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.49: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.50: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.51: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.52: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.53: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.54: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.55: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.56: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.57: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.58: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.59: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.60: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.61: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.62: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.63: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.64: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.65: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.66: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.67: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.68: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.69: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.70: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.71: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.72: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.73: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.74: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.75: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.76: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.77: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.78: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.79: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.80: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.81: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.82: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.83: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.84: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.85: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.86: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.87: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.88: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.89: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.90: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.91: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.92: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.93: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.94: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.95: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.96: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.97: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.98: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.99: 1.10 Acres ±, 2.00 Units, 2.00 Garage
 Parcel B.100: 1.10 Acres ±, 2.00 Units, 2.00 Garage

Residential Summary By Parcel:

Parcel A:	30.22 Net Acres
Parcel B:	28 Two-Pack S.F.D.
Parcel C:	28 Alley S.F.D.
Parcel D:	37 Tri & Quad M.F.
Parcel E:	37 P-2 M.F.
Parcel F:	20 P-2 M.F.
Parcel G:	50 Tri & Quad M.F.
Parcel H:	18 P-2 M.F.
Parcel I:	12 Tri & Quad M.F.
Parcel J:	88 Medium Flats (M.F.)
Parcel K:	70 Low-Mid Apts.
Parcel L:	74 Market Rate Apts.
Total:	465 Homes
Density:	15.28 Homes/Net Acre ±

Architectural Site Plan