

**Appendix E:  
Cultural and Tribal Cultural Resources Supporting Information**

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## Memo

**Date:** August 22, 2019

**To:** Troy Fujimoto, Acting City Planner

**From:** Dana DePietro, FCS Senior Cultural Resources Specialist

**Subject:** Oak Park Properties Specific Plan Cultural Resources and Tribal Resources Supporting Information

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In support of the Oak Park Properties Specific Plan Draft Environmental Impact Report, FirstCarbon Solutions' (FCS) cultural resource specialists completed a search of the Northwest Information Center, a search of the Native American Heritage Commission Sacred Lands File, and conducted a pedestrian survey. These searches and pedestrian survey included an assessment of both the Civic Project site and the Residential Project site. In addition, Pamela Daly completed a Historic Resource Evaluation Report for the Residential Project site to evaluate the federal, State, and local significance, and eligibility of the building known as the Pleasant Hill Library at 1750 Oak Park Boulevard.

Sincerely,

Dana Douglas DePietro, Ph.D.  
Senior Cultural Resources Specialist  
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## **E.1 - Historic Resource Evaluation Report**

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# **HISTORIC RESOURCE EVALUATION REPORT**

**for**

**Pleasant Hill Library  
Contra Costa County Library System  
1750 Oak Hill Boulevard  
Pleasant Hill, Contra Costa County, CA 94523**

Prepared for:  
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**August 2018**

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## I. INTRODUCTION

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### A. PROJECT DESCRIPTION

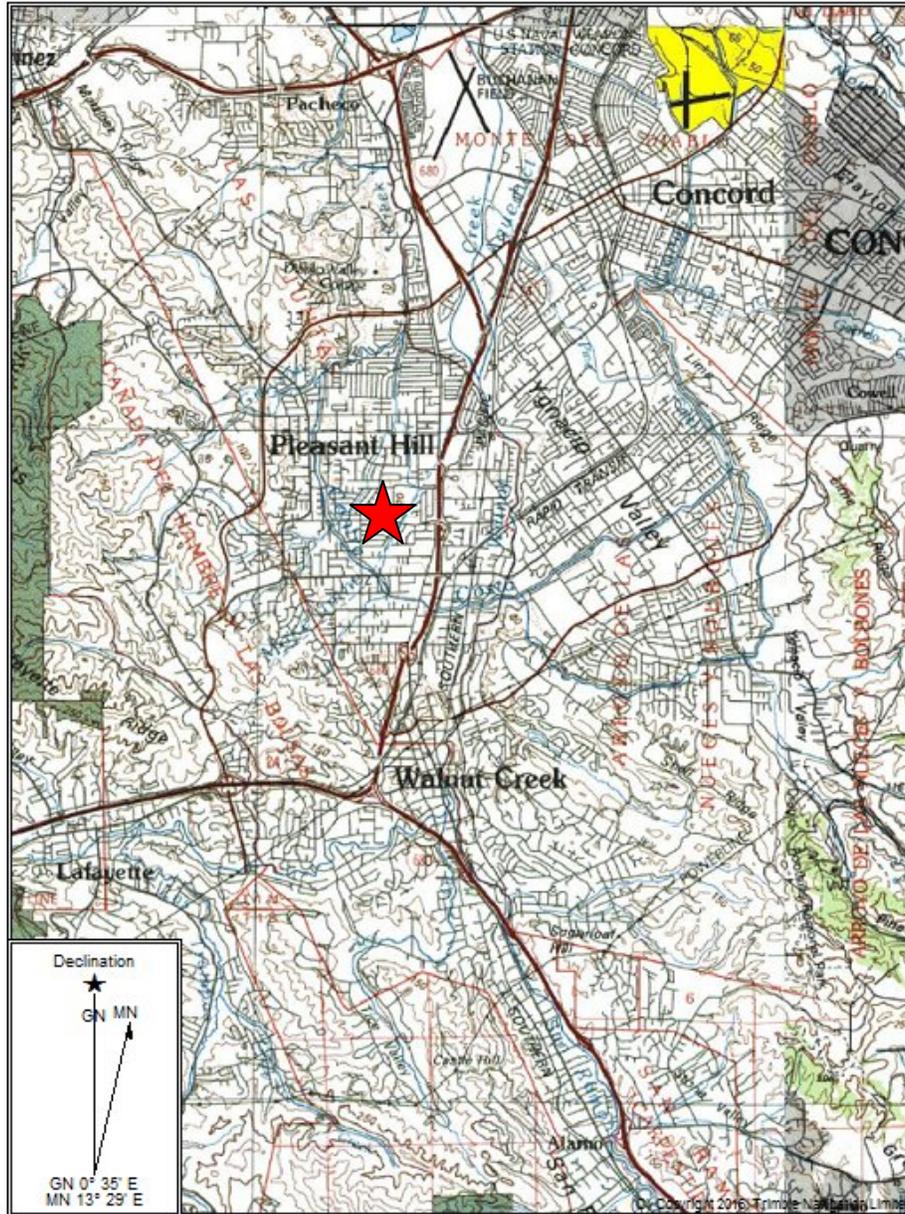
This assessment report documents and evaluates the federal, state, and local significance, and eligibility of the building known as the Pleasant Hill Library (PHL), one of the 25 libraries in the Contra Costa County (County) Library system.<sup>1</sup> Prior to 2016, the PHL building was the home of the County Library administrative offices and supporting operations, although some County offices are still situated there today. The PHL building, and land upon which it is situated, is owned by the County as recorded on Assessor Parcel Number (APN) 149-271-014, and is under their jurisdiction. (Figure 1 and 2)

The project sponsor, the City of Pleasant Hill (City), proposes building residential units, a new library, and a new park on a 14.65 acre site located in central Pleasant Hill that includes the present day location of PHL. The Oak Park/Monticello Site Program Area (referred to herein as the Project) proposes to demolish the existing PHL and County Library administrative office building. The project would develop the 14.65-acre site to accommodate three primary components: 34 residential units, an approximately 25,000-square-foot library, and a recreation park with two sports fields. New development would primarily be centrally located along Oak Park Boulevard and Monticello Avenue.

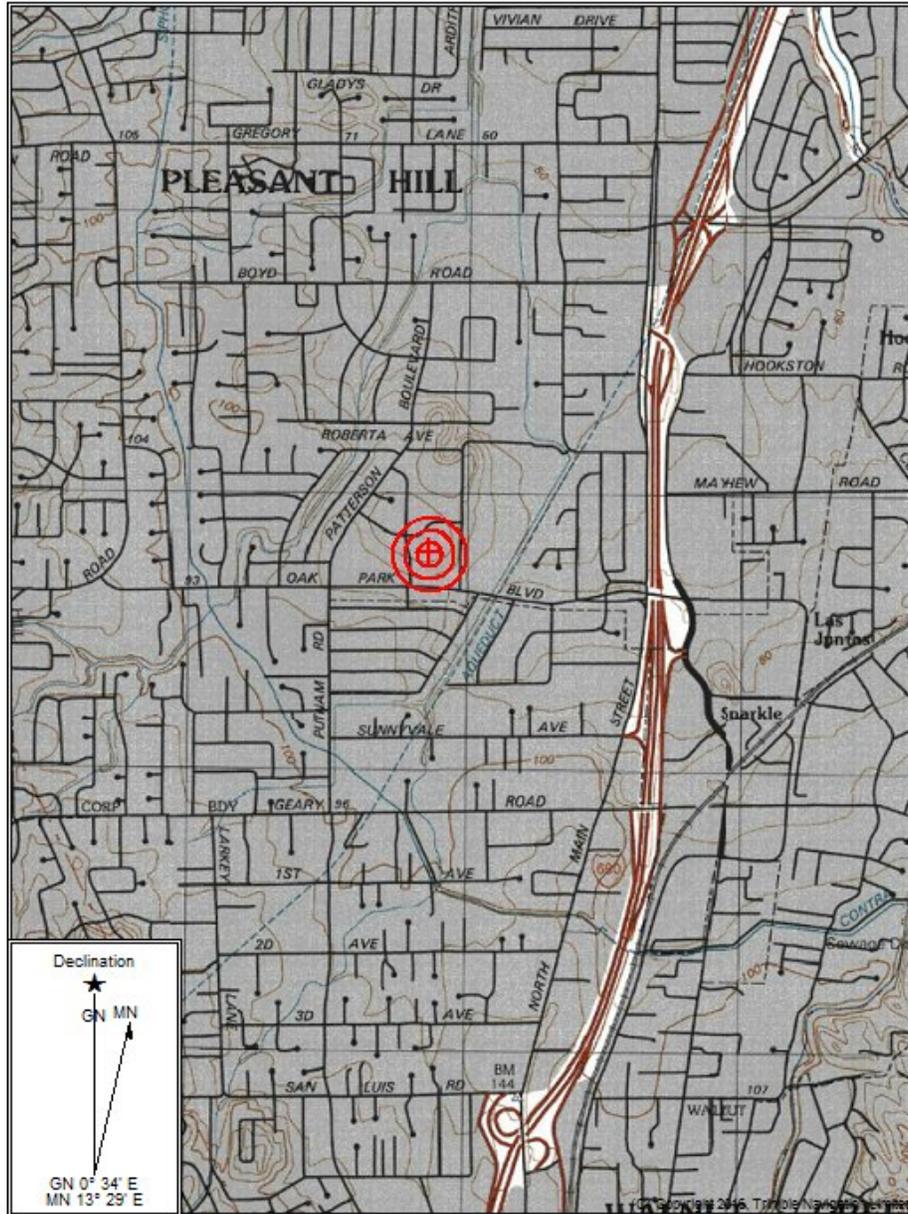
The parcel with legal street addresses of 1700 Oak Park Boulevard, Pleasant Hill, has upon it a built-environment resource that is of sufficient age for it to be evaluated for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or as a Cultural Resource in the City of Pleasant Hill (Figure 3). Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject property for historical significance.

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<sup>1</sup> When the Library was first constructed, it was referred to as “Contra Costa County Central Library at Pleasant Hill”. For the purposes of this report we will refer to it as the “Pleasant Hill Library”, as it is commonly called today.



**Figure 1: Project Vicinity  
 Oak Park Monticello Project  
 Pleasant Hill, Contra Costa County**



**Figure 2: Location  
Oak Park Monticello Project  
Pleasant Hill, Contra Costa County**



Figure 3: Aerial view of Pleasant Hill Library building. (Google Earth, April 2018)

## B. BACKGROUND INFORMATION

Based upon information and records, including those held in the PHL archives, the current PHL was constructed in 1960-1961, and opened for operations in 1961. As the PHL is a built-environment resource that has achieved a sufficient age (generally over 50 year old for buildings, structures, features, objects, or man-made landscapes, under the California Environmental Quality Act), it was investigated under the auspices of a qualified architectural historian to evaluate the eligibility of listing the property in the National Register, California Register, or as cultural resource in the City of Pleasant Hill.

## C. METHODOLOGY

This historic resource assessment, and evaluation of the built-environment resource located within the proposed project area, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History).

In order to identify and evaluate the subject property as potential historical resource, a multi-step methodology was utilized. An inspection of the site and the existing structure,

combined with a review of data for this parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The National Register, California Register, and City of Pleasant Hill Cultural Resource historical significance criteria were employed to evaluate the significance of the subject property. In addition, the following tasks were performed for the study:

- The National Register, California Register, and Contra Costa County historic landmark property inventories were searched.
- Site-specific research was conducted on the subject property utilizing historic newspaper articles from the *Contra Costa Times* and *Concord Transcript*, historic photographs, and other published sources.
- Background research of library building and its architects was performed at the PHL and regional historic archives, and through internet resources such as available from Ancestry.com and GenealogyBank.com.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

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## II. REGULATORY FRAMEWORK

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Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the Property.

### A. FEDERAL LEVEL

#### 1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>2</sup> The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:<sup>3</sup>

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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<sup>2</sup> Code of Federal Regulations (CFR), 36 § 60.2.

<sup>3</sup> *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."<sup>4</sup> According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.<sup>5</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.<sup>6</sup>
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.<sup>7</sup>
- Setting is the physical environment of a historic property.<sup>8</sup>
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.<sup>9</sup>
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>10</sup>
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.<sup>11</sup>

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<sup>4</sup> *National Register Bulletin 15*, page 44.

<sup>5</sup> *Ibid.*

<sup>6</sup> "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

<sup>7</sup> "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

<sup>8</sup> *National Register Bulletin 15*, page 45.

<sup>9</sup> "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

<sup>10</sup> "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.<sup>12</sup>

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.<sup>13</sup>

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>14</sup>

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>15</sup>

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.<sup>16</sup> In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

## **B. STATE LEVEL**

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

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<sup>11</sup> "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

<sup>12</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

<sup>13</sup> *National Register Bulletin 15*, page 46.

<sup>14</sup> *Ibid.*

<sup>15</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

<sup>16</sup> See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

## 1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>17</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>18</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.<sup>19</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.<sup>20</sup>

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.<sup>21</sup>

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

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<sup>17</sup> California Public Resources Code § 5024.1(a).

<sup>18</sup> California Public Resources Code § 5024.1(b).

<sup>19</sup> California Public Resources Code § 5024.1(d).

<sup>20</sup> California Public Resources Code § 5024.1(d).

<sup>21</sup> California Public Resources Code § 5024.1(e).

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>22</sup>

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>23</sup>

## **2. California Office of Historical Preservation Survey Methodology**

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

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<sup>22</sup> California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

<sup>23</sup> Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

## **C. LOCAL LEVEL**

### **1. City of Pleasant Hill Chapter 18.45**

#### **a. 18.45.010 Specific purposes.**

The specific purposes of the historic districts and cultural resources overlay districts are to prevent neglect of historic or architecturally significant buildings, encourage public appreciation of the city's past, foster civic and neighborhood pride, enhance property values and increase economic and financial benefits to the city, and encourage public participation in identifying and preserving historical and architectural resources. The historic districts and cultural resources overlay districts are intended to:

A. Promote the conservation, preservation, protection, and enhancement of cultural resources, landmarks and historic districts, sites, buildings, structures and objects significant in history, architecture, archaeology, and culture which impart a distinct aspect to the city and serve as visible reminders of the city's culture and heritage;

B. Deter demolition, destruction, alteration, misuse, or neglect of historically, culturally, archaeologically or architecturally significant districts, sites, buildings and objects that form an important link to the city's past;

C. Encourage development tailored to the character and significance of each historic district or landmark through an historic district conservation plan that includes goals, objectives, and design standards;

D. Provide a review process for the appropriate preservation and development of important cultural, architectural and historical resources; and

E. Promote maintenance of a harmonious outward appearance of both historic and modern structures through complementary scale, form, color, proportion, texture and material. (Ord. 710 § 35-12.1, 1996; 1991 code § 35-12.1)

#### **b. 18.45.060 Procedure.**

A. General. An application for an amendment to the zoning map for an "H" historic district designation or "CR" cultural resources designation shall be processed pursuant to the procedures and criteria of PHMC Chapter 18.125 and the criteria of this section.

B. Additional application contents.

1. Historic district application. In addition to the application contents required for an amendment to the zoning map pursuant to PHMC Chapter 18.125, an application for an amendment to the zoning map for an “H” historic district designation shall include a proposed historic district conservation plan for the “H” historic district containing:

- a. A map and description of the proposed “H” historic district, including boundaries; photographs of buildings in the proposed district; an inventory of the age, setting, character and architectural, cultural or historical significance of structures in the proposed district; and proposed objectives to be achieved in the “H” historic district;
- b. A statement of the architectural, cultural, or historical significance of the proposed “H” historic district and a description of structures and features to be preserved;
- c. A list of specific categories of exterior alterations that require approval of a certificate of appropriateness to preserve the architectural or historical integrity of the proposed “H” historic district; and
- d. A set of specific performance guidelines and standards for reviewing applications for demolition of buildings, new construction and exterior alterations, signs, landscape and streetscape features that will preserve the integrity of the “H” historic district.

Where an “H” historic district designation is initiated by the city, the architectural review commission shall assist in the preparation of the historic district conservation plan.

When the applicant is not the city, a form bearing the signatures of all of the property owners within the proposed “H” historic district requesting the designation must be submitted at the time the application is filed.

2. Cultural resources district application. In addition to the application contents required for an amendment to the zoning map under PHMC § 18.125.030, an application for an amendment to the zoning map for a “CR” cultural resources designation shall include the following:

- a. A map showing the location of the building or structure and building plans or photographs of the building exterior;
- b. A statement of the cultural significance of the building or structure, and a description of the particular features that should be preserved; and
- c. Except when initiated by the city, the consent of the owner or authorized agent of the building or structure proposed for designation.

3. Review and recommendation of zoning administrator. Upon determination that the application for amendment to the zoning map for an “H” historic district designation or “CR” cultural resources designation is complete, the zoning administrator shall prepare a staff report.

4. Architectural review commission review. After completion of the staff report, but before scheduling the planning commission public hearing, the zoning administrator shall refer the application for amendment to the zoning map for an “H” historic district designation or “CR” cultural resources designation to the architectural review commission for review and recommendation to the planning commission and the city council.

5. Recommendation by planning commission/action by city council. An application for an amendment to the zoning map for an “H” historic district designation or “CR” cultural resources shall be the subject of public hearings before the planning commission and the city council. (Ord. 890 § 24, 2015; Ord. 710 § 35-12.10, 1996; 1991 code § 35-12.10)

**c. 18.45.070 Criteria for establishment of historic districts and cultural resources designations.**

A. General criteria. In addition to the criteria for amendments to the zoning map established in PHMC Chapter 18.125, the city council shall consider the following criteria in determining whether to adopt an ordinance designating an “H” historic district or “CR” cultural resources:

1. The area, structures or site possesses value as a visible reminder of the cultural heritage of the city.
2. The area, structure or site is identified with a person, group, or event that contributed significantly to the cultural or historical development of the city.
3. Structures within the area exemplify a particular architectural style or way of life important to the city.
4. Structures within the area are the best remaining examples of an architectural style in a neighborhood.
5. The area or its structures are identified as the work of a person or group whose work has influenced the heritage of the city.
6. The area or its structures embody elements of outstanding attention to architectural or landscape design, detail, materials, or craftsmanship.
7. The area is related to a designated historic or landmark building or district in such a way that its preservation is essential to the integrity of the building or district.
8. Specific evidence exists that unique archaeological resources are present.

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### III. EVALUATION

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#### A. HISTORIC CONTEXT

##### 1. Contra Costa County

Post-contact history for the State of California generally is divided into three specific periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). Although there were brief visits by Spanish, Russian, and British explorers from 1529 to 1769, the beginning of Spanish settlement in California occurred in 1769 at San Diego. Between 1769 and 1823, 21 missions were established by the Spanish and the Franciscan Order along the coast between San Diego and San Francisco. In the fall of 1769, Portolá traveled along the coast and reached San Francisco Bay. In 1772 Pedro Fages and Father Juan Crespí explored north from Monterey through the Santa Clara Valley and the land east of San Francisco Bay, including present-day Contra Costa County, while seeking a site for a mission. Four years later the expedition led by Juan Bautista de Anza, who was seeking a site for a presidio and mission, also traveled through present-day Contra Costa County.<sup>24</sup>

After the end of the Mexican Revolution (1810–1821) against the Spanish crown, the Mexican Period is marked by an extensive era of land grants, most of which were in the interior of the state, as well as by exploration by American fur trappers west of the Sierra Nevada Mountains. Most of the land grants to Mexican citizens in California (Californios) were in the interior since the Mexican Republic sought to increase the population away from the more settled coastal areas where the Spanish settlements had been concentrated. Sixteen land grants were awarded during the Mexican Period in what is now Contra Costa County; portions of two overlapped neighboring Alameda County.<sup>25</sup>

The American Period was initiated in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican–American War (1846–1848), and California became a territory of the United States. Gold was discovered at Sutter’s Mill on the American River in Coloma the same year, and by 1849, nearly 90,000 people had journeyed to the gold fields. In 1850, largely as a result of the Gold Rush, California became the thirty-first state. Four years later, the bustling boomtown of Sacramento became the state capital.

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<sup>24</sup> Beck, Warren A., and Ynez D. Haase. *Historical Atlas of California*. University of Oklahoma Press, Norman, Oklahoma: 1974. Pages 13, 14, 17.

Castillo, Edward D. “The Impact of Euro-American Exploration and Settlement In California”, edited by Robert F. Heizer, pp. 99–127. *Handbook of North American Indians*, Vol. 8, William G. Sturtevant, general editor, Smithsonian Institution, Washington, D.C. Castillo 1978; pages 99-100.

Hoover, Mildred B., et.al. *Historic Spots in California*. 5<sup>th</sup> ed., revised by Douglas E. Kyle. Stanford University Press, Stanford: 2002. Pages 53-56.

<sup>25</sup> Beck, Warren A., and Ynez D. Haase. *Historical Atlas of California*. University of Oklahoma Press, Norman, Oklahoma: 1974. Pages 30.

The east side of San Francisco Bay, directly across from the City of San Francisco, became known as the “opposite coast” (or *contra costa*) by the Spanish. The county was incorporated in 1850 and is one of the original 27 California counties, with the county seat at Martinez.<sup>26</sup> The county extends from the northeastern shore of San Francisco Bay about 50 miles east to San Joaquin County, and is bordered on the north by Suisun and San Pablo Bays. In the center of the county, Mount Diablo rises above the flatland and foothills.

## 2. Pleasant Hill

The inland areas of the County were primarily reserved for agricultural purposes, while along the shoreline of San Francisco Bay, San Pablo Bay, and Suisun Bay, oil refineries, shipyards, railroad depots, steel and iron manufactures, took advantage of the natural resources and transportation conduits so the businesses could flourish. Population growth was slow, with only 100,250 County residents in 1940.<sup>27</sup>

It was not until the end of World War II, that the community of Pleasant Hill in Contra Costa County evolved from an agricultural based community, to a suburban residential community with much of the land previously used to grow hay, grain, fruit trees, and grapes turned into large housing tracts.<sup>28</sup>

Starting in the 1950s, some of the residents of the community began to push for the incorporation of Pleasant Hill as a City, and break away from County government oversight. As the County was limited as to what it could offer the community for their special needs, a series of local resolutions were put forth for the community to vote for, or against, incorporating the community of Pleasant Hill.<sup>29</sup> After a few failures, the community voted to incorporate in November 1961. Pleasant Hill became the twelfth city of Contra Costa County, and the 375<sup>th</sup> city in the State of California.<sup>30</sup>

The first library in the County was the City of Martinez’s Free Reading Room and Library Association that opened in 1896.<sup>31</sup> The County Library system was established in 1913 to create a network of public facilities around the county for its residents, and to support the resources available to the various public school districts.<sup>32</sup> Today, the Contra Costa County Library system supports the operations of 25 libraries located across the County.

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<sup>26</sup> Hoover. Page 53.

<sup>27</sup> Bay Area Census; Counties: Contra Costa.  
<http://www.bayareacensus.ca.gov/counties/ContraCostaCounty50.htm#1940>

<sup>28</sup> Emanuels, George. *California’s Contra Costa County: An Illustrated History*. Walnut Creek, CA: Diablo Books; 1986. Page 48.

<sup>29</sup> Whitfield, Vallie Jo. *History of Pleasant Hill, California*. Pleasant Hill, CA: Whitfield Books;1981. Page 312.

<sup>30</sup> *Ibid*, page 323.

<sup>31</sup> *Ibid*, page 264.

<sup>32</sup> *Ibid*, page 264.

The first, community run, Pleasant Hill Branch Library was opened in 1954 in a reused portable school building (Figure 4).<sup>33</sup> The library couldn't keep pace with the needs of the expanding population, so a new library was proposed to be constructed by the County, to hold both the Pleasant Hill Branch Library and the County's Central Library operations.<sup>34</sup> Pleasant Hill had been chosen by the County for the location of its headquarters because of the community's central location within the County.



**Figure 4: Pleasant Hill Branch Library circa 1960. (Source: Pleasant Hill Library archives)**

The location for the new library building was selected in 1958, and the architectural firm of Corlett and Spackman, of San Francisco, was retained as the project architects.<sup>35</sup> "The building was financed and constructed by the Contra Costa County Retirement Association at a cost of approximately \$1,200,000".<sup>36</sup>

Wendall R. Spackman was the elder partner, and he had graduated from the School of Architecture at University of California - Berkeley in 1936, with honors. William Corlett had graduated from the same school in 1940, and the men formed a partnership in 1954. Because of their projects and reputation before forming their partnership, they were tapped in the mid-1950s to become part of the effort with the architectural firm of Kitchen & Hunt, to design the buildings and facilities for the 1960 Winter Olympics held in Squaw Valley, California. Their

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<sup>33</sup> Ibid, page 265.

<sup>34</sup> Ibid, page 267.

<sup>35</sup> Ibid, page 267.

<sup>36</sup> Ibid, page 267.

design of the Olympic Arena won the award in 1961 for Progressive Architecture from the American Institute of Architects. (Unfortunately, the arena was destroyed in 1983 after years of neglect.<sup>37</sup>)

Wendell Spackman was the partner who was responsible for the design and construction of PHL.<sup>38</sup> Two other of his notable projects are the Stanislaus State College Performing Arts Complex, and the Heavy Ion Accelerator Building at University of California – Berkeley. The firm of Corlett and Spackman was the architect for buildings at University of California at Santa Cruz, Marin Junior College, Kentfield School District, and Center Street School in Castro Valley.<sup>39</sup>

In the late 1950s, and into the 1960s, Corlett & Spackman were under contract for major construction projects for both public and private school districts, and the University of California. So it is understandable that the County of Contra Costa would have entered into an agreement for Corlett & Spackman in 1959, to design a new library building that would reflect the County’s vision of the future, while respecting the need to be the center of the County’s library system and all of its associated programs.

The new building was completed in July 1961 and held a combined collection of approximately 60,000 books. (Figure 5) The Pleasant Hill Branch Library was located within the hexagon rotunda, stack wing, and reading room.



**Figure 5: The new library under construction in 1960-1961. (Source: Pleasant Hill Library archives)**

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<sup>37</sup> Thomson, Gus. “Remember This? Explosive end to Placer County’s 1960 Olympics arena”. *Auburn Journal*, September 25, 2017.

<sup>38</sup> The AIA Historical Directory of American Architects, s.v. “Spackman, Wendell R.” (ahd1005300), <http://public.aia.org/sites/hdoaa/wiki> (accessed July 7, 2018).

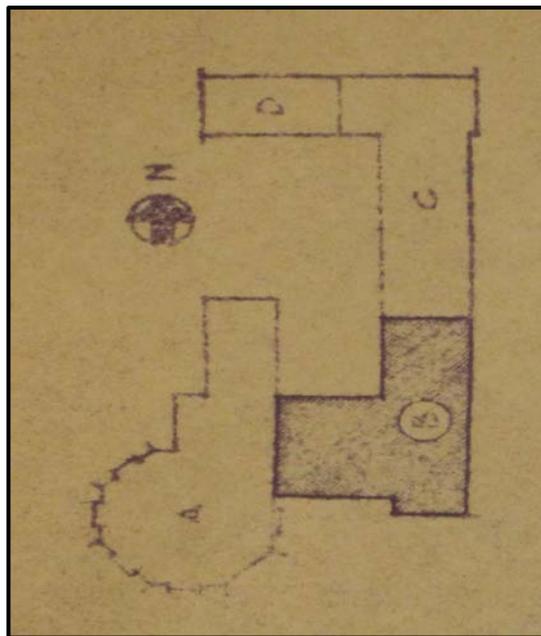
<sup>39</sup> Pacific Coast Architecture Database, “Corlett and Spackman” <http://pcad.lib.washington.edu/> (accessed July 6, 2018).

The Pleasant Hill Branch Library’s public spaces and operations were primarily located within the rotunda and zig-zag roofed wing of the new building. A large parking lot for the local library was entered off of Oak Park Boulevard. The County library administration and inter-library operations were primarily situated within the long section of the building that faces Monticello Avenue. From this location, the County circulated books and audio-visual materials to county schools, bookmobiles, homebound residents, and the other branch libraries in the county. Support operations included inventory control, circulation, book repairs, and the staffing to run the entire county system. The northern, two-story section of the complex appears to have been office space for other County departments and operations, including Public Health facilities.

At the time the new library began operations, the population of Pleasant Hill was approximately 30,000 residents, and the County was home to 409,000 residents.<sup>40</sup> In 2010, the County’s population was tallied in the U.S. Census at 1,049,000 residents and the library now has a collection of over 140,000 books. Contra Costa County's Library Administration relocated from PHL a location in Martinez in 2016, in anticipation of the construction of a new Pleasant Hill Community Library.

## **B. HISTORIC RESOURCES IDENTIFIED**

A site visit and intensive-level inspection of PHL at 1750 Oak Hill Boulevard was performed by Pamela Daly, Architectural Historian, on May 22, 2018. The property, owned by Contra Costa County, was surveyed for evaluation of historical significance.



**Figure 6: Key plan of the sections of the PHL. (Source: original building drawings, PHL archives)**

<sup>40</sup> Bay Area Census; Counties: Contra Costa.  
<http://www.bayareacensus.ca.gov/counties/ContraCostaCounty50.htm#1940>

The PHL was designed to accommodate both local library needs and those of the County Library operations, and general County administration offices as well. The “key” plan shown above was included by the architects in the original drawings so that the different areas of functions and architecture could be more easily identified (Figure 6).

Based upon the drawings available from the PHL archives, the architects planned out the sections of the building as A through E, with section A being the location of the main entrance, rotunda room, and north wing of the rotunda. Sections B, C, D/E extend to the east in a semi-circle, and create the access to the non-public work areas of the County and City library functions. The sections are set in a complex, side-facing, compound “U” plan, with the “base” of the U having a north-south axis, and the “arms” of the U heading to the west. Section A presents the complex and irregular portion of the U plan (Figure 7).

There is a large parking area situated in what is the “inner area” of the U plan complex, and it is accessed by a service road that runs from Santa Barbara Road into a large paved parking lot. The west elevation of sections B and C, the north elevations of section A and B, and east elevation of section A, are all used for the shipping and receiving of library materials in-and-out of the building.

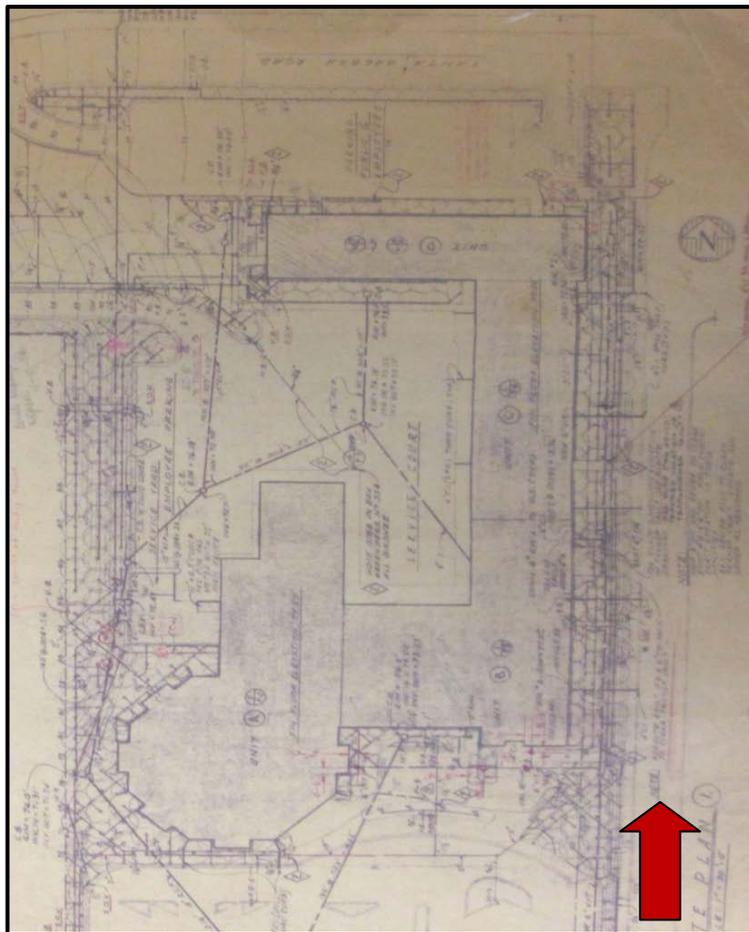


Figure 7: Site plan of Pleasant Hill Library, 1960. (Source: Pleasant Hill Library archives)

Overall, PHL is comprised of two distinctive masses; section A, which provides the public entrance to the local library operations primarily located under the rotunda and rotunda wing; and County operations located in sections B and C being one-story, rectangular-massed sections, with the northern sections of a portion of section C, and section D/E being two stories in height.

Section A is a one-story, hexagon-massed, rotunda with an attached two-story wing covered by a zig-zag roof that extends to the north from the hexagon structure. The roof of the rotunda has a diameter of approximately 135', and the roof structure is supported by eight custom designed steel trusses that spring from a pillar located in the middle of the main floor of the library. The roof trusses radiate from the pillar outwards to rest on buttresses constructed of concrete masonry walls (Figure 8). The architects designed for the structural load and stability of the roof to be carried by the buttresses and exterior walls, thereby needing only a slender pillar to anchor the roof frame from the center of the main room (Figure 9).



Figure 8: Section A, the rotunda and entrance to the library. View looking northwest.



Figure 9: Interior of PHL in 1978, showing the unimpeded space created by having only the one pillar of the roof system. (Source: PHL archives)

Between the sections of masonry wall and buttresses, are curtain walls of glass and Vitrenamel panels set within either brushed aluminum, or steel frames. Vitrenamel is the product name for U.S. Steel Company's exterior building material composed of ceramic enamel baked onto thin sheets of steel. The panels are inserted into steel or aluminum frames, and held in place, just like panes of glass. The entire units of panels and glass are set between the larger structural members of the building.



**Figure 10:** East elevation of the zig-zag roof covered wing of the rotunda and section A. View looking southwest.

Approximately 75% of the exterior of the rotunda is exposed, while the remaining 25% of the circumference of the rotunda merges with a rectangular-massed wing that measures approximately 233' long and 46' wide. The interior of the wing holds a two-tier stacks facility, and other library support functions. The north wing of the rotunda is covered with a zig-zag roof system, and the majority of the exterior walls are comprised of concrete masonry block construction (Figures 10). Steel I-beam framing members extend from the wing to support a wide awning that covers the exterior areas along the north and east elevations of the building. Mechanical facilities are situated along the west exterior elevation of the wing.

Inside the library, access to section B is by way of passing through the southern area of the wing. Section B runs in an easterly direction approximately 112' until it turns 90°, and continues due north for an additional 182' when it then intersects with section C. The south and east elevations of section B are comprised of a one-story rectangular mass, flat roof system, curtain wall sections of glass and Vitrenamel panes in steel frames, and exposed I beam framing members are visible under the overhanging eaves (Figure 11). The exterior walls on the north and west elevations are constructed with concrete masonry units and steel-framed, ribbon band of windows along the upper portion of the wall. The flat roof surface extends beyond the building on I-beam framing members and roof rafters, to create a covered work area along the exterior of the building (Figure 12).



**Figure 11: South elevation of Section B. View looking northwest.**



**Figure 12: Rear elevations of Sections C (left), B (left and center), and A (right).**

Section C continues north for approximately 196' where it then intersects with the two-story section that contains areas D and E (Figure 13). The east end of the two-story section of the building is constructed with concrete masonry wall, the this wall with its imbedded steel frame system serves as both the support and stability anchor at the intersection of the north-south and east-west sections of the building (Figure 14).



**Figure 13: East elevation of the Section B and C. View looking south.**



**Figure 14: North elevation of Section D and E. View looking south.**

The north elevation of sections C, D/E is approximately 166' long, and the width of the combined units is 42'. The exterior façade on the north elevation of this two-story, rectangular-massed portion of the complex, is an excellent example of the simplicity of Mid-Century architectural design with its use of the both the horizontal and vertical I-beam framing members exposed to the outside, and filling the areas within the beams with combinations of glass curtain walls, or glass and Vitrenamel panel curtain walls. Instead of leaving the concrete masonry walls around the entrances to this part of the building unadorned, small, ceramic mosaic tiles, in muted colors, have been applied to the wall.

## C. SIGNIFICANCE

In 1958, the community of Pleasant Hill recognized the need to build a larger library to address the needs of its residents, and a project was developed between the City and the County to construct a new modern building. What is now called the “Pleasant Hill Library” was originally known as the Contra Costa County Central Library at Pleasant Hill, and served as the local branch library and as the headquarters of the County’s library system. The architectural firm of Corlett and Spackman, which had designed such public buildings as the open-air stadium at the 1960 Winter Olympics in Squaw Valley, was selected to design the new library building. PHL was constructed 1960-1961, and opened in 1961. Below, is the evaluation of the building under federal, state, and local criteria for significance as a historical resource.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the PHL building does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Pleasant Hill, Contra Costa County, or California. The current PHL building was not the first library in Pleasant Hill, nor has the current building been found to be directly responsible for any important themes or trends associated with the history of municipal libraries constructed during the second-half of the twentieth-century. The PHL building does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for its *direct* association with the lives of persons important to the history of Pleasant Hill, Contra Costa County, or the United States, the PHL building does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individual library staff, or County Library administration associated with the PHL on a day-to-day basis, were persons identified as having a direct effect to history of the region, state, or nation.

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of built-environment resources, the PHL building meets the requirements to be determined a significant resource. The PHL exhibits the distinctive characteristics of an International style, Mid-Century Modern-era building. The building embodies the International style that is characterized by an emphasis on function, and is devoid of decorative and regional decorative motifs. The style was pioneered by the architect Le Corbusier, and the Bauhaus school, in the 1920s and 1930s. Le Corbusier said in his landmark book *Towards an Architecture* that “the plan is what determines everything” and that “the plan proceeds from within to without; the exterior is the result of the interior.” This notion that “the interior program should dictate the outward form” is also known as “the principle of expressed structure.”<sup>41</sup>

After World War II, International style was widely adopted in the United States with buildings that had large expanses of windows, low horizontal massing, curtain walls of glass and

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<sup>41</sup> Le Corbusier. *Toward an Architecture*. Translated by John Goodman. Los Angeles: Getty Research Institute, 2007.

enamel steel panels, and steel beam framing expressed on the outside of the building mass. The technological advances in structural steel also played a significant role by allowing architects to design large, open, unsupported spaces, to reflect their creative endeavors.

The entrance to the PHL is located within an imposing hexagon-massed rotunda that serves as the formal front entrance to the library, and the rotunda is attached to a one-story, rectangular mass with geometric elements that serves to “anchor” and offer visual contrast to the rotunda. To achieve their design of an International style building, Corlett and Spackman used materials for PHL that included exposed steel framing members, corrugated steel roof panels, steel frame curtain walls with inserts of glass and tinted Vitrenamel panels, windows and doors framed in brushed aluminum, and concrete masonry walls.

In his best-selling book on modernist architecture, *From Bauhaus to Our House*, author Tom Wolfe explains:

*Then there was [among the Modernists] the principle of “expressed structure.” ... Henceforth walls would be thin skins of glass or stucco ... Since walls were no longer used to support a building—steel and concrete or wooden skeletons now did that—it was “dishonest” to make walls look as chunky as a castle’s. The inner structure, the machine-made parts, the mechanical rectangles, the modern soul of the building, must be expressed on the outside, completely free of applied decoration.<sup>42</sup>*

Corlett and Spackman’s substantial contribution to the community library, through their architectural design, was creating the main room of the library in a round shape. The circle is the most democratic of all geometric shapes, as each point on the circumference shares the same radius length from the center. No point on the circumference is any closer to the center than any other point. The social issues of the 1950s may have encouraged Corlett and Spackman to call upon civil ideals associated with the round meetinghouses of historic New England (Figure 15).

*Conceived for multi-purpose service and often shared by different faiths, meetinghouses ennobled sacred and secular gatherings equally well. Far from separating Church and State, they reflected a tolerant, iconoclastic environment in which congregation and polity coincided. Along the way, meetinghouses helped nurture community, launch new denominations, promote political participation, and broadcast the Great Awakening’s call for spiritual and intellectual individualism.*

*These compelling little buildings sprang up in frontier towns, often without architects, during the country’s post-revolutionary northward expansion. Their designs responded to the civic and spiritual yearnings of a young, ambitious, seeker nation, inventing itself on the go amid intense religious ferment and socio-political*

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<sup>42</sup> Wolfe, Thomas. *From Bauhaus to Our House*. New York: Farrar, Straus and Giroux; 1981.

*experimentation. There, they provided some of the first built expressions of community and centers for community life.*<sup>43</sup>



**Figure 15: the Old Round Church, Richmond, Vermont, constructed in 1813.**

The post-World War II era in the United States, with its cultural shift towards integration and equality of its citizens, supported the adaptation of circular shapes in the designs of meeting rooms, assembly halls, and entire buildings, to physically represent the need to speak and listen with equal voices. It is at this time that the Vatican Council issued directives that allowed for congregations to have equal access to the priests and “body” of the church.

Based on this investigation of the design, materials, method of construction, its architects, the PHL is determined eligible for listing in the California Register under Criterion 3. As stated before, the PHL is not only an excellent example of International style Mid-Century Modern architecture, but it is also a rare example of a mid-century building with a major space comprised of a round room with associated framing structure, located in Contra Costa County. It does not appear that PHL would meet the level of importance on a national level to be determined eligible for listing in the National Register.

PHL has retained the levels of physical integrity as presented in the aspects of the original design, materials, workmanship, location, association, setting, and feeling, which should be present to convey a properties historic significance.

PHL has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not

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<sup>43</sup> Hebel, Howard. “Churches for Change: New England Meetinghouses as Sacred/Secular Prototypes”. *Faith & Form*, Volume 49, Issue 2; <https://faithandform.com/feature/new-england-meetinghouses-as-sacred-secular-prototypes/>

appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

Evaluating the PHL under the City of Pleasant Hill's Criteria for Establishment of Historic Districts and Cultural Resources Designations (Pleasant Hill Municipal Code 18.45.070), it has been determined that the building meets Criterion 3, 4, and 6, and therefore could be designated a Cultural Resource in the City of Pleasant Hill. PHL is a structure that exemplifies the Mid-Century Modern style of architecture; is one of the best remaining examples of Mid-Century Modern style architecture in Pleasant Hill; and, the library building embodies elements of Mid-Century Modern style architecture by its creative use of geometric shapes, use of exposed steel beam framing, glass mosaic tile, and Vitrenamel panels framed in the exterior curtain walls.

For purposes of the California Historical Resources Information System (CHRIS), the PHL is assigned California Historical Resource Status Code 3CS as a property that has been found eligible for listing in the California Register through survey evaluation.

#### **D. RECOMMENDED MITIGATION MEASURES**

CEQA defines an adverse change that is substantial to mean the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings such that the significance of a historic resource would be materially impaired. The significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a resource that convey its historic significance and that justify its eligibility for inclusion in the California Register and designation as a City of Pleasant Hills Cultural Resource.

The proposed Project is calling for the demolition of PHL. The proposed Project will remove an International style library building that contributes to the environment of Pleasant Hills and Contra Costa County. The demolition of PHL cannot be mitigated to a level of "less than significant" impact to the environment, but the following mitigation measures may lessen the loss to the community as a whole.

#### **Historic Resources Mitigation Measures (HRMM)**

**HRMM-1:** The applicant shall be responsible to have prepared documentation of PHL using the Historic American Building Survey (HABS) Level II standards as the guideline for recording the building through photographs, drawings and written description prior to demolition. The following documentation will be determined as adequate to document and record the historic resource:

- a. **Written Data:** The historic narrative and architectural description prepared for this current study should suffice unless the location of additional drawings or plans by

Corlett and Spackman for the PHL are discovered, and can provide additional information to document the history of the library.

- b. Drawings: Under HABS Level II, if the original drawings of the interior and exterior elevations of the PHL are available, they should be reproduced in ink on vellum or Mylar. If the original drawings/plans for the interior and exterior elevations of PHL cannot be located, then drawings should be prepared by a licensed architect as follows:
  - 1. Drawings can be hand-drawings or computer-drawn, using archival ink or pencil on vellum or Mylar.
  - 2. Scaled drawings created based on field measurements for interior and exterior elevations.
  - 3. The drawings require only basic measurements, such as the size of the window and door openings, rooms, etc.
  - 4. Provide details of any character-defining elements such as exposed beams, curtain glass and Vitrenamel units, roof buttress, main room pillar, etc.
  - 5. If recently executed measured drawings exist, they may substitute for the need to create new drawings.
- c. Photographs: High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the PHL building. It is also recommended that a representative number of photographs be taken to show the building's setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4" x 5", 5" x 7", or 8" x 10") be printed on archival stable paper with correct labeling and an accompanying shot maps.
- d. Document: A minimum of two HABS Level II documents must be produced on archival-quality paper. One copy of the document will be donated to the new PHL archives, and one copy donated to the Contra Costa Historical Society.

**HRMM-2:** The applicant will be responsible to have a "History of the Libraries of Pleasant Hill" interpretive sign or display available for public viewing in the new Pleasant Hill Community Library. The interpretive sign or display should present a history (comprised of narrative text and photographs) of the previous libraries in the community, and the significance of the International Style of architecture to the design of the PHL. The interpretive display should be prepared by a qualified Architectural Historian or Historian with experience in creating such exhibits and materials for educational purposes. The design and content of the interpretive display will be approved by the City of Pleasant Hill Department of Planning, and the PHL senior librarian (or their designee.)

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**V. INVENTORY SITE FORMS (DPR SERIES 523)**

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 3CS

Other Listings  
Review Code

Reviewer

Date

\*Resource Name: Contra Costa County Library at Pleasant Hill

**P1. Other Identifier:** Pleasant Hill Library

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County:** Contra Costa

**\*b. USGS 7.5' Quad:** Walnut Creek **Date:** 1995

c. Address: 1750 Oak Hill Boulevard

City: Pleasant Hill

Zip: 94523

d. UTM: Zone: 10 ; 581851 mE/ 4198984 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 80 feet a.s.l.  
Situated at the northwest corner of Oak Park Boulevard and Monticello Avenue.

**\*P3a. Description:**

The PHL was designed to accommodate both local library needs and those of the County Library operations, and general County administration offices as well. The "key" plan shown above was included by the architects in the original drawings so that the different areas of functions and architecture could be more easily identified.

Based upon the drawings available from the PHL archives, the architects planned out the sections of the building as A through E, with section A being the location of the main entrance, rotunda room, and north wing of the rotunda. Sections B, C, D/E extend to the east in a semi-circle, and create the access to the non-public work areas of the County and City library functions. The sections are set in a complex, side-facing, compound "U" plan, with the "base" of the U having a north-south axis, and the "arms" of the U heading to the west. Section A presents the complex and irregular portion of the U plan.

There is a large parking area situated in what is the "inner area" of the U plan complex, and it is accessed by a service road that runs from Santa Barbara Road into a large paved parking lot. The west elevation of sections B and C, the north elevations of section A and B, and east elevation of section A, are all used for the shipping and receiving of library materials in-and-out of the building.

Overall, PHL is comprised of two distinctive masses; section A, which provides the public entrance to the local library operations primarily located under the rotunda and rotunda wing; and County operations located in sections B and C being one-story, rectangular-massed sections, with the northern sections of a portion of section C, and section D/E being two stories in height. (See Continuation sheet for additional text.)

**\*P3b. Resource Attributes:** HP14 (Government building), HP39 (Other: Public Library)

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

P5a. Photo or Drawing



P5b. Description of Photo:  
Rotunda of library building. View looking northwest. May 23, 2018.

**\*P6. Date Constructed/Age and Sources:**  Historic  
 Prehistoric  Both  
Constructed 1960-1961 per County records.

**\*P7. Owner and Address:**  
Contra Costa County  
Contra Costa County Library System  
777 Arnold Drive  
Martinez, CA

**\*P8. Recorded by:**  
Pamela Daly, M.S.H.P.  
Daly & Associates  
2242 El Capitan Drive  
Riverside, CA 92506

**\*P9. Date Recorded:** August 13, 2018

**\*P10. Survey Type:** Intensive CEQA

**\*P11. Report Citation:** Daly, Pamela. *Historic Resource Evaluation Report of Pleasant Hill Library, Contra Costa County Library System, 1750 Oak Park Boulevard, Pleasant Hill, Contra Costa County, CA.* Daly & Associates, 2018.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 10

\*NRHP Status Code: 3CS

\*Resource Name: Contra Costa County Library at Pleasant Hill

- B1. Historic Name: Contra Costa County Main Library
- B2. Common Name: Pleasant Hill Library
- B3. Original Use: County library
- B4. Present Use: County library

\*B5. **Architectural Style:** International Style

\*B6. **Construction History:** Constructed in 1960-1961. No major alterations.

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

\*B8. **Related Features:** Parking lot in front of the building.

B9a. Architect: Corlett and Spackman

b. Builder: Unknown

\*B10. **Significance:** Architecture **Theme:** Library

**Area:** Contra Costa County

**Period of Significance:** 1961-1972

**Property Type:** Library

**Applicable Criteria:** CR3

Post-contact history for the State of California generally is divided into three specific periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). Although there were brief visits by Spanish, Russian, and British explorers from 1529 to 1769, the beginning of Spanish settlement in California occurred in 1769 at San Diego. Between 1769 and 1823, 21 missions were established by the Spanish and the Franciscan Order along the coast between San Diego and San Francisco. In the fall of 1769, Portolá traveled along the coast and reached San Francisco Bay. In 1772 Pedro Fages and Father Juan Crespi explored north from Monterey through the Santa Clara Valley and the land east of San Francisco Bay, including present-day Contra Costa County, while seeking a site for a mission. Four years later the expedition led by Juan Bautista de Anza, who was seeking a site for a presidio and mission, also traveled through present-day Contra Costa County.

After the end of the Mexican Revolution (1810–1821) against the Spanish crown, the Mexican Period is marked by an extensive era of land grants, most of which were in the interior of the state, as well as by exploration by American fur trappers west of the Sierra Nevada Mountains. Most of the land grants to Mexican citizens in California (Californios) were in the interior since the Mexican Republic sought to increase the population away from the more settled coastal areas where the Spanish settlements had been concentrated. Sixteen land grants were awarded during the Mexican Period in what is now Contra Costa County; portions of two overlapped neighboring Alameda County.

The American Period was initiated in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican–American War (1846–1848), and California became a territory of the United States. Gold was discovered at Sutter’s Mill on the American River in Coloma the same year, and by 1849, nearly 90,000 people had journeyed to the gold fields. In 1850, largely as a result of the Gold Rush, California became the thirty-first state. Four years later, the bustling boomtown of Sacramento became the state capital.

The east side of San Francisco Bay, directly across from the City of San Francisco, became known as the “opposite coast” (or contra costa) by the Spanish. The county was incorporated in 1850 and is one of the original 27 California counties, with the county seat at Martinez. The county extends from the northeastern shore of San Francisco Bay about 50 miles east to San Joaquin County, and is bordered on the north by Suisun and San Pablo Bays. In the center of the county, Mount Diablo rises above the flatland and foothills. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

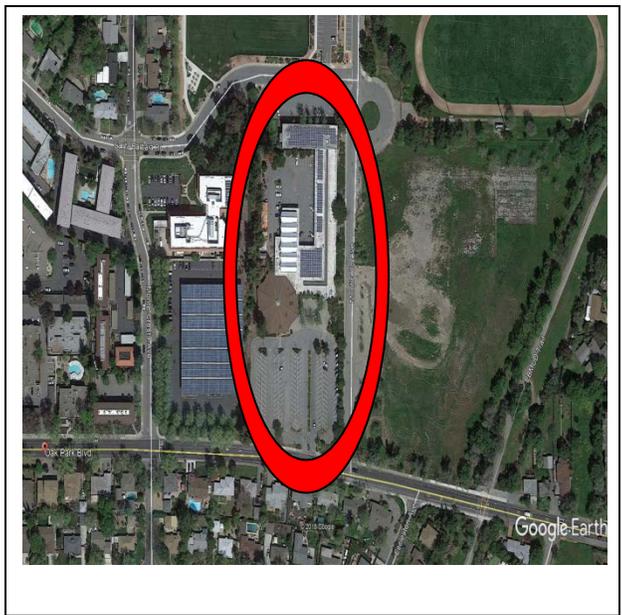
\*B12. **References:** See accompanying Historic Resource Evaluation Report for the complete bibliography and all citations.

B13. Remarks:

\*B14. **Evaluator:** Pamela Daly, M.S.H.P.

\***Date of Evaluation:** August 13, 2018.

(This space reserved for official comments.)



**CONTINUATION SHEET**

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: August 13, 2018  Continuation  Update

**P3. Description, continued:**

Section A is a one-story, hexagon-massed, rotunda with an attached two-story wing covered by a zig-zag roof that extends to the north from the hexagon structure. The roof of the rotunda has a diameter of approximately 135', and the roof structure is supported by eight custom designed steel trusses that spring from a pillar located in the middle of the main floor of the library. The roof trusses radiate from the pillar outwards to rest on buttresses constructed of concrete masonry walls. The architects designed for the structural load and stability of the roof to be carried by the buttresses and exterior walls, thereby needing only a slender pillar to anchor the roof frame from the center of the main room.

Between the sections of masonry wall and buttresses, are curtain walls of glass and Vitrenamel panels set within either brushed aluminum, or steel frames. Vitrenamel is the product name for U.S. Steel Company's exterior building material composed of ceramic enamel baked onto thin sheets of steel. The panels are inserted into steel or aluminum frames, and held in place, just like panes of glass. The entire units of panels and glass are set between the larger structural members of the building.

Approximately 75% of the exterior of the rotunda is exposed, while the remaining 25% of the circumference of the rotunda merges with a rectangular-massed wing that measures approximately 233' long and 46' wide. The interior of the wing holds a two-tier stacks facility, and other library support functions. The north wing of the rotunda is covered with a zig-zag roof system, and the majority of the exterior walls are comprised of concrete masonry block construction. Steel I-beam framing members extend from the wing to support a wide awning that covers the exterior areas along the north and east elevations of the building. Mechanical facilities are situated along the west exterior elevation of the wing.

Inside the library, access to section B is by way of passing through the southern area of the wing. Section B runs in an easterly direction approximately 112' until it turns 90°, and continues due north for an additional 182' when it then intersects with section C. The south and east elevations of section B are comprised of a one-story rectangular mass, flat roof system, curtain wall sections of glass and Vitrenamel panes in steel frames, and exposed I beam framing members are visible under the overhanging eaves (Figure 11). The exterior walls on the north and west elevations are constructed with concrete masonry units and steel-framed, ribbon band of windows along the upper portion of the wall. The flat roof surface extends beyond the building on I-beam framing members and roof rafters, to create a covered work area along the exterior of the building.

Section C continues north for approximately 196' where it then intersects with the two-story section that contains areas D and E. The east end of the two-story section of the building is constructed with concrete masonry wall, the this wall with its imbedded steel frame system serves as both the support and stability anchor at the intersection of the north-south and east-west sections of the building.

The north elevation of sections C, D/E is approximately 166' long, and the width of the combined units is 42'. The exterior façade on the north elevation of this two-story, rectangular-massed portion of the complex, is an excellent example of the simplicity of Mid-Century architectural design with its use of the both the horizontal and vertical I-beam framing members exposed to the outside, and filling the areas within the beams with combinations of glass curtain walls, or glass and Vitrenamel panel curtain walls. Instead of leaving the concrete masonry walls around the entrances to this part of the building unadorned, small, ceramic mosaic tiles, in muted colors, have been applied to the wall.

**B10. Statement of Significance, continued:**

The inland areas of the County were primarily reserved for agricultural purposes, while along the shoreline of San Francisco Bay, San Pablo Bay, and Suisun Bay, oil refineries, shipyards, railroad depots, steel and iron manufactures, took advantage of the natural resources and transportation conduits so the businesses could flourish. Population growth was slow, with only 100,250 County residents in 1940.

It was not until the end of World War II, that the community of Pleasant Hill in Contra Costa County evolved from an agricultural based community, to a suburban residential community with much of the land previously used to grow hay, grain, fruit trees, and grapes turned into large housing tracts.

Starting in the 1950s, some of the residents of the community began to push for the incorporation of Pleasant Hill as a City, and break away from County government oversight. As the County was limited as to what it could offer the community for their special needs, a series of local resolutions were put forth for the community to vote for, or against, incorporating the community of Pleasant Hill. After a few failures, the community voted to incorporate in November 1961. Pleasant Hill became the twelfth city of Contra Costa County, and the 375<sup>th</sup> city in the State of California. See Continuation Sheet for additional text.)

**B10. Statement of Significance, continued:**

The first library in the County was the City of Martinez's Free Reading Room and Library Association that opened in 1896. The County Library system was established in 1913 to create a network of public facilities around the county for its residents, and to support the resources available to the various public school districts. Today, the Contra Costa County Library system supports the operations of 25 libraries located across the County.

The first, community run, Pleasant Hill Branch Library was opened in 1954 in a reused portable school building. The library couldn't keep pace with the needs of the expanding population, so a new library was proposed to be constructed by the County, to hold both the Pleasant Hill Branch Library and the County's Central Library operations. Pleasant Hill had been chosen by the County for the location of its headquarters because of the community's central location within the County.

The location for the new library building was selected in 1958, and the architectural firm of Corlett and Spackman, of San Francisco, was retained as the project architects. "The building was financed and constructed by the Contra Costa County Retirement Association at a cost of approximately \$1,200,000".

Wendall R. Spackman was the elder partner, and he had graduated from the School of Architecture at University of California - Berkeley in 1936, with honors. William Corlett had graduated from the same school in 1940, and the men formed a partnership in 1954. Because of their projects and reputation before forming their partnership, they were tapped in the mid-1950s to become part of the effort with the architectural firm of Kitchen & Hunt, to design the buildings and facilities for the 1960 Winter Olympics held in Squaw Valley, California. Their design of the Olympic Arena won the award in 1961 for Progressive Architecture from the American Institute of Architects. (Unfortunately, the arena was destroyed in 1983 after years of neglect.)

Wendell Spackman was the partner who was responsible for the design and construction of PHL. Two other of his notable projects are the Stanislaus State College Performing Arts Complex, and the Heavy Ion Accelerator Building at University of California - Berkeley. The firm of Corlett and Spackman was the architect for buildings at University of California at Santa Cruz, Marin Junior College, Kentfield School District, and Center Street School in Castro Valley.

In the late 1950s, and into the 1960s, Corlett & Spackman were under contract for major construction projects for both public and private school districts, and the University of California. So it is understandable that the County of Contra Costa would have entered into an agreement for Corlett & Spackman in 1959, to design a new library building that would reflect the County's vision of the future, while respecting the need to be the center of the County's library system and all of its associated programs.

The new building was completed in July 1961 and held a combined collection of approximately 60,000 books. The Pleasant Hill Branch Library was located within the hexagon rotunda, stack wing, and reading room.

The Pleasant Hill Branch Library's public spaces and operations were primarily located within the rotunda and zig-zag roofed wing of the new building. A large parking lot for the local library was entered off of Oak Park Boulevard. The County library administration and inter-library operations were primarily situated within the long section of the building that faces Monticello Avenue. From this location, the County circulated books and audio-visual materials to county schools, bookmobiles, homebound residents, and the other branch libraries in the county. Support operations included inventory control, circulation, book repairs, and the staffing to run the entire county system. The northern, two-story section of the complex appears to have been office space for other County departments and operations, including Public Health facilities.

At the time the new library began operations, the population of Pleasant Hill was approximately 30,000 residents, and the County was home to 409,000 residents. In 2010, the County's population was tallied in the U.S. Census at 1,049,000 residents and the library now has a collection of over 140,000 books. Contra Costa County's Library Administration relocated from PHL a location in Martinez in 2016, in anticipation of the construction of a new Pleasant Hill Community Library.

In 1958, the community of Pleasant Hill recognized the need to build a larger library to address the needs of its residents, and a project was developed between the City and the County to construct a new modern building. What is now called the "Pleasant Hill Library" was originally known as the Contra Costa County Central Library at Pleasant Hill, and served as the local branch library and as the headquarters of the County's library system. The architectural firm of Corlett and Spackman, which had designed such public buildings as the open-air stadium at the 1960 Winter Olympics in Squaw Valley, was selected to design the new library building. PHL was constructed 1960-1961, and opened in 1961. Below, is the evaluation of the building under federal, state, and local criteria for significance as a historical resource. See Continuation Sheet for additional text.)

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: August 13, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

Under Criterion A of the National Register, and Criterion 1 of the California Register, the PHL building does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Pleasant Hill, Contra Costa County, or California. The current PHL building was not the first library in Pleasant Hill, nor has the current building been found to be directly responsible for any important themes or trends associated with the history of municipal libraries constructed during the second-half of the twentieth-century. The PHL building does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for its *direct* association with the lives of persons important to the history of Pleasant Hill, Contra Costa County, or the United States, the PHL building does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individual library staff, or County Library administration associated with the PHL on a day-to-day basis, were persons identified as having a direct effect to history of the region, state, or nation.

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of built-environment resources, the PHL building meets the requirements to be determined a significant resource. The PHL exhibits the distinctive characteristics of an International style, Mid-Century Modern-era building. The building embodies the International style that is characterized by an emphasis on function, and is devoid of decorative and regional decorative motifs. The style was pioneered by the architect Le Corbusier, and the Bauhaus school, in the 1920s and 1930s. Le Corbusier said in his landmark book *Towards an Architecture* that “the plan is what determines everything” and that “the plan proceeds from within to without; the exterior is the result of the interior.” This notion that “the interior program should dictate the outward form” is also known as “the principle of expressed structure.”

After World War II, International style was widely adopted in the United States with buildings that had large expanses of windows, low horizontal massing, curtain walls of glass and enamel steel panels, and steel beam framing expressed on the outside of the building mass. The technological advances in structural steel also played a significant role by allowing architects to design large, open, unsupported spaces, to reflect their creative endeavors.

The entrance to the PHL is located within an imposing hexagon-massed rotunda that serves as the formal front entrance to the library, and the rotunda is attached to a one-story, rectangular mass with geometric elements that serves to “anchor” and offer visual contrast to the rotunda. To achieve their design of an International style building, Corlett and Spackman used materials for PHL that included exposed steel framing members, corrugated steel roof panels, steel frame curtain walls with inserts of glass and tinted Vitrenamel panels, windows and doors framed in brushed aluminum, and concrete masonry walls.

In his best-selling book on modernist architecture, *From Bauhaus to Our House*, author Tom Wolfe explains: *Then there was [among the Modernists] the principle of “expressed structure.” ... Henceforth walls would be thin skins of glass or stucco ... Since walls were no longer used to support a building—steel and concrete or wooden skeletons now did that—it was “dishonest” to make walls look as chunky as a castle’s. The inner structure, the machine-made parts, the mechanical rectangles, the modern soul of the building, must be expressed on the outside, completely free of applied decoration.*

Corlett and Spackman’s substantial contribution to the community library, through their architectural design, was creating the main room of the library in a round shape. The circle is the most democratic of all geometric shapes, as each point on the circumference shares the same radius length from the center. No point on the circumference is any closer to the center than any other point. The social issues of the 1950s may have encouraged Corlett and Spackman to call upon civil ideals associated with the round meetinghouses of historic New England. *Conceived for multi-purpose service and often shared by different faiths, meetinghouses ennobled sacred and secular gatherings equally well. Far from separating Church and State, they reflected a tolerant, iconoclastic environment in which congregation and polity coincided. Along the way, meetinghouses helped nurture community, launch new denominations, promote political participation, and broadcast the Great Awakening’s call for spiritual and intellectual individualism. These compelling little buildings sprang up in frontier towns, often without architects, during the country’s post-revolutionary northward expansion. Their designs responded to the civic and spiritual yearnings of a young, ambitious, seeker nation, inventing itself on the go amid intense religious ferment and socio-political experimentation. There, they provided some of the first built expressions of community and centers for community life. (See Continuation Sheet for additional text.)*

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: August 13, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

The post-World War II era in the United States, with its cultural shift towards integration and equality of its citizens, supported the adaptation of circular shapes in the designs of meeting rooms, assembly halls, and entire buildings, to physically represent the need to speak and listen with equal voices. It is at this time that the Vatican Council issued directives that allowed for congregations to have equal access to the priests and “body” of the church.

Based on this investigation of the design, materials, method of construction, its architects, the PHL is determined eligible for listing in the California Register under Criterion 3. As stated before, the PHL is not only an excellent example of International style Mid-Century Modern architecture, but it is also a rare example of a mid-century building with a major space comprised of a round room with associated framing structure, located in Contra Costa County. It does not appear that PHL would meet the level of importance on a national level to be determined eligible for listing in the National Register.

PHL has retained the levels of physical integrity as presented in the aspects of the original design, materials, workmanship, location, association, setting, and feeling, which should be present to convey a properties historic significance.

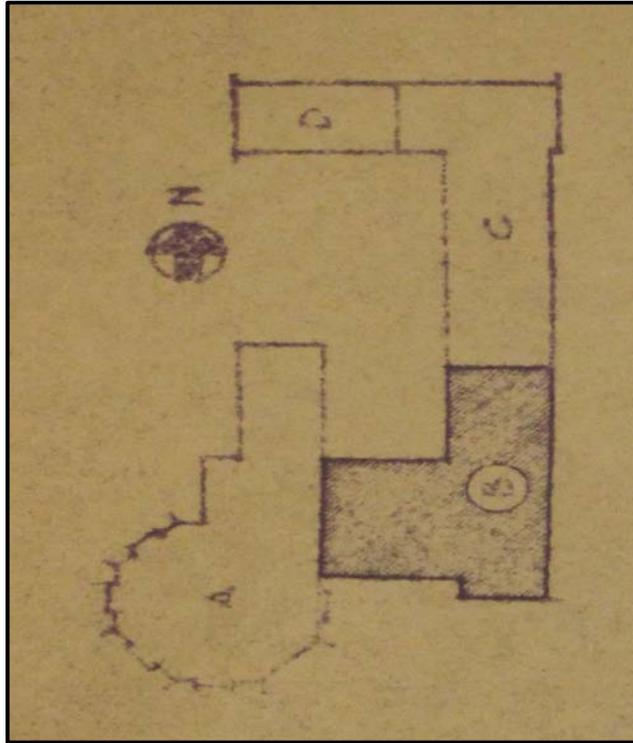
PHL has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

Evaluating the PHL under the City of Pleasant Hill’s Criteria for Establishment of Historic Districts and Cultural Resources Designations (Pleasant Hill Municipal Code 18.45.070), it has been determined that the building meets Criterion 3, 4, and 6, and therefore could be designated a Cultural Resource in the City of Pleasant Hill. PHL is a structure that exemplifies the Mid-Century Modern style of architecture; is one of the best remaining examples of Mid-Century Modern style architecture in Pleasant Hill; and, the library building embodies elements of Mid-Century Modern style architecture by its creative use of geometric shapes, use of exposed steel beam framing, glass mosaic tile, and Vitreanamel panels framed in the exterior curtain walls.

For purposes of the California Historical Resources Information System (CHRIS), the PHL is assigned California Historical Resource Status Code 3CS as a property that has been found eligible for listing in the California Register through survey evaluation.

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: August 13, 2018  Continuation  Update



Key plan of the sections of the PHL. (Source: original building drawings, PHL archives)



Interior of PHL in 1978, showing the unimpeded space created by having only the one pillar of the roof system. (Source: PHL archives)



East elevation of the zig-zag roof covered wing of the rotunda and section A. View looking southwest.



South elevation of Section B. View looking northwest.

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: August 13, 2018  Continuation  Update



Figure 12: Rear elevations of Sections C (left), B (left and center), and A (right).

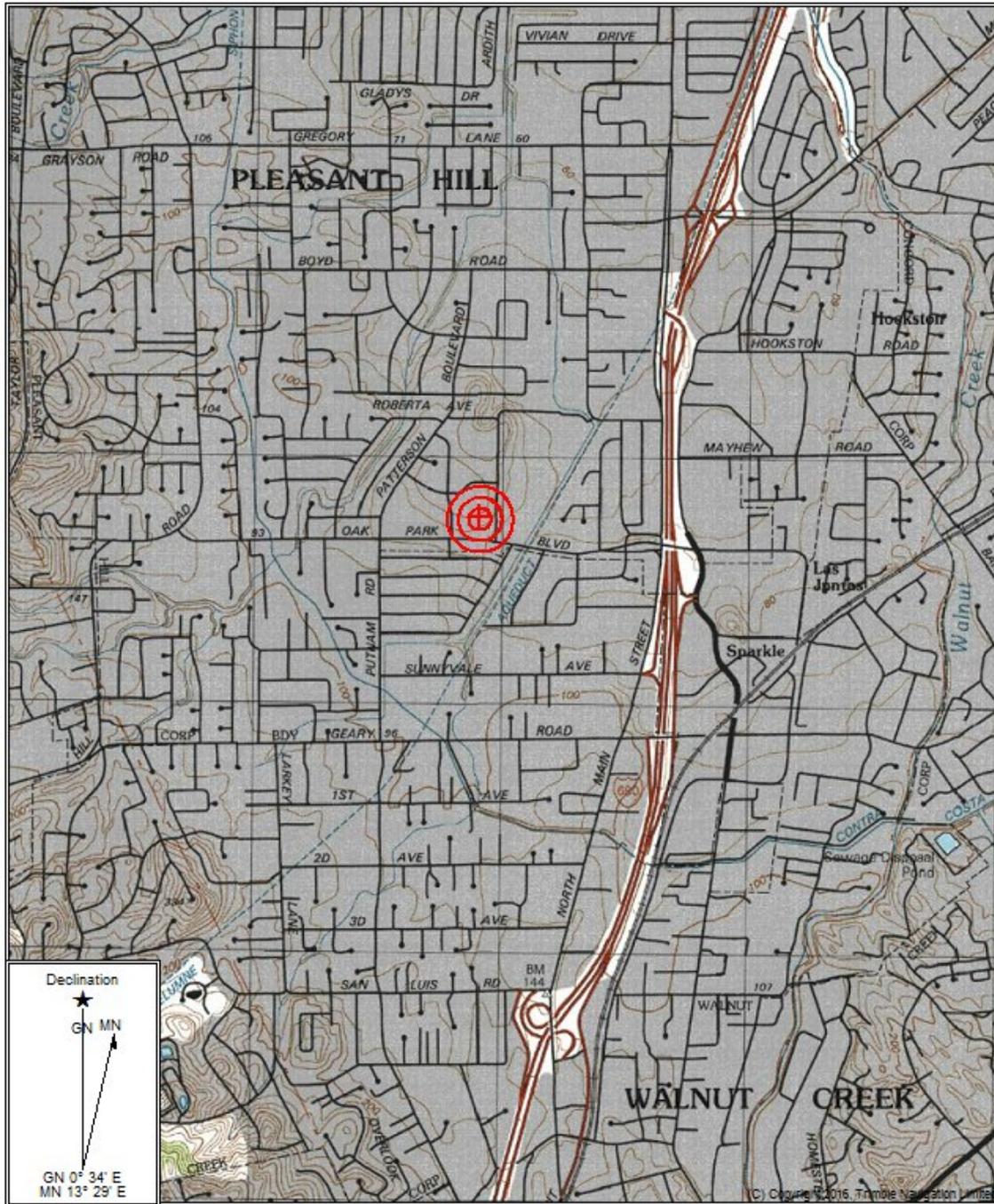


Figure 13: East elevation of the Section B and C. View looking south.



Figure 14: North elevation of Section D and E. View looking south.

**LOCATION MAP**

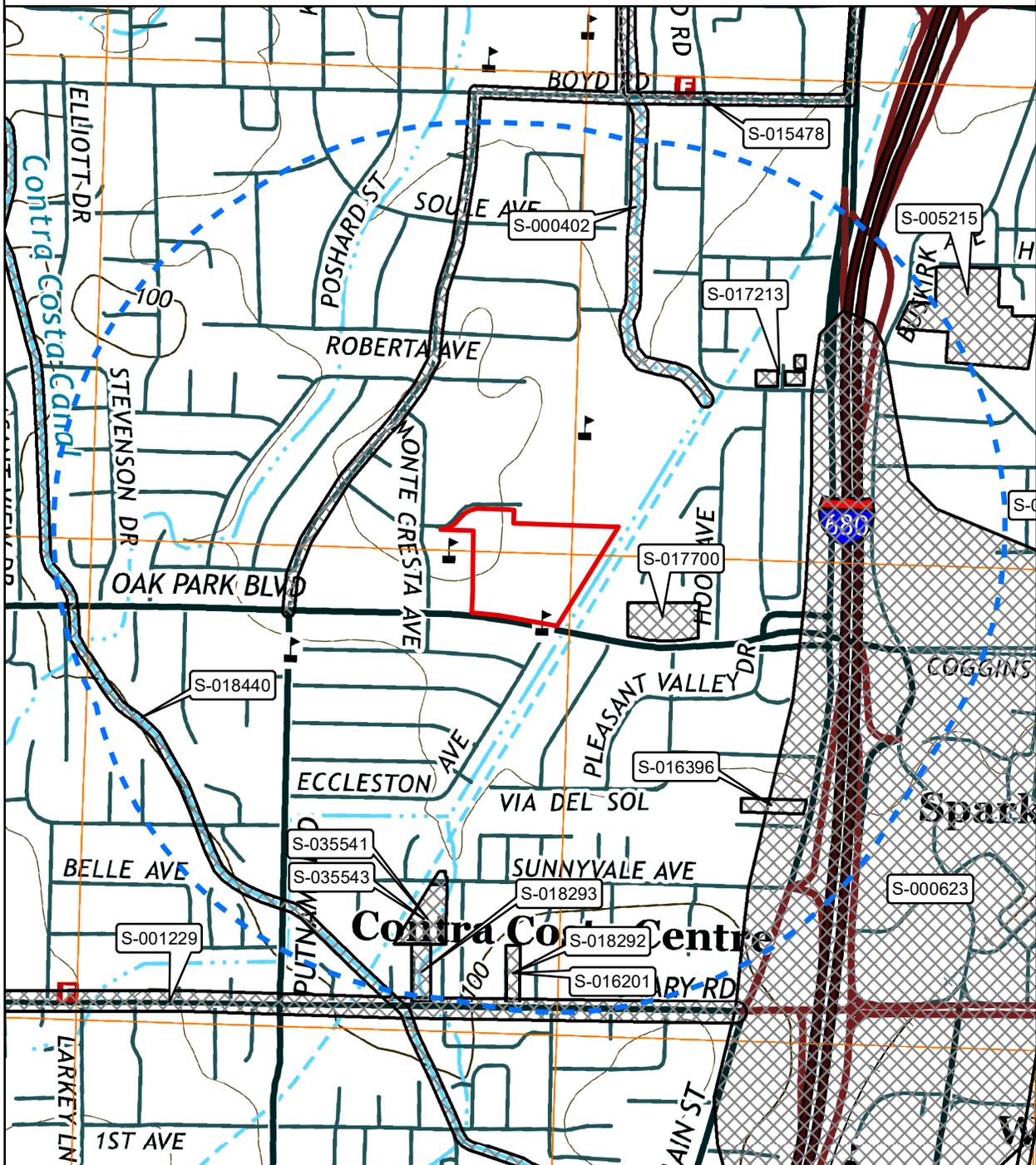


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## **E.2 - NWIC Records Search Results**

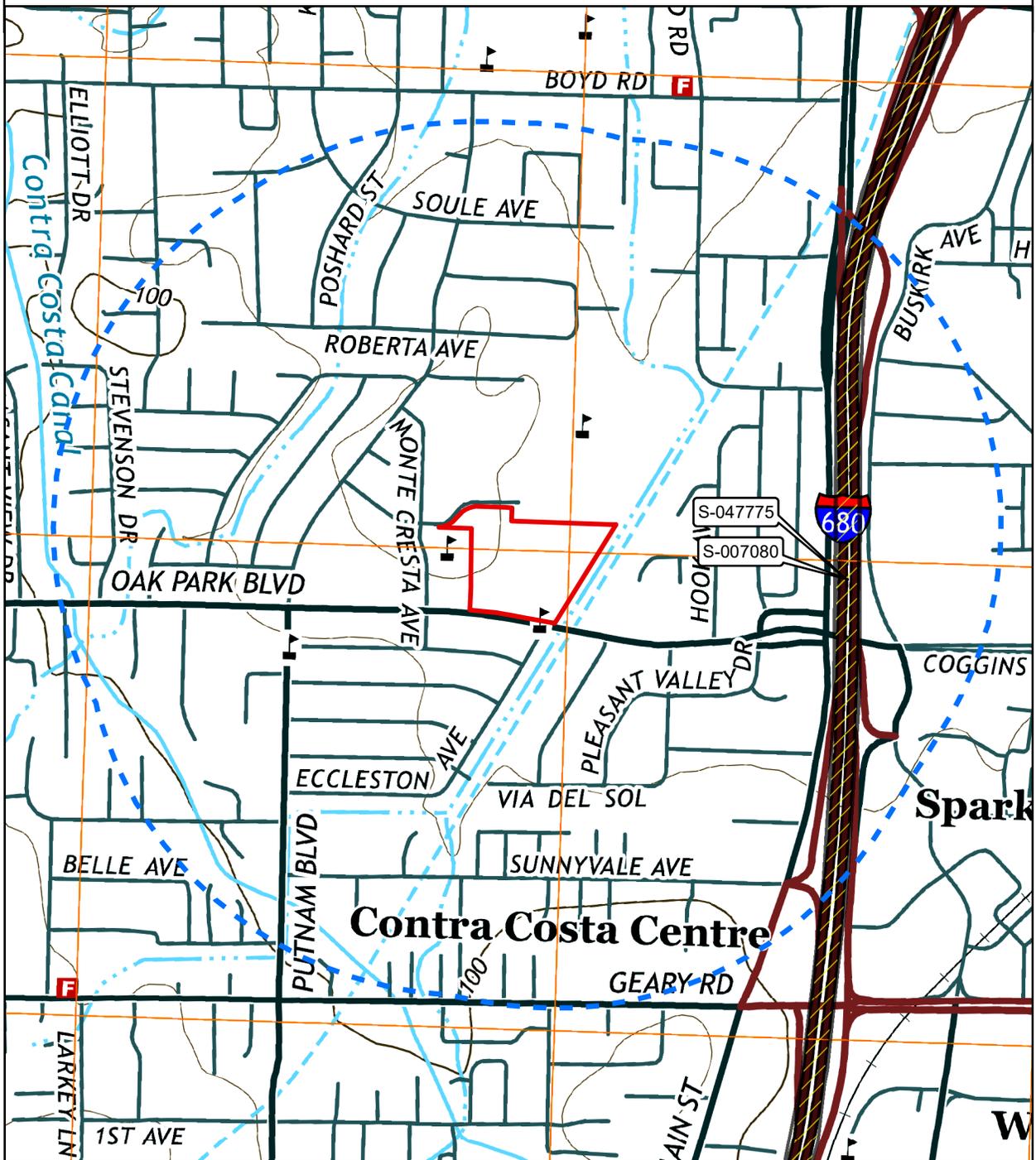
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# Oak Park Monticello Project Records Search Results Map: Reports

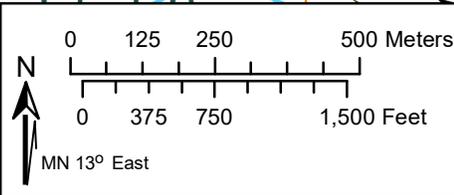


<p>USGS 7.5' Maps: Walnut Creek 2015</p> <p>GLO: Las Junitas Land Grant</p> <p>NAD 1983, Zone 10 N</p>	<p style="text-align: center;">0    125    250    500 Meters</p> <p style="text-align: center;">0    375    750    1,500 Feet</p> <p style="text-align: center;">N ↑ MN 13° East</p>	<p><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; vertical-align: middle;"></span> Project Location Boundary</p> <p><span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px; vertical-align: middle;"></span> 1/2-mile Records Search Extent</p> <p><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); vertical-align: middle;"></span> Archaeological Survey</p>
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# Oak Park Monticello Project Records Search Results Map: Reports

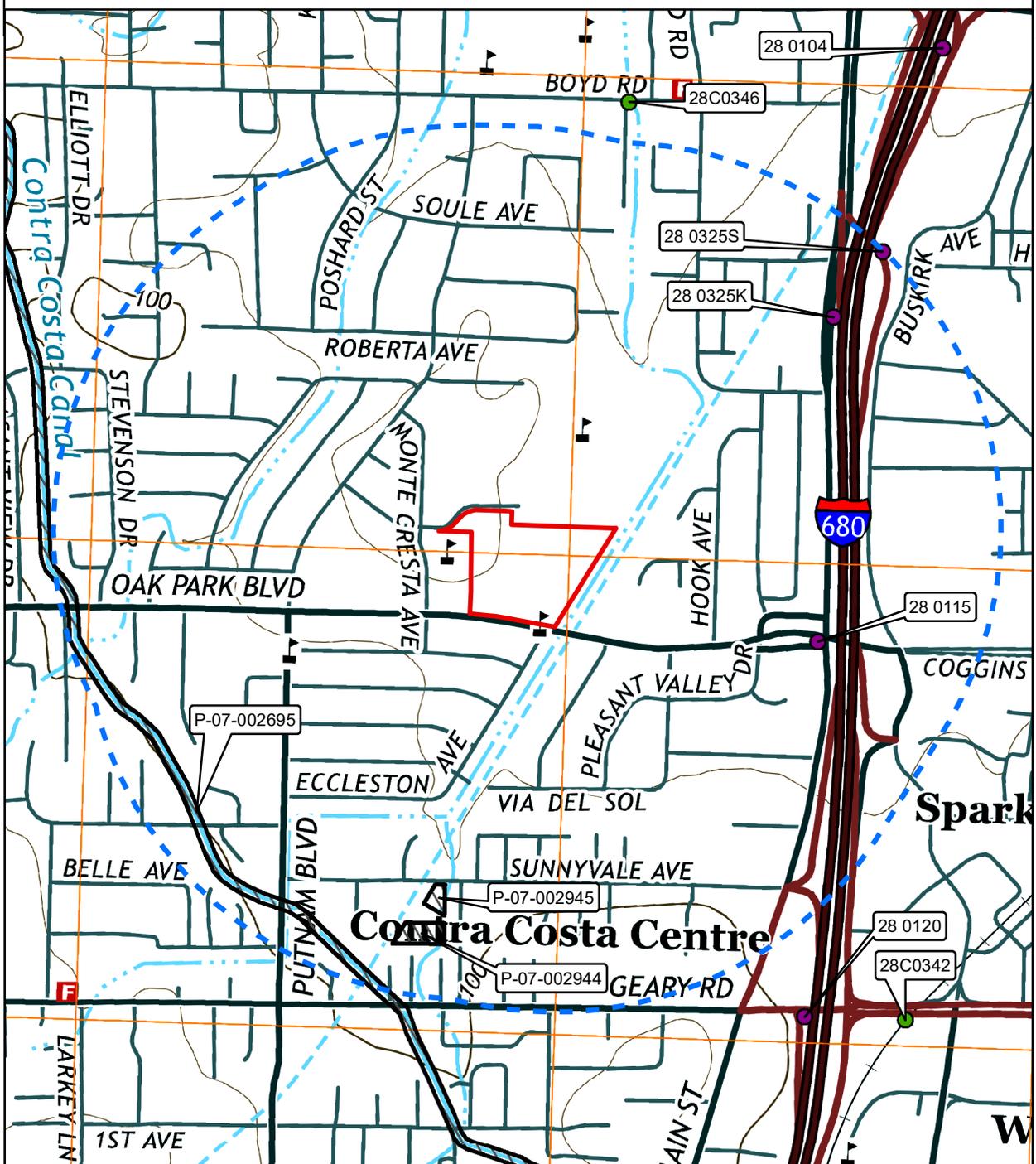


USGS 7.5' Maps:  
Walnut Creek 2015  
GLO: Las Junitas Land Grant  
NAD 1983, Zone 10 N

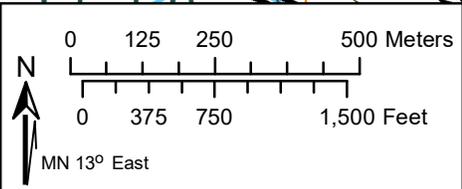


- Project Location Boundary
- 1/2-mile Records Search Extent
- Caltrans Reports

# Oak Park Monticello Project Records Search Results Map: Resources



USGS 7.5' Maps:  
Walnut Creek 2015  
GLO: Las Junitas Land Grant  
NAD 1983, Zone 10 N



- Project Location Boundary
- 1/2-mile Records Search Extent
- Cultural Resources
- Caltrans Local Bridges
- Caltrans State Bridges

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-000402		1976	William Roop	Archaeological Impact Evaluation of a portion of East Grayson Creek, Pleasant Hill, California (letter report)	Archaeological Resource Service	07-000075, 07-000079, 07-000182
S-000623		1975	Richard B. Hastings	Archaeological and Historic Architectural Survey of 04-CC-680 15.4/17.4, 0.2 mile north of North Main St. to 0.1 mile north of Oak Park Blvd., Bart Interface and I/C Revision, 04205-377111 (letter report)	Caltrans	
S-001229		1978	David Chavez	An Archaeological Reconnaissance of the Geary Road widening project area in Walnut Creek (letter report).		
S-005215		1982	Leslie Jang	An Archaeological Survey of the Hookston Square Office Park, Buskirk Avenue and Hookston Road, Contra Costa County, California.	Cultural Resources Facility, Sonoma State University	
S-007080	Caltrans - 04224-400310	1984	Pat Oman	Archaeological Survey Report for Reconstruction of I-680/24 Interchange and Freeway Improvements, Contra Costa County, 04-CC-680 12.6/19.0; Additional Area Surveyed: 04-CC-680 19.0/23.0 and 04-CC-24 0.0/2.3 04224-400310	Caltrans, District 04	07-000182
S-015478		1990	John F. Salter	Preliminary Archaeological Survey of the CC-Line and A-Line Sewer Project, Contra Costa County, California	Holman & Associates	07-000042, 07-000075, 07-000079, 07-000123, 07-000182
S-016201		1994	Colin I. Busby	Cultural Resources Field Inventory, Maggie Lane - 8-Lot Subdivision, 1648 Geary Road, City of Walnut Creek, APN #170-270-067 (letter report)	Basin Research Associates	
S-016396		1994	Colin I. Busby	Cultural Resources Field Inventory, Three Oaks Housing Limited Partnership, 3073 North Main Street, APN #170-100-029 (letter report)	Basin Research Associates	
S-017213		1995	Todd D. Jaffke	Archaeological Survey Report, proposed disposal of three excess parcels off of Astrid Drive and Warner Lane, 04-CC-680 Post-Kilo 27.8 04402-377192	Caltrans	
S-017700		1995	Colin I. Busby	Cultural Resources Initial Study, Six Parcels fronting on Oak Park Boulevard between vicinity of Manor and Hook Avenues, City of Pleasant Hill, Contra Costa County, California (letter report)	Basin Research Associates	

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-018292		1995	Colin I. Busby	Cultural Resources Field Inventory, 1658 Geary Road, City of Walnut Creek, APN #170-270-038, Addendum to Report for Maggie Lane - 8-Lot Subdivision, 1648 Geary Road, City of Walnut Creek, APN #170-270-	Basin Research Associates	
S-018293		1995	Colin I. Busby	Cultural Resources Field Inventory, 1760 Geary Road, City of Walnut Creek, APN #170-250-007, Subdivision 7994, Maggie Lane Phase II (letter report)	Basin Research Associates	
S-018440		1996	G. James West and Patrick Welch	Class II Archaeological Survey of the Contra Costa Canal, Contra Costa County, California	U.S. Bureau of Reclamation, Mid-Pacific Region	07-002695
S-035541		2005	John Kelley	Cultural Resources Study for the Real Estate Engineering, Inc. Development Project, Walnut Creek, Contra Costa County, California	John Kelley	07-002944, 07-002945
S-035543		2006	John Kelly	Supplemental Cultural Resources Study for the Real Estate Engineering, Inc. Development Project, Walnut Creek, Contra Costa County, California		07-002944, 07-002945
S-047525	Submitter - 31037250	2015	Robin Fies	Cultural Resources Constraints Report, Geary 0401 Cutover, Concord (Circuit: Geary 0401 and Pleasant Hill 0401), Contra Costa County, PM Number 31037250	Garcia and Associates	
S-047525a		2015	Robin Fies	Archaeological Monitoring Summary Report for 31037250 Geary 0401 Cutover, Concord (Circuit: Geary 0401 and Pleasant Hill 0401), Contra Costa County (letter report)	Garcia and Associates	
S-047775	Caltrans - EA 04H610; Caltrans - EFIS ID# 0413000216	2016	Adrian Whitaker	Historic Property Survey Report for the CCTA Interstate 680 Express Lanes Project, Contra Costa County, California; 04-CCO-680 PM R8.0-25.0, EA 04H610 (EFIS ID# 0413000216)	Far Western Anthropological Research Group, Inc.	07-000182, 07-000185, 07-000196, 07-000813, 07-002612, 07-002685, 07-002695, 07-002731, 07-004524
S-047775a		2016	Adrian R. Whitaker and Philip Kaijankoski	Archaeological Survey Report for the CCTA Interstate 680 Express Lanes Project, Contra Costa County, California 04-CCO-680 PM R8.0-25.0, EA 04H610 (EFIS ID# 0413000216)	Far Western Anthropological Research Group, Inc.	

# Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-047775b		2016	Philip Kaijankoski, Jack Meyer, Naomi Scher, and Adrian Whitaker	Extended Phase I Report for the CCTA Interstate 680 Express Lanes Project, Contra Costa County, California 04-CCO-680 PM R8.0-25.0, EA 04H610 (EFIS ID# 0413000216)	Far Western Anthropological Research Group, Inc.	

## Resource List

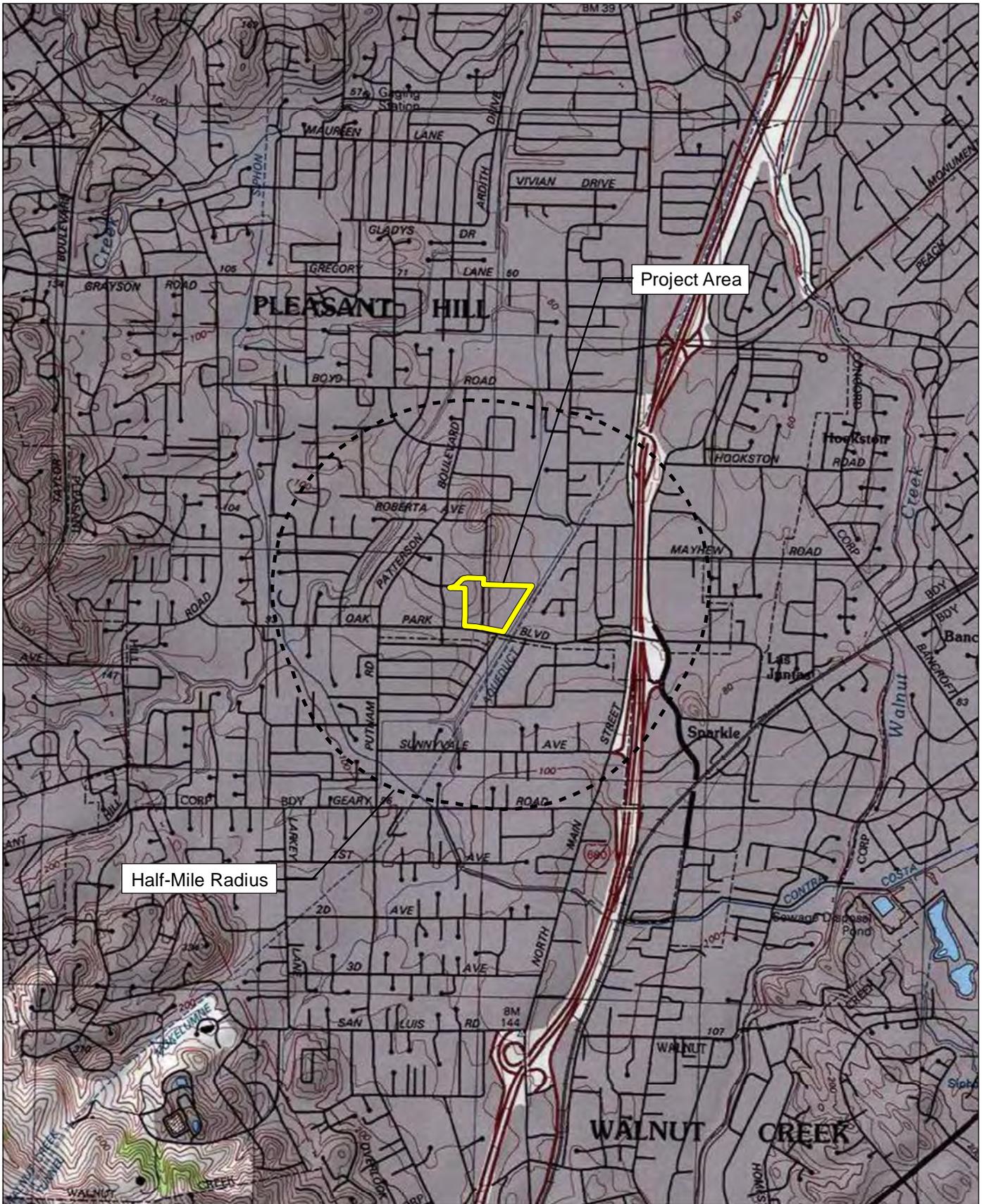
Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-07-002695		Resource Name - Contra Costa Canal; Other - Map Reference #26; Other - East Contra Costa Irrigation District Main Canal Complex; Other - A/HC-161; Other - SW-57; Other - Map Ref. No. 5 (2008 Site Record); Other - BV-106, BV-106(n), BV-106(s); OHP PRN - BUR 060505A; OHP Property Number - 154520; OHP PRN - FHWA050131A; OHP PRN - BUR910227A; OHP Z-number - CCO-Z00002; OHP Property Number - 154520; National Register - 07-0055	Structure	Historic	HP20	1993 ([none], JRP Historical Consulting Services); 1995 (Hatoff, Voss, Waechter, Wee, Bente, Woodward-Clyde Consultants); 2003 (Rand Herbert, JRP Historical Consulting Services); 2005 (Rand Herbert, Kate McLoughlin, JRP Historical Consulting Services); 2007 (Suzanne Baker, Archaeological/Historical Consultants); 2008 (Karen McNeill and Matthew Davis, Carey & Co.); 2008 (Cassidy DeBaker, Kruger Frank, Garcia & Associates); 2010 (R. Windmiller, Consulting Archaeologist); 2016 (Rand Herbert, JRP Historical Consultants)	S-017993, S-018440, S-022812, S-030592, S-030653, S-031372, S-031700, S-031872, S-034865, S-035244, S-037022, S-037023, S-037578, S-038082, S-038392, S-039289, S-040646, S-043685, S-043830, S-043849, S-043866, S-045838, S-046155, S-046889, S-047775, S-047893, S-049670, S-049678
P-07-002944		Resource Name - 1791 Sunnyside Avenue; Other - John P. Wright Residence	Building	Historic	HP03; HP04	2005 (John Kelley)	S-035541, S-035543
P-07-002945		Resource Name - 1779 Sunnyside Avenue; Other - Joseph Souza Residence	Building	Historic	HP02; HP04	2005 (John Kelley)	S-035541, S-035543

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## **E.3 - NAHC and Tribal Correspondence**

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Source: USGS Walnut Creek 7.5' Quadrangle / T1N,R2W,sec15



**NATIVE AMERICAN HERITAGE COMMISSION**

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



May 15, 2018

Dr. Dana DePietro  
FCS Intl

Sent by Email: [ddepietro@fcs-int.com](mailto:ddepietro@fcs-int.com)  
Number of Pages: 2

RE: Oak Park Project, Walnut Creek, Contra Costa County

Dear Ms. DePietro:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. **Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.**

I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. **By contacting all those on the list, your organization will be better able to respond to claims of failure to consult.** If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [sharaya.souza@nahc.ca.gov](mailto:sharaya.souza@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharaya Souza".

Sharaya Souza  
Staff Services Analyst  
(916) 573-0168

**Native American Heritage Commission**

**Native American Contacts**

**5/15/2018**

Amah Mutsun Tribal Band of Mission San Juan Bautista  
Irenne Zwielerlein, Chairperson  
789 Canada Road  
Woodside, CA 94062  
amahmutsuntribal@gmail.com  
(650) 851-7489 Cell  
(650) 332-1526 Fax

Ohlone/Costanoan

Wilton Rancheria  
Raymond Hitchcock, Chairperson  
9728 Kent Street  
Elk Grove, CA 95624  
rhitchcock@wiltonrancheria-nsn.gov  
(916) 683-6000 Office  
(916) 683-6015 Fax

Miwok

Indian Canyon Mutsun Band of Costanoan  
Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA 95024  
ams@indiancanyon.org  
(831) 637-4238

Ohlone/Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Rosemary Cambra, Chairperson  
P.O. Box 360791  
Milpitas, CA 95036  
muwekma@muwekma.org  
(408) 314-1898  
(510) 581-5194

Ohlone / Costanoan

North Valley Yokuts Tribe  
Katherine Erolinda Perez, Chairperson  
P.O. Box 717  
Linden, CA 95236  
canutes@verizon.net  
(209) 887-3415

Ohlone/Costanoan  
Northern Valley Yokuts  
Bay Miwok

The Ohlone Indian Tribe  
Andrew Galvan  
P.O. Box 3388  
Fremont, CA 94539  
chochenyo@AOL.com  
(510) 882-0527 Cell  
(510) 687-9393 Fax

Ohlone/Costanoan  
Bay Miwok  
Plains Miwok  
Patwin

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed:  
Oak Park Project, Walnut Creek, Contra Costa County.

December 19, 2018

Indian Canyon Mutsun Band of Costanoan  
Chairperson Ann Marie Sayers  
P.O. Box 28  
Hollister, CA 95024

**Subject: Proposed Oak Park/Monticello Site Program Area Project**

Dear Chairperson Sayers,

First Carbon Solutions (FCS) is preparing an EIR for the proposed Oak Park/Monticello Site Program Area Project on the behalf of the City of Pleasant Hill. The 14.65-acre site located along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road in the southeast corner of the City. As a part of the environmental review process, we are conducting a cultural resources assessment.

The project site consists of two properties and a portion of Monticello Avenue: Assessor's parcel numbers (APNs) 149-271-014 and 149-230-005. The project site is currently developed with the Pleasant Hill Library, municipal administrative offices, a parking and vacant undeveloped land, with a temporary chain-link fence along Oak Park Boulevard. The project applicant proposes the demolition of the existing Contra Cost Library and subsequent development with 34 single-family homes and 7 accessory dwelling units. The Pleasant Hill Recreation and Park District (RPD) would construct athletic fields on approximately 5 undeveloped acres on the east side of Monticello Avenue. The land is currently owned by the County and would be transferred to RPD public ownership. A replacement library would be constructed on approximately 5.5 undeveloped acres on the east side of Monticello Avenue. Approximately 762 linear feet of Monticello Avenue would be redesigned to provide two lanes in each direction with sidewalk and street trees. The western side of the roadway would also include a stormwater treatment strip. The area surrounding the project site is developed with a mix of land uses typical of an urban setting and contains commercial- and professional-office, single-family residential, school, open space, and public park uses

A Records Search map with a 0.5 mile buffer around the site is enclosed for your reference. The surrounding area is characterized by a mix of residential and commercial uses.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File search and a California Historical Resources Information System (CHRIS) search, neither of which produced results. FCS contacted the Native American Heritage Commission (NAHC), and they suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

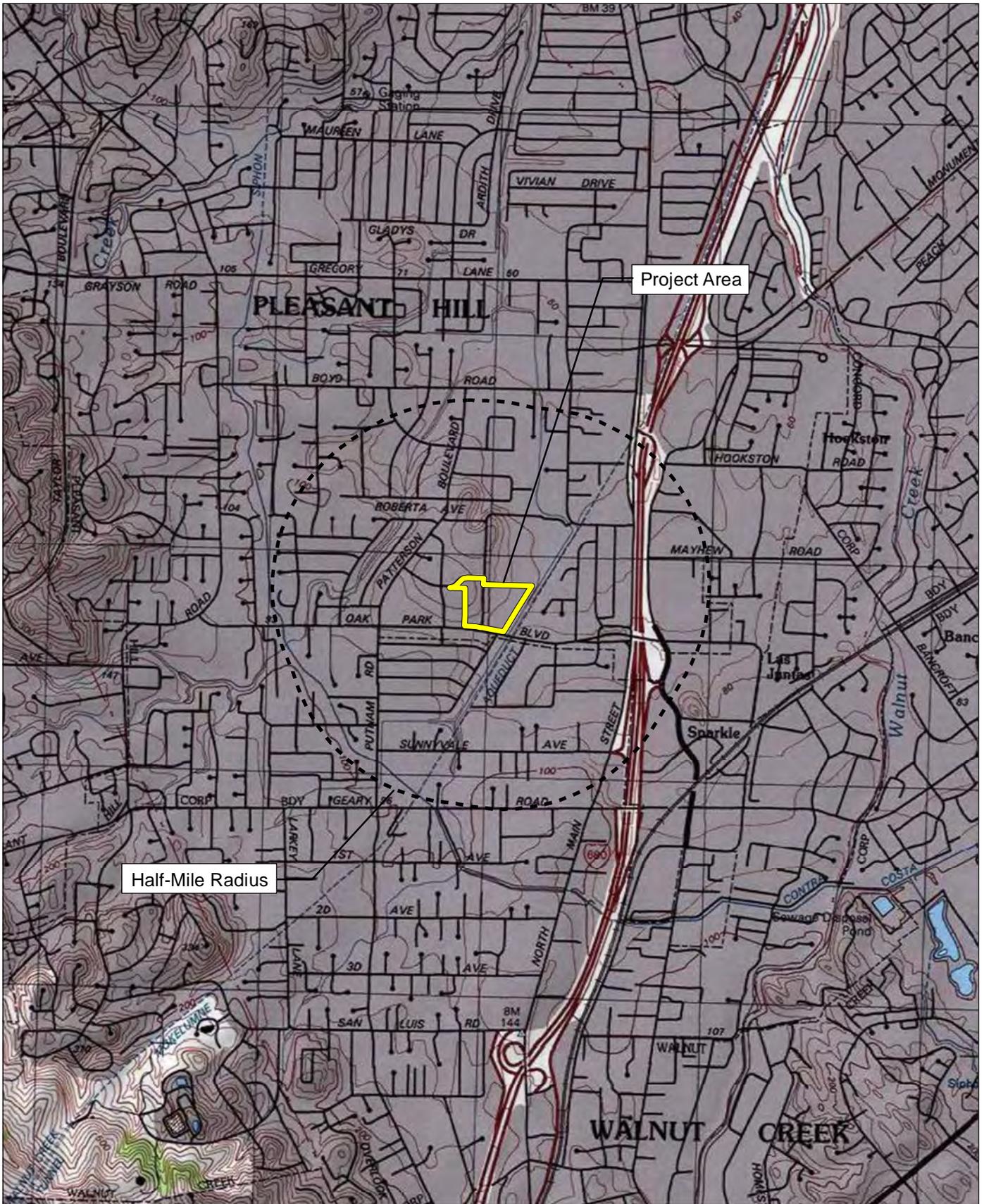
**Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.** Project notification and consultation requirements are being handled by designated lead agencies under CEQA and NEPA. Please feel free to contact me at 925.357.2562 or via email at [ddepietro@fcs-intl.com](mailto:ddepietro@fcs-intl.com) and thank you for your valuable assistance.

Sincerely,

A handwritten signature in black ink that reads "Dana DePietro". The signature is written in a cursive style with a large, sweeping initial 'D'.

Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc: Attachment A: Project location map for Oak Park/Monticello Site Program Area Project



Source: USGS Walnut Creek 7.5' Quadrangle / T1N,R2W,sec15



December 19, 2018

Amah Mutsun Tribal Band of Mission San Juan Bautista  
Chairperson Irene Zwierlein  
789 Canada Road  
Woodside, CA 94062

**Subject: Proposed Oak Park/Monticello Site Program Area Project**

Dear Chairperson Zwierlein,

First Carbon Solutions (FCS) is preparing an EIR for the proposed Oak Park/Monticello Site Program Area Project on the behalf of the City of Pleasant Hill. The 14.65-acre site located along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road in the southeast corner of the City. As a part of the environmental review process, we are conducting a cultural resources assessment.

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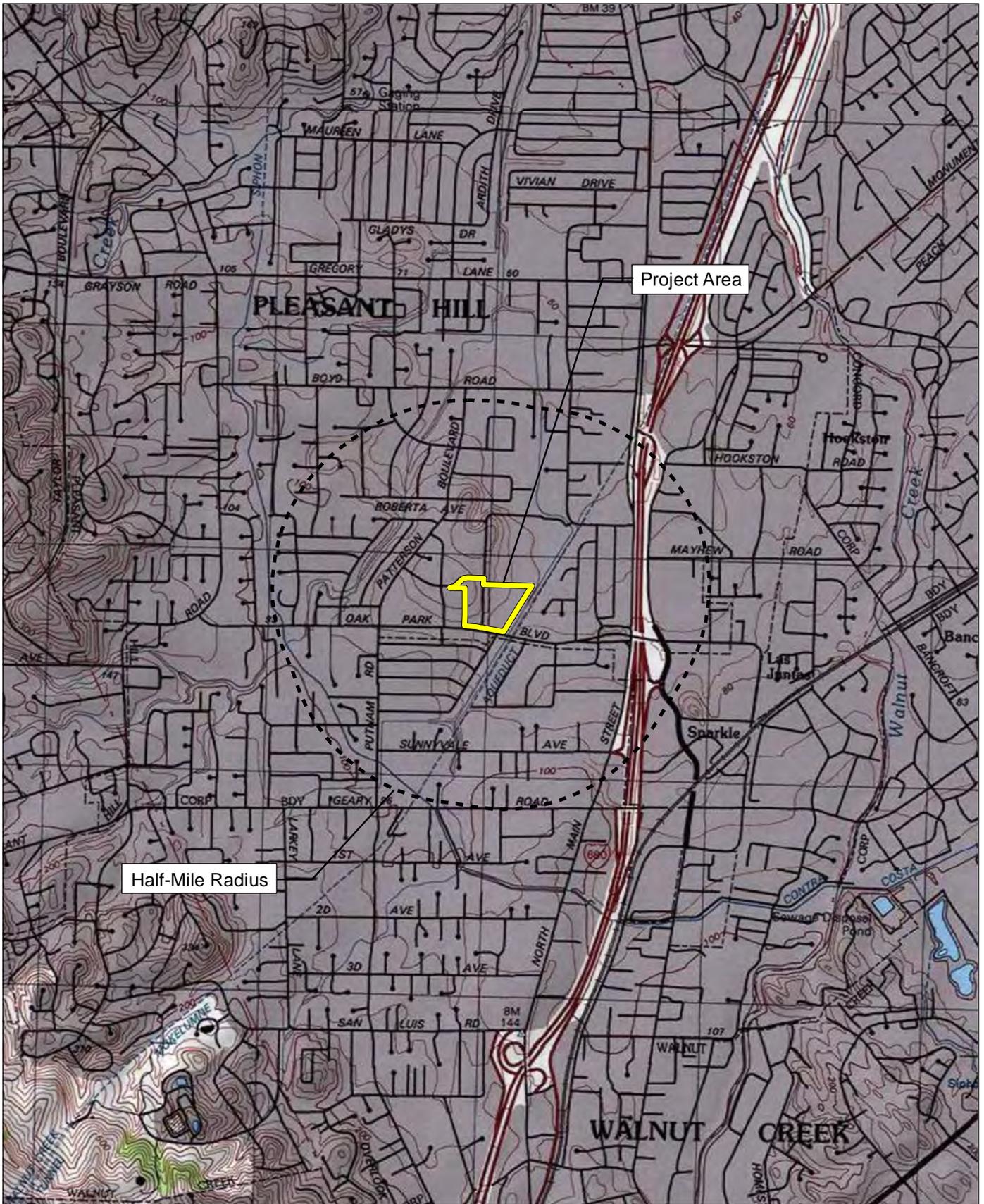
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Sincerely,

A handwritten signature in black ink that reads "Dana DePietro". The signature is written in a cursive style with a large, sweeping 'D' at the beginning.

Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc: Attachment A: Project location map for Oak Park/Monticello Site Program Area Project



Source: USGS Walnut Creek 7.5' Quadrangle / T1N,R2W,sec15



December 19, 2018

North Valley Yokuts Tribe  
Chairperson Katherine Erolinda Perez  
P.O. Box 717  
Linden, CA 95236

**Subject: Proposed Oak Park/Monticello Site Program Area Project**

Dear Chairperson Perez,

First Carbon Solutions (FCS) is preparing an EIR for the proposed Oak Park/Monticello Site Program Area Project on the behalf of the City of Pleasant Hill. The 14.65-acre site located along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road in the southeast corner of the City. As a part of the environmental review process, we are conducting a cultural resources assessment.

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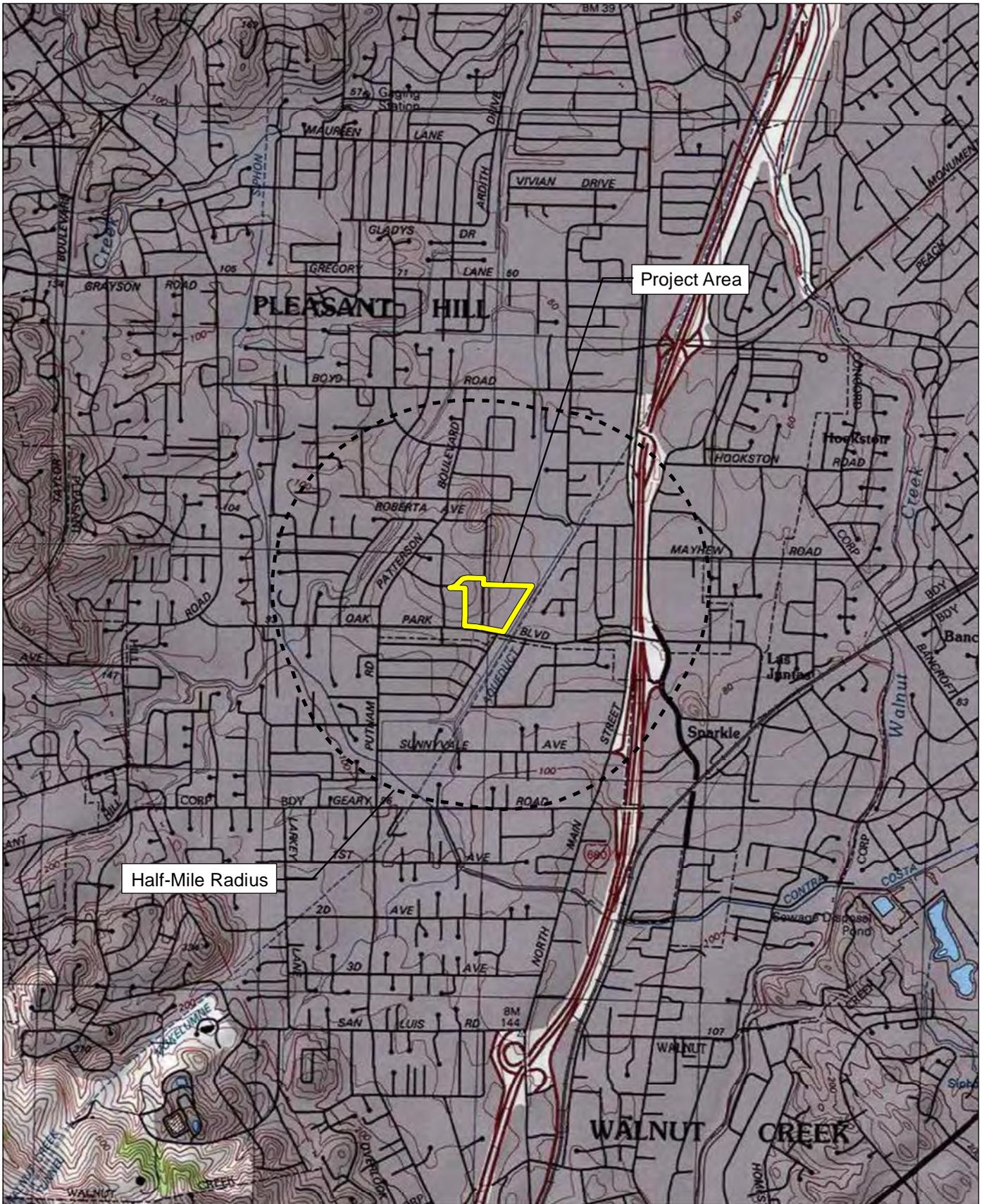
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Sincerely,

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Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc: Attachment A: Project location map for Oak Park/Monticello Site Program Area Project



Source: USGS Walnut Creek 7.5' Quadrangle / T1N,R2W,sec15



December 19, 2018

Wilton Rancheria  
Chairperson Raymond Hitchcock  
9728 Kent Street  
Elk Grove, CA 95624

**Subject: Proposed Oak Park/Monticello Site Program Area Project**

Dear Chairperson Hitchcock,

First Carbon Solutions (FCS) is preparing an EIR for the proposed Oak Park/Monticello Site Program Area Project on the behalf of the City of Pleasant Hill. The 14.65-acre site located along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road in the southeast corner of the City. As a part of the environmental review process, we are conducting a cultural resources assessment.

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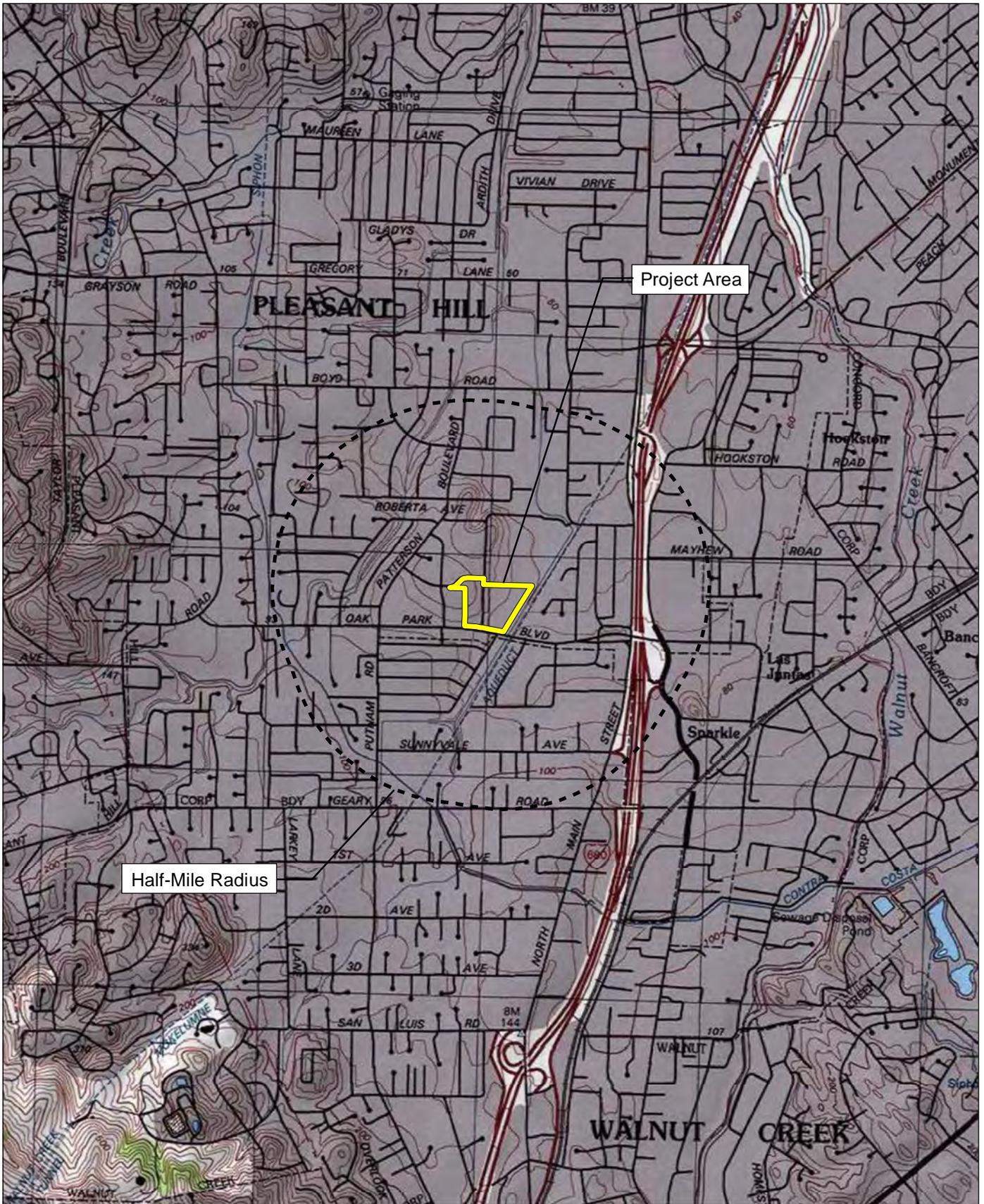
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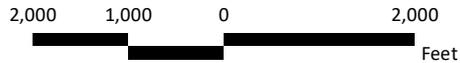
A handwritten signature in black ink that reads "Dana DePietro". The signature is written in a cursive style with a large, sweeping initial 'D'.

Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc: Attachment A: Project location map for Oak Park/Monticello Site Program Area Project



Source: USGS Walnut Creek 7.5' Quadrangle / T1N,R2W,sec15



December 19, 2018

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Chairperson Rosemary Cambra  
P.O. Box 360791  
Milpitas, CA 95036

**Subject: Proposed Oak Park/Monticello Site Program Area Project**

Dear Chairperson Cambra,

First Carbon Solutions (FCS) is preparing an EIR for the proposed Oak Park/Monticello Site Program Area Project on the behalf of the City of Pleasant Hill. The 14.65-acre site located along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road in the southeast corner of the City. As a part of the environmental review process, we are conducting a cultural resources assessment.

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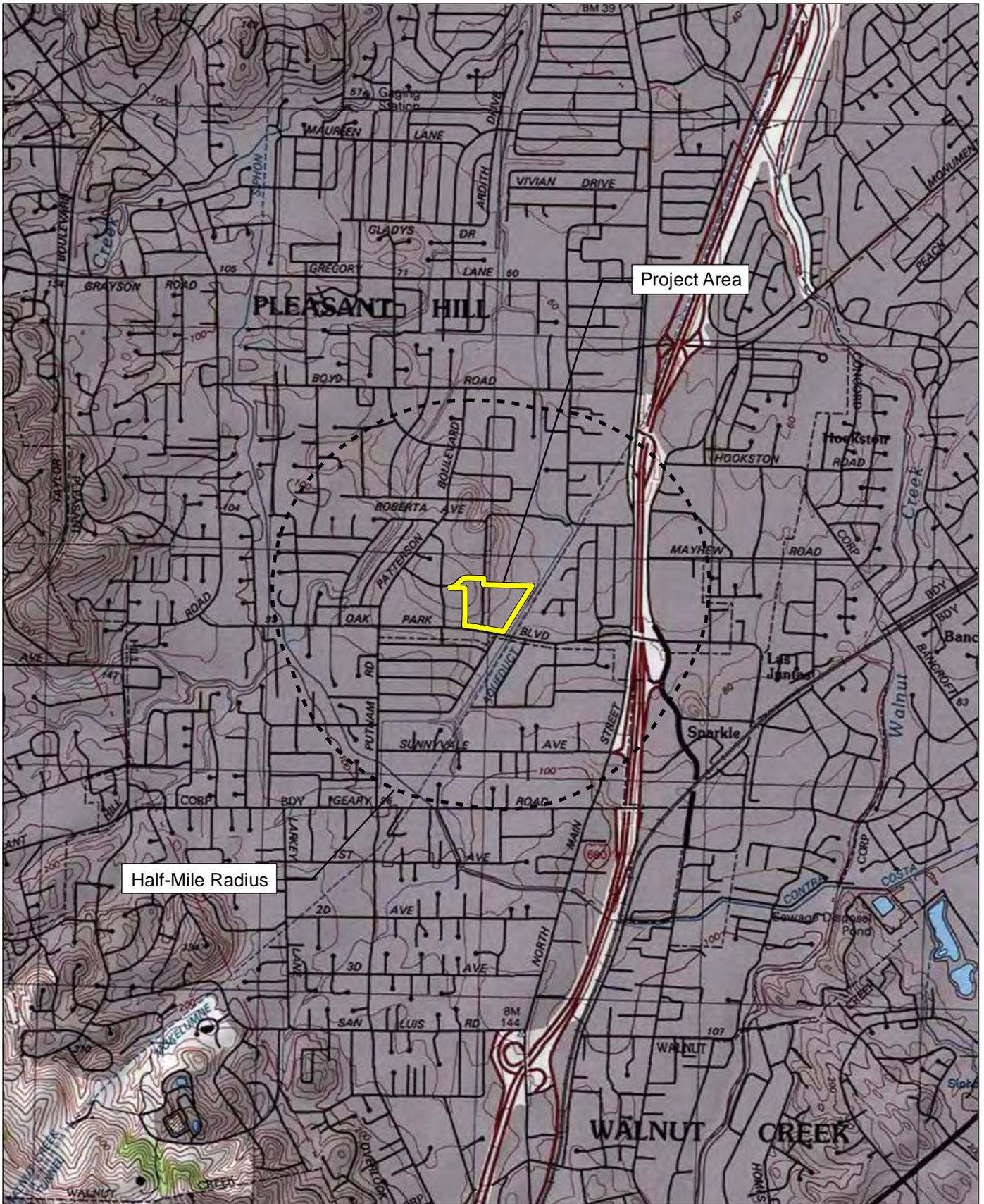
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Sincerely,

A handwritten signature in black ink that reads "Dana DePietro". The signature is written in a cursive style with a large, sweeping 'D' and 'P'.

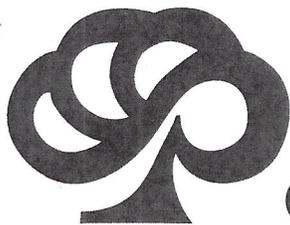
Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc: Attachment A: Project location map for Oak Park/Monticello Site Program Area Project



Source: USGS Walnut Creek 7.5' Quadrangle / T1N,R2W,sec15





## City of Pleasant Hill

February 1, 2019

Wilton Rancheria  
Attn: Raymond Hitchcock, Chairperson  
9728 Kent Street  
Elk Grove, CA 95624

Subject: Notification of Proposed General Plan Amendment –Amendments to the General Plan  
Land Use Map – Oak Park/Monticello Site Program Area

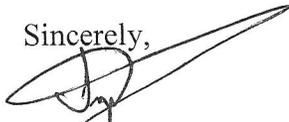
Dear Mr. Hitchcock:

The City is proposing a General Plan Amendment to amend the General Plan Land Use Map to modify land use designations for property near the intersection of Oak Park Boulevard and Monticello Avenue in Pleasant Hill, California. The approximately 15 acre project site is located at 1700 Oak Park Boulevard on property owned by Contra Costa County and the Mount Diablo Unified School District; APNs: 149-271-014, 149-230-005, and 149-230-008. The proposed amendment includes the following land use map modifications and associated text changes:

1. Change the land use designation of the approximately 5 acre site of the existing public library to Residential (density to be determined) from Semi-public/Institutional (for a new 34 lot residential subdivision to replace the existing public library).
2. Change the land use designation for an approximately 5 acre, vacant, portion of the site to Park from its current designation of Mixed Use (for a new public park and sports fields).
3. Change the land use designation for an approximately 5 acre, vacant, portion of the site to Semi-public/Institutional from Mixed Use (for a new public library).

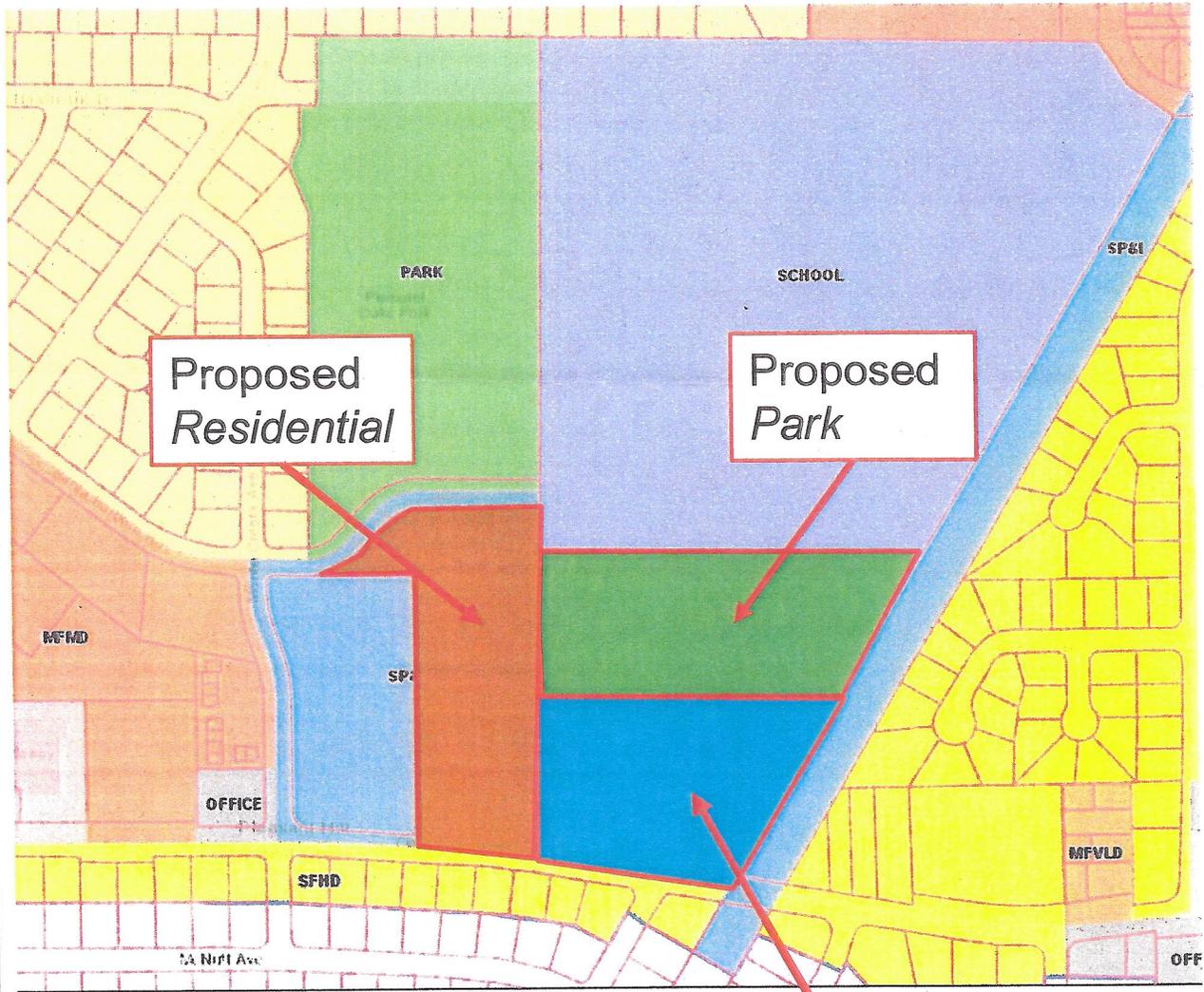
The City of Pleasant Hill is providing this notification as required pursuant to Government Code Section 65352.3 to offer the opportunity for formal consultation with your Native American Government regarding the proposed amendment. A diagram showing the proposed General Plan land use designation modifications, together with a conceptual site plan for the project area, is attached for your review. Please note that any consultation requests must be made within 90 days of receipt of this letter as required by State law. If you have any questions, please contact me at (925) 671-5224 or email at [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org).

Sincerely,



Troy Fujimoto  
Senior Planner

Attachment: Diagram of Proposed Land Use Designation Modifications  
Conceptual site plan

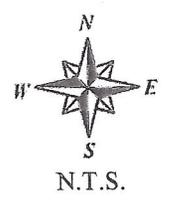


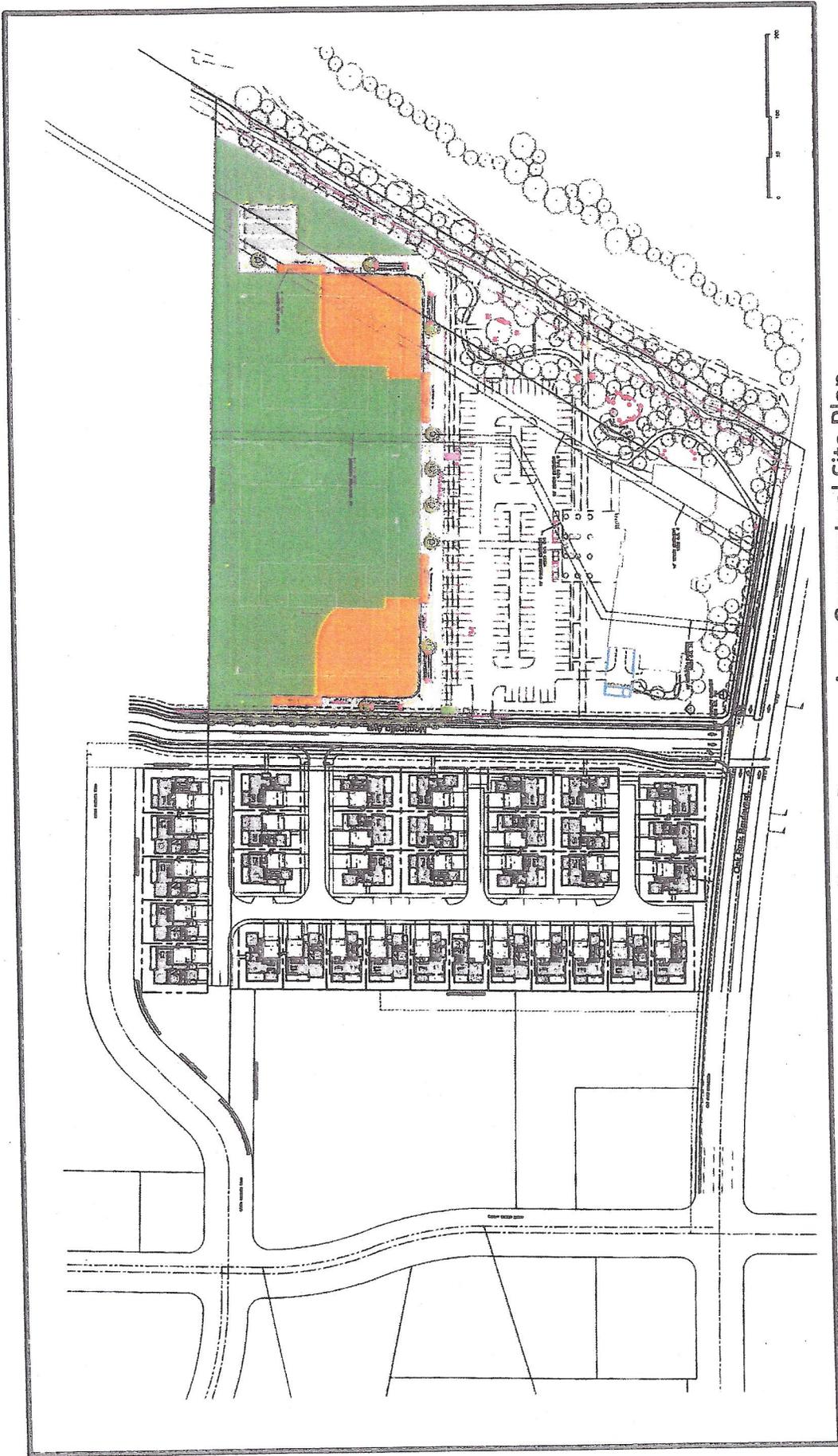
Proposed  
*Residential*

Proposed  
*Park*

Proposed  
*Semi Public  
and Institutional*

**PROPOSED GENERAL PLAN AMENDMENT  
PROPOSED LAND USE DESIGNATIONS  
OAK PARK/MONTICELLO SITE PROGRAM AREA**





Oak Park/Monticello Site Program Area Conceptual Site Plan

**From:** Ed Silva [<mailto:esilva@wiltonrancheria-nsn.gov>]  
**Sent:** Sunday, February 24, 2019 1:09 PM  
**To:** Troy Fujimoto <[Tfujimoto@pleasanthillca.org](mailto:Tfujimoto@pleasanthillca.org)>  
**Cc:** Cultural Resource Department Inbox <[crd@wiltonrancheria-nsn.gov](mailto:crd@wiltonrancheria-nsn.gov)>  
**Subject:** Oak Park.Monticello Site

After review, the only concern that the Tribe has with the above projects is that when ground disturbance occurs, even in areas of existing or prior development, there is a possibility that Native American artifacts and/or human remains may be uncovered. Therefore, the Applicant should immediately stop construction and notify Wilton Rancheria and the appropriate Federal and State Agencies. Such provisions are stated in the; Archaeological Resources Protection Act (ARPA) [16 USC 469], Native American Graves Protection and Repatriation Act (NAGPRA) [25 U.S.C. 3001-30013], Health and Safety Code section 7050.5, and Public Resources Code section 5097.9 et al.

Thank you,

Ed Silva



**Ed Silva**

**Natural Resources Coordinator**

**Wilton Rancheria**

**9728 Kent St Elk Grove, Ca 95624**

**916-683-6000 x2013 Office 916-978-5915 Direct Line**

## **E.4 - Pedestrian Survey Photographs**

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Photograph 1: Overview of the existing Pleasant Hill Library; facing north.



Photograph 2: Overview of the 1700 Oak Park Property; facing east.



Photograph 3: Representative Soil Visibility and Composition in the 1700 Oak Park Property.



Photograph 4: View of Trail Entrance and Grayson Creek Corridor; facing north.



Photograph 5: View of Grayson Creek; facing north.



Photograph 6: Detail of representative soil composition in the east of the project development area.



Photograph 7: View of Grayson Creek corridor; facing north.



Photograph 8: View of Grayson Creek corridor; facing south.