

---

# Phase I and Extended Phase I Archeological Resources Report

**RECEIVED**

NOV 28 2024

**CITY OF SOLVANG  
PLANNING & BUILDING**

**for**

## **Wildwood Alamo Pintado and Old Mission Drive City of Solvang, California 93463**

*Prepared For:*

**LOTS ON ALAMO PINTADO, LLC  
4200 Broadway  
Oakland, CA 94611**

**Confidential – Not for Public View**

*Prepared By:*

**Heather McDaniel McDevitt, RPA  
Langan Engineering and Environmental Services, Inc.  
924 Anacapa Street, Suite 2X  
Santa Barbara, California 93101**

**November 2024  
781017101**

INTENTIONALLY LEFT BLANK

## PROJECT INFORMATION PAGE

**Report Type:** Phase I and Extended Phase I Archeological Resources Report

**Confidential – Not for Public View**

**Project Name:** Wildwood

**APN:** 139-530-001 and 139-530-002

**Lead Agency:** City of Solvang

**Contact:** City of Solvang Planning Division  
1644 Oak Street  
Solvang, CA 93463  
805-688-5575 ext. 220  
Planningdept@cityofsolvang.com

**Report Date:** November 2024

**Authors:** Principal Investigator/Primary Author: Heather McDaniel McDevitt MA, RPA  
Supporting Authors: John Connor Wilcox, BA

**Signature:** \_\_\_\_\_



**Consultant Firm:** Langan  
924 Anacapa Street  
Santa Barbara, California 93101  
805.957.6013

**Project Proponent:** Lots on Alamo Pintado

**Proponent Firm:** Lots on Alamo Pintado, LLC  
4200 Broadway  
Oakland, CA 94611  
Contact: Joshua J Richman, Manager

**USGS Quads:** Solvang

**Resources:** Within proposed Project site: CA-SBA-1178; within 1-mile: CA-SBA-518, -548; -830, -831, -, -2359; -2600, -2601, -2707, -2708, -2728, P-42-038386, -038554, -038564, -038565, -038577, -038651, -38676

**Acreage:** 5.48-acre; 1.32-acre appurtenant easement

**Keywords:** Mission Santa Ines; Mission Aqueduct System; Solvang; Alamo Pintado

INTENTIONALLY LEFT BLACK

<b>TABLE OF CONTENTS</b>	<b>Page No.</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1.0 INTRODUCTION .....</b>	<b>7</b>
1.1 PROJECT DESCRIPTION .....	7
1.2 ENVIRONMENTAL SETTING .....	8
1.2.1 <i>Biological Setting of Flora and Fauna</i> .....	8
1.2.2 <i>Geological Setting</i> .....	8
<b>2.0 REGULATORY SETTING .....</b>	<b>17</b>
2.1 FEDERAL REGULATIONS .....	17
2.2 STATE REGULATIONS.....	17
2.2.1 <i>California Environmental Quality Act</i> .....	17
2.3 LOCAL REGULATIONS – CITY OF SOLVANG .....	23
2.3.1 <i>Goal 4.1. To Protect the Cultural and Heritage of Native Peoples</i> .....	23
2.3.2 <i>Goal 4.2. To Preserve and Enhance Solvang’s Historical Heritage</i> .....	25
<b>3.0 CULTURAL SETTING .....</b>	<b>26</b>
3.1 PREHISTORIC SETTING.....	26
3.1.1 <i>Paleoindian/Paleocoastal Period: 13,000 – 11,000 BP</i> .....	26
3.1.2 <i>The Early Period: 5500 – 2500 BP</i> .....	26
3.1.3 <i>The Middle Period: 2500 – 800 BP</i> .....	28
3.1.4 <i>The Late Period: 800 B.P. – European Colonization (CA. A.D. 1780)</i> .....	28
3.2 ETHNOHISTORIC SETTING .....	29
3.3 HISTORIC SETTING .....	30
3.3.1 <i>Spanish Mission Period (1786–1834)</i> .....	32
3.3.2 <i>Mission Water System</i> .....	35
3.3.3 <i>Rancho Period (1834 – 1850)</i> .....	35
3.3.4 <i>Early American Period (1850 – 1911)</i> .....	36
3.3.5 <i>Contemporary American Period (1911 – Present day)</i> .....	36
<b>4.0 BACKGROUND RESEARCH.....</b>	<b>37</b>
4.1 CHRIS RECORDS SEARCH RESULTS .....	37
4.1.1 <i>Previous Cultural Resource Studies</i> .....	37
4.1.2 <i>Additional Investigation not Stored in the CHRIS Database</i> .....	47
4.1.2 <i>Previously Recorded Cultural Resources</i> .....	48
4.1.3 <i>Previous Sensitivity Analysis</i> .....	59
4.2 GEOTECHNICAL REPORT REVIEW .....	60

4.3	HISTORIC AERIAL AND TOPOGRAPHIC MAP REVIEW .....	61
4.4	NATIVE AMERICAN HERITAGE COMMISSION SACRED LAND FILES SEARCH.....	64
<b>5.0</b>	<b>FIELD INVESTIGATIONS .....</b>	<b>64</b>
5.1	METHODS .....	65
5.1.1	<i>Intensive Pedestrian Survey</i> .....	65
5.1.2	<i>Ground Penetrating Radar Survey</i> .....	65
5.1.3	<i>Subsurface Exploration Excavations</i> .....	66
5.2	RESULTS .....	67
5.2.1	<i>Intensive Pedestrian Survey</i> .....	67
5.2.2	<i>Ground Penetrating Radar Survey</i> .....	68
5.2.3	<i>Subsurface Exploration Excavations</i> .....	69
<b>6.0</b>	<b>CONCLUSIONS.....</b>	<b>75</b>
<b>7.0</b>	<b>ASSESSMENT OF POTENTIAL PROJECT IMPACTS.....</b>	<b>79</b>
<b>8.0</b>	<b>RECOMMENDATIONS .....</b>	<b>80</b>
<b>9.0</b>	<b>REFERENCES .....</b>	<b>85</b>

## TABLE OF CONTENTS (continued)

### LIST OF TABLES (tables included within text)

<b>Table 1</b>	Cultural Resource Studies Conducted within 1-mile of Proposed Project Site.....
<b>Table 2</b>	Recorded Cultural Resources within 1-mile of Proposed Project Site
<b>Table 3</b>	Results of Geotechnical Testing (Earth Systems Pacific 2023)
<b>Table 4</b>	Historical Aerial and Topographic Map Review (NETR 2022b UCSB 2022)
<b>Table 5</b>	Results of Subsurface Exploratory Excavations

### LIST OF FIGURES (figures included within text)

<b>Figure 1</b>	Project Vicinity Map
<b>Figure 2</b>	Proposed Site Location Map
<b>Figure 3</b>	Proposed Site Plan
<b>Figure 4</b>	Proposed Landscape Plan
<b>Figure 5</b>	January 2024 Exploratory Trenching Results
<b>Figure 6</b>	Aqueduct Alignment Based on Previous & Current Exploratory Trenching Results

### LIST OF EXHIBITS

<b>Exhibit 1.</b>	Locations of Areas Investigated in Relation to the Alamo Pintado Right of Way
<b>Exhibit 2.</b>	Location of Mission System aqueduct East of the Proposed Project Site

### LIST OF IMAGES (figures included within text)

<b>Image 1.</b>	Exposed Mission aqueduct portion in ephemeral drainage (looking north)
<b>Image 2.</b>	Exposed Mission aqueduct in ephemeral drainage (looking southeast)
<b>Image 3.</b>	Trench 5 (looking southwest)
<b>Image 4.</b>	Trench 7 (looking north)
<b>Image 5.</b>	Trench 8 (looking south)
<b>Image 6.</b>	Trench 9 (looking west)
<b>Image 7.</b>	Trench 14 (looking south)
<b>Image 8.</b>	Trench 15 (looking south)
<b>Image 9.</b>	Trench 16 demonstrating excellent condition of aqueduct and construction traits (looking east)
<b>Image 10.</b>	Trench 16 aqueduct width measurement of 94 cm (looking west)
<b>Image 11.</b>	Trench 16 showing aqueduct side view

### LIST OF APPENDICES

<b>Appendix A</b>	CHRIS Records Search Results <b>Confidential (available to qualified individuals upon request)</b>
<b>Appendix B</b>	NAHC Sacred Land Files Search Results <b>Confidential (available upon request)</b>

INTENTIONALLY LEFT BLANK

## Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AMSL	Above mean sea level
APN	Assessor's Parcel Number
CCIC	Central Coast Information Center
CEQA	California Environmental Quality Act
City	City of Solvang
CHRIS	California Historical Resource Information System
County	Santa Barbara County
CRHR	California Register of Historic Resources
Wildwood	Proposed Project
GPR	Ground Penetrating Radar
GPS	Global Positioning System
HALS	Historic American Landscape Survey
NAHC	Native American Heritage Commission
NETR	National Environmental Title Research
NPS	National Park Service
NRHP	National Register of Historic Places
Plan	Cultural Resource Monitoring and Inadvertent Discovery Plan
SLF	Sacred Lands File
SR	State Route
TCR	Tribal Cultural Resource
UCSB	University of California, Santa Barbara
USDA	U.S. Department of Agriculture
USGS	United States Geological Survey
WEAP	Worker Environmental Awareness Program

## **EXECUTIVE SUMMARY**

Lots on Alamo Pintado, LLC retained Langan to conduct a cultural resources assessment for the Wildwood Project (proposed Project) in consideration of potential impacts to known and unknown archaeological resources as a result of proposed Project implementation and in accordance with CEQA. The proposed Project includes construction of 100 residential apartments spread among seven 1, 2 and 3-story buildings with footprints upon three distinct building pads. The conceptual grading plan includes over-excavation, compaction, and import of non-expansive materials for stability potentially requiring 36,000 cubic yards of cut and 20,000 cubic yards of fill. The proposed Project site is comprised of two parcels totaling approximately 5.45 acres and an adjoining 60-foot-wide appurtenant easement of approximately 1.32 acres, located at the northwest corner of the intersection of Old Mission Drive and Alamo Pintado Road [APNs 139-530-001 and 139-530-002], within the City of Solvang in Santa Barbara County, California.

This report presents the results of a Phase I pedestrian survey and an Extended Phase I archaeological investigation conducted by Langan for the proposed Project located within the City of Solvang, California. A cultural resources records search assessment was performed for the proposed Project and determined that archaeological site CA-SBA-1178 very likely overlapped the proposed Project site. As a result, the methods of the Phase I and Extended Phase I were designed in order to accomplish the following objectives: 1) to determine the horizontal and vertical presence/absence of known and unknown cultural resources within the proposed Project site; 2) to better understand, delineate and/or verify the archaeological resource boundaries as they relate to the proposed Project; and 3) to determine the potential integrity of the soils and extent of previous disturbances affecting the provenance of the present cultural materials. This study includes the following components: a California Historical Resources Information System (CHRIS) records search of the proposed Project site and a 1-mile radius; background research including a literature, archival and historic map and aerial photograph review; an intensive-level pedestrian survey of the entire proposed Project site, ground penetrating radar survey; subsurface exploratory testing; an assessment of impacts to cultural resources; and management recommendations. This investigation was conducted, and the report prepared pursuant to the California Environmental Quality Act (CEQA) and the City of Solvang requirements and guidelines.

An archaeological literature and records search conducted at the California Historical Resources Information System (CHRIS) Central Coast Information Center (CCIC), located at the Santa Barbara.

Museum of Natural History, determined that one (1) cultural resource had been previously identified within the Project area and twenty-one (21) cultural resources have been previously identified within 1-mile of the proposed Project site. Of these resources, two (2) are multicomponent archaeological sites (consisting of both prehistoric and historic components); five (5) are prehistoric-era archaeological sites; five (5) are historic-era archaeological sites; six (6) are prehistoric isolates; one (1) is a historic isolate; and two (2) are non-archaeological built environment resources. The records search also revealed that thirty-four (34) cultural resource investigations have been undertaken within 1-mile of the proposed Project site in all directions, two (2) of the cultural resource investigations addressed a portion of the proposed Project site.

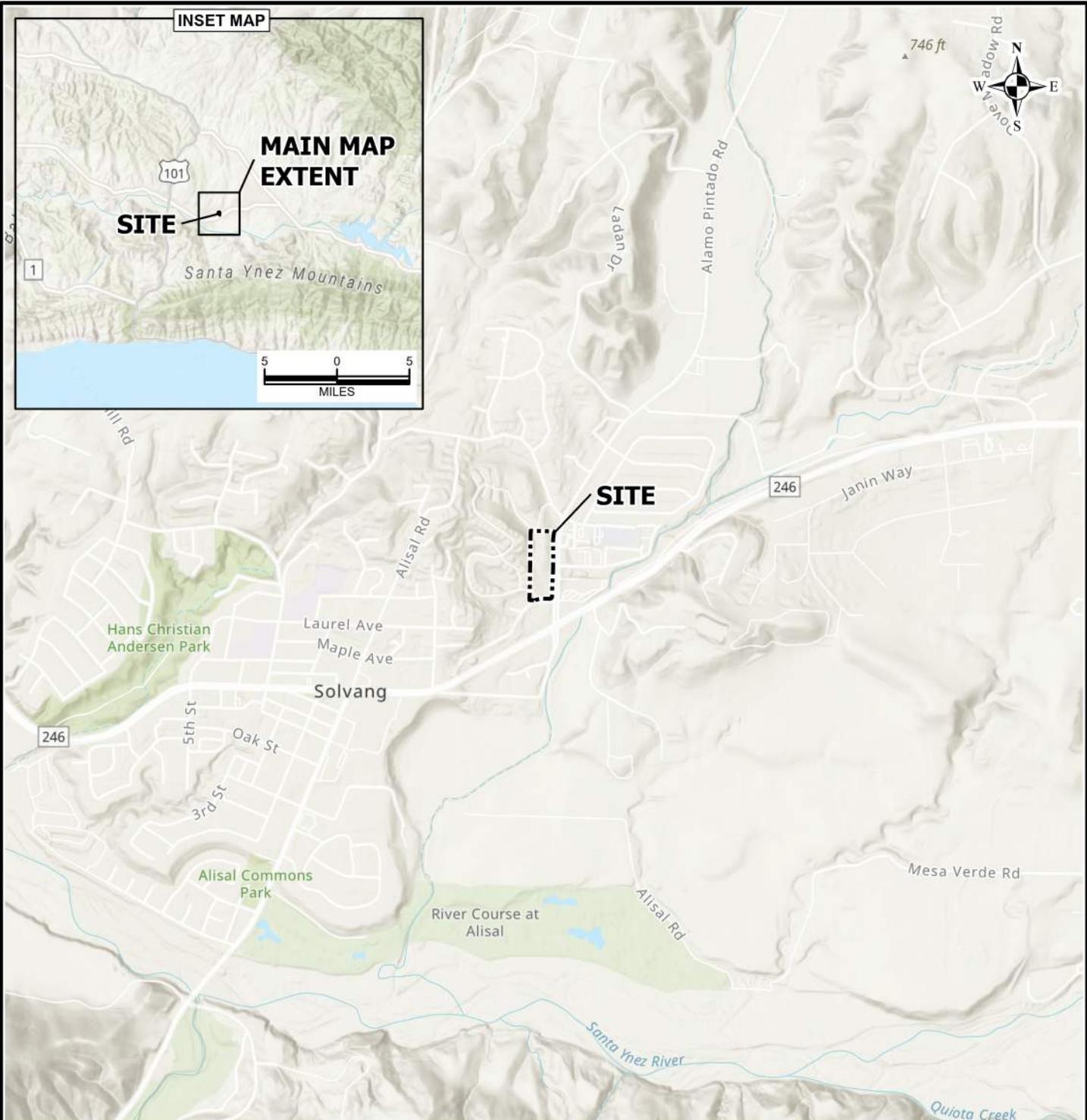
The proposed Project site was intensively surveyed by Langan staff archaeologists. The surveys encompassed the entirety of the proposed Project site. Ground surface visibility, within the proposed Project site, varied from poor to excellent, and special attention was given to barren ground including at the base of trees, within animal and human walking trails, along the ephemeral drainage banks, and subsurface soils exposed by burrowing animals. A portion of the archaeological site CA-SBA-1178, that had been previously recorded to the east and west of the proposed Project site, was also observed within the ephemeral drainage running north to south in the central portion of the proposed Project site. Subsurface exploration was conducted employing backhoe trenches. This method was guided by archival review and GIS analysis and selected based on initial hand shovel testing and in field GPR results that returned negative west and inconclusive east of the drainage suggesting that the Mission System aqueduct was either deeper than 5 feet below the current surface and/or the dense clay soils prevented identification. Exploratory testing was also designed to determine the exact alignment of the resource, the extent of disturbance to the resource and if possible and appropriate to evaluate the significance of extant portions of the resource pursuant to criterion set forth in CEQA.

This investigation identified the precise alignment both horizontally and vertically of the historic archaeological resource (CA-SBA-1178) that is a portion of the Mission Santa Ines water conveyance system aqueduct. The resource was found to be relatively intact and to meet several criteria required of a significant resource designation pursuant to CEQA. In consultation with an architect, civil engineer, landscape architect, licensed arborist, general contractor, the applicant, and the principal archaeologist for this project, avoidance of resource CA-SBA-1178 was considered and was determined feasible through limitation of construction and other forms of ground disturbance within specific distances of the resource.

No known significant prehistoric cultural resources, as defined by CEQA Section 15064.5, exist within the proposed Project site. However, based on the identification of cultural resources of both a prehistoric and historic nature surrounding the proposed Project site and the presence of potentially intact native soils, the potential for proposed disturbances to impact unknown prehistoric and historic cultural resources is possible.

Significant fill soils as deep as 12 feet below the current surface exist within the western portion of the proposed Project site and adjacent easement. The potential for proposed disturbances to encounter previously unidentified archaeological material within the fill soils is unlikely. Due to the general archaeological sensitivity of the proposed Project area, the potential for proposed disturbances to encounter unknown archaeological resources within native soils is moderate. If a yet unidentified cultural resource possessing the characteristics outlined in CEQA as significant is inadvertently encountered during implementation of the proposed Project, there is potential for a substantial adverse change in the significance of an historical resource to occur.

Therefore, the following measures are recommended to ensure that the potential for impacts to known and unknown significant cultural resources during proposed ground disturbing construction activities would be appropriately addressed consistent with CEQA and City of Solvang requirements and guidelines: (1) avoidance of the resource CA-SBA-1178 through limitation of ground disturbance activities; (2) Retainment of a qualified archaeologist meeting the Secretary of the Interior standards responsible for the development and implementation of a Cultural Resource Avoidance, Monitoring and Inadvertent Discovery Plan; (3) development and presentation of a Workers Environmental Awareness Program Training to the Project's construction personnel; (4) performance of cultural resource monitoring; (5) strict adherence to an inadvertent discovery clause; and (6) performance of a limited data recovery excavation, analysis and report preparation and submission. Implementation of these measures would ensure that cultural resources encountered inadvertently are treated properly and in accordance with CEQA resulting in less than significant impacts to cultural resources.



**Legend**

 Approximate Project Boundary

**Notes:**  
 1. Site located in the Solvang USGS Quadrangle.  
 2. USGS Quadrangle Map Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online Copyright: © 2023 National Geographic Society, i-cubed.  
 3. All features shown are approximate.



 Langan CA, Inc. 924 Anacapa Street, Suite 2X Santa Barbara, CA 93101 T: 805.957.6000 F: 805.957.6001 www.langan.com	Project	Figure Title	Project No.	Figure	
	<b>WILDWOOD</b>  SOLVANG  SANTA BARBARA COUNTY CALIFORNIA	<b>PROJECT VICINITY MAP</b>	781017101	1	
			Date		3/28/2024
			Scale		1" = 2,000'
	Drawn By	AC			