

# **APPENDIX E**

## **Archaeological Survey Report**





# ARCHAEOLOGICAL SURVEY REPORT

**Caritas Village Project  
City of Santa Rosa  
Sonoma County, California**

**Prepared for:**

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ALTA2018-87

**Key Words:** USGS 7.5' Santa Rosa Quadrangle; 2.28-acre Survey Area; Township 7 North, Range 8 West, Unsectioned part of Rancho Cabeza de Santa Rosa, Mount Diablo Base and Meridian. Prehistoric Lithic Scatter

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## **I. SUMMARY OF FINDINGS**

The following Archaeological Survey Report (ASR) documents the adequacy of identification efforts and presents the results of investigations within the Area of Potential Effect(s) (APE). The study was designed to identify any archaeological, historical, or cultural resources located within the APE. Fieldwork was conducted on December 19, 2018, by Alex DeGeorgey, Marlene McVey and Sarah King-Narasimha. The survey entailed a cultural resources inventory of the entire APE, approximately 2.28 acres. A prehistoric lithic scatter was identified within APN 010-031-003 and 010-031-002.

## **II. INTRODUCTION**

A cultural resources inventory was conducted to satisfy requirements of the California Environmental Quality Act (CEQA) of 1970, and the responsibilities codified in Public Resource Code sections 5097, implementing guidelines 21082 and 21083.2 and Section 106 of the National Historic Preservation Act (NHPA) of 1966 (as amended) described in 35 CFR 800. An archaeological field survey was completed for the purpose of identifying cultural resources within the APE. Fieldwork was undertaken by Alta Archaeological Consulting (ALTA) on December 19, 2018, for the purpose of identifying cultural resources within the APE. A sparse lithic scatter was discovered within the project area. The resulting document addresses these regulatory responsibilities.

### **Qualifications of Preparer**

Alex DeGeorgey holds a Masters of Arts degree in Anthropology from the California State University, Chico. He has 25 years professional archaeological experience working for both the public sector and private agencies engaged in the management of cultural resources in Northern California. Mr. DeGeorgey meets the Secretary of the Interior's standard for cultural resource specialists involved in preservation activities at all levels of government involving historic-era and prehistoric-era archaeological resources. Mr. DeGeorgey currently serves as an elected official on the Standards Board of the Registry of Professional Archaeologist where he is responsible for enforcement of the organizations code of conduct and standards of research performance. He maintains an active role in the Society for California Archaeology, Society for American Archaeology, the Register of Professional Archaeologists, and local historical organizations. Attachment A provides a resume for Mr. DeGeorgey.

## **III. PROJECT DESCRIPTION AND LOCATION**

### **Project Description**

Catholic Charities is the principal source of services to the poor, homeless, and immigrants in Sonoma County as well as a key provider of social services in counties north of Sonoma to the Oregon border. Catholic Charities of the Diocese of Santa Rosa along with Burbank Housing Development Corporation, both 501(c)(3) nonprofit corporations, propose the Caritas Village Project.

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### *Project Overview*

The Caritas Village Project (project) involves the construction of an almost full city-block of development that combines a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities and an affordable housing development (Caritas Homes) to be operated by Burbank Housing. The Caritas Center would consolidate the existing onsite Family Support Center and Homeless Services Center into a single building that would provide an emergency shelter, day center, transitional housing, wrap-around services, health services, and administrative offices. Caritas Homes would provide two permanent housing developments for 126 permanent affordable housing units.

The project requires the following entitlements: General Plan Amendment, Specific Plan Amendment, Rezoning, Parcel Map, Conditional Use Permit, Density Bonus, Housing Allocation Plan, Landmark Alteration Permit(s), Design Review, Sign Permit, Right-of-Way Abandonment, Landmark Alteration Permit(s), Parking Reduction for Caritas Center, a Tree Removal Permit, and a Request for Reserve A Allotments.

### *Caritas Center*

The Caritas Center would centralize Catholic Charities' services and programs currently located on the site by consolidating them into a single comprehensive homeless support services facility totaling approximately 46,587 square feet and three stories in height. Caritas Center would offer a range of services, including an Emergency Shelter (approximately 45,885 square feet) and a Transitional Residency Program (approximately 2,099 square feet).

### *Caritas Homes*

There are currently no permanent affordable housing units located on the project site. Caritas Homes would provide up to 126 new units of permanent affordable rental housing in two residential structures, plus two units reserved for onsite managers for a total of 128 units. These two residential structures would mostly be built on top of ground-level podium parking for the equivalent of four-story buildings except along 7th Street. Three of the four sides of the residential structures would have active uses on the ground floor and at the shared plaza, or mews. Other common amenities would include outward facing lobbies and community rooms. Along 7th Street, the Caritas Homes structures would be two-story townhomes and two-story stacked flats. Along Morgan and A streets, the buildings would have ground-floor residential units, facing onto the street, in order to conceal the internal parking garages. All ground floor units look directly onto the street that they face. Exterior doors, patios, and windows directly address the public sidewalk. Each phase of the residential construction would be composed of a building providing 64 units, totaling 61,246 square feet for a total of 128 units (126 rental units and two manager units). The residential units would be a mix of studio, one-bedroom, and two-bedroom apartments. Approximately half of these units would target people who have experienced homelessness or who are at risk of homelessness.

### *512 and 520 Morgan Street*

The project includes demolishing all structures on the Morgan Street parcels including the structures on 512 and 520 Morgan Street. However, there are two vacant lots, 501 and 507 A Street that have been used for a garden in the past. A project alternative considers moving the structure on 512 Morgan Street to 507 A Street and the structure on 520 Morgan Street to 501 A Street. If this relocation becomes possible, then 507 A Street would be a detached single-family residence and 501 A Street will be used as administrative offices by Catholic Charities staff.

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### *Tree Removal and Landscaping*

Horticulture Associates inventoried 66 trees on the project site in September 2018. A total of 55 trees are proposed for removal, however only 40 of those trees would require a Tree Removal Permit. Figure 2.0-5 shows the tree preservation and removal plan prepared by Horticulture Associates. The landscaping plan for the project was updated on July 22, 2019 to include the removal of selected street trees required for aerial fire apparatus access. Landscaping for the project would be required to comply with the City's Water Efficient Landscape Policy.

The Caritas Center would include small and large/medium trees fronting the building on Morgan Street, 6th Street, and A Street. Four outdoor courtyards would be provided. Landscaping would include: plantings, vegetated storm water planting, landscape walls, and enhanced pavement.

The Phase 1 and 2 of the Caritas Homes buildings would be separated by a central plaza area that runs through the middle of the project site from the Caritas Center to mid-block Seventh Street. Landscaping for this plaza area would include pavers for stormwater infiltration, native plant stormwater swales, and shade trees. These landscaping features would provide a pedestrian friendly frontage throughout the project site. Additionally, the open spaces in the permanent housing section of the project site would have tinted topping slabs and planters to manage stormwater. Finally, street frontage and setback areas would have flower plantings and sidewalk shade trees. Podium-style parking on the ground floor of each Caritas Homes building would provide 27 parking spaces per building for a total 54 spaces.

### *Utilities*

The City currently provides water, sewer, and utility service to the project site. The City would continue to provide utility service. The water supply is currently served by an existing waterline. Although the project site is currently served by storm water drains, additional drainage inlets and pipes will be created. Storm water would be directed to landscaped areas and within bioswales before out falling to the City's storm water system. Wastewater is currently served by existing sewer lines. Electricity and natural gas will be provided from Pacific Gas & Electric.

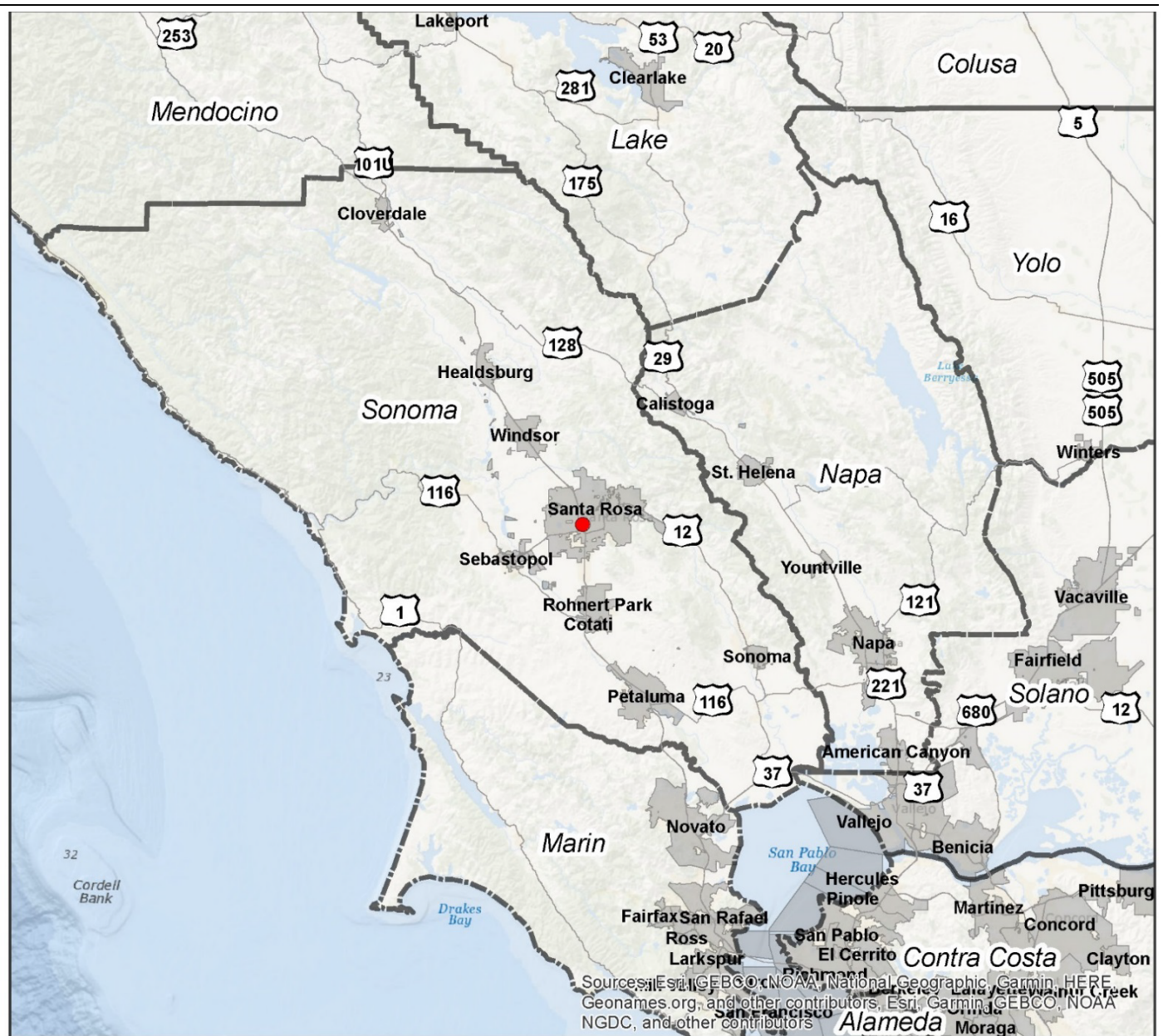
### *Staging and Laydown*

All staging and laydown areas will be situated within existing parking or surface streets.

### **Project Location**

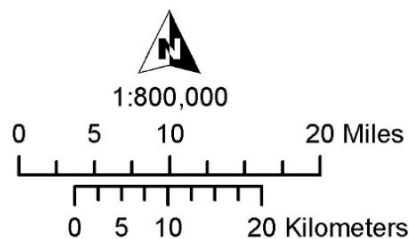
The project is situated in central Sonoma County within the City of Santa Rosa (Figure 1). The project site is the USGS 7.5' Santa Rosa Quadrangle in an unsectioned portion of Township 7 North, Range 8 West of the Mount Diablo Base and Meridian (MDBM) (Figure 2).

Specifically, the project site is located at 431, 437, 439, 465A Street and 506, 512, 516, 520, 600, 608, and 612 Morgan Street in the City of Santa Rosa. The project site is bordered by A Street, Morgan Street, 6th Street, and 7th Street (Figure 3).



## Legend

- Project Location
- County
- City
- Highway



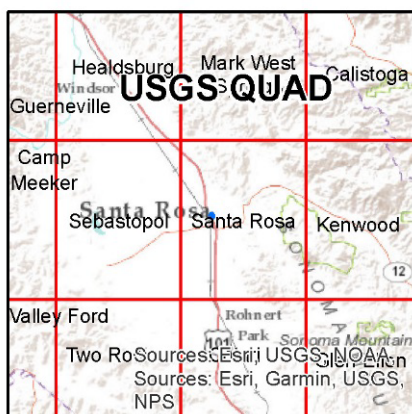
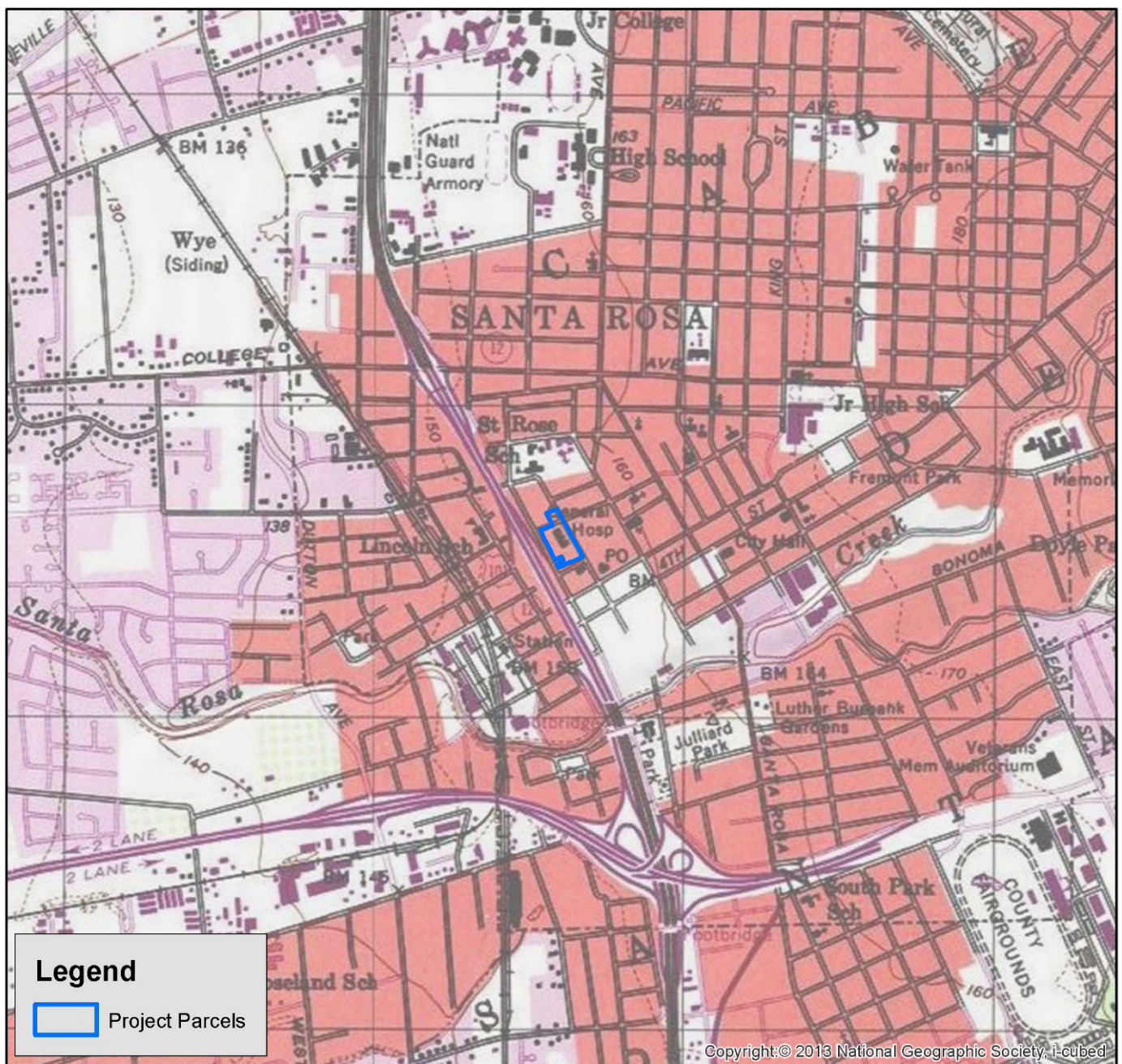
Caritas Village  
Santa Rosa, CA 95401  
(Multiple APNs)



ALTA 2018-87  
Map Date: 11/15/2018

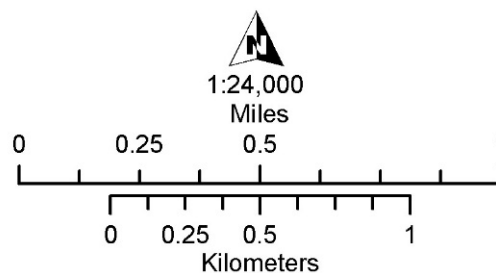
Figure 1. Vicinity Map





USGS 7.5' Santa Rosa Quad.  
(2013 National Geographic Society)  
Cabeza de Santa Rosa MDBM

Caritas Village  
Santa Rosa, CA 95401  
(Multiple APNs)



ALTA 2018-87  
Map Date: 11/15/2018

Figure 2. Project Location





Figure 3. Site Plan (adapted from Pyatok 10/31/2018)

The project site is approximately 2.78 acres and is comprised of the following 15 Sonoma County Assessor Parcel Numbers:

010-041-001	010-041-014
010-041-004	010-041-015
010-041-005	010-041-016
010-041-008 (City owned)	010-041-017
010-141-009 (City owned)	010-041-018
010-041-010 (City owned)	010-041-019 (City owned)
010-041-011	010-041-020
010-041-013	

#### IV. BACKGROUND

As the significance of cultural resources is best assessed with regard to environmental and cultural contexts, descriptions of the natural and cultural setting of the project region are presented below.

##### Environment

###### *Geology*

The project area is situated within the North Coast Range geologic province. The northern Coast Ranges are a geologic province comprised of numerous rugged north-south trending ridges and valleys that run parallel to a series of faults and folds. Formation of these ranges is generally attributed to events associated with subduction of the Pacific Plate beneath the western border of the North American Plate. The bedrock that underlies the region is a complex assemblage of highly deformed, fractured, and weathered sedimentary, igneous, and metamorphic rocks. The bedrock geology of the project area consists of Jurassic-Cretaceous age Franciscan Formation rock (Jennings and Strand 1967; Schoenherr 1995:7). Rocks of this formation, the oldest in the area, are often weakly metamorphosed, and consist of greywacke shale interspersed with discontinuous bodies of ultramafic rock such as greenstone, schist, and serpentine. The repeated folding and faulting is reflected in the complex structure of Franciscan rocks and area topography (Schoenherr 1995:265).

###### *Climate and Location*

A Mediterranean climate prevails within the project area with an average of 30 inches of rainfall annually. Winters are cool and wet, while summers are hot and dry. Annual temperatures range from about 30 to 95 degrees Fahrenheit. The project is located in eastern Sonoma County with elevations varying from 400-450 feet above mean sea level. The project is situated within the valley floor west of the Sonoma Mountains, approximately 1200 feet north of Santa Rosa Creek.

###### *Urban Setting*

The Caritas Village project is situated within the Saint Rose Neighborhood, an urban environment located near Downtown Santa Rosa. The neighborhood is dominated by residences dating to the late-nineteenth and early-twentieth centuries. The block has several historic-era buildings including a hospital and number of dwellings. Multi-story parking structures across from A and Sixth Streets as well as the presence of Highway 101 south of Morgan Street have compromised the historic setting of the neighborhood. Currently, the project site contains the existing Family Support Center



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located at 465 A Street, the Homeless Services Center buildings located at 516, 520, and 600 Morgan Street, and a garden located at 501 and 507 A Street.

## **Prehistory**

Over half a century of archaeological investigations in the North Coast Ranges has revealed a record of hunter-gatherer occupation spanning 12,000 years. The cultural chronology of this area is best described as part of the overall cultural chronology for the central North Coast Ranges. A number of cultural chronologies have been developed for this region (cf. Basgall 1982; Dowdall 2002; Fredrickson 1974; Fredrickson and White 1988; Hildebrandt and Hayes 1984; Jones and Hayes 1993; Layton 1990; Meighan 1955; Milliken et al. 2007; and White et al. 2002).

In his 1974 doctoral dissertation, David A. Fredrickson proposed five chronological periods and related cultural patterns to summarize the North Coast Ranges. The published volume *Cultural Diversity and Cultural Change in Prehistoric Clear Lake Basin: Final Report of the Anderson Flat Project* (White et al. 2002) provides the most synthetic summary of relevant research themes and the current state of knowledge concerning prehistoric hunter-gatherer studies in the North Coast Ranges.

### *Paleo Indian Period (12000-8000 BP)*

This period is the earliest known time in which humans occupied California. Few sites from this period are known, and thus data about this time period is relatively speculative. The Paleo-Indian period was a time of variable climate, rising sea levels, and other broad-scale environmental change. Most notable of these trends was the Younger Dryas climatic phenomenon, which caused a major cooling in the Earth's temperature between 12,900 and 11700 BP. To the best understanding of the record, Paleo-Indian peoples tended to live near pluvial lakebeds, and intensified on hunting big game using darts and atlatls. Social units were composed of small, highly mobile groups, moving through broad geographic areas and leaving relatively meager archaeological remains. Tool types from this time period are lesser known than more contemporary periods, but include fluted projectile points such as the Clovis type, and flaked stone crescents. Other food processing technologies were portable, such as manos. The Paleo-Indian Period is recognized locally as the Post Pattern (Fredrickson 1974).

### *Lower Archaic (8000-5000 BP)*

The Lower Archaic began with the onset of the Holocene Climatic Optimum, a warming period between 9000 and 5000 BP. With this temperature increase came the drying of pluvial lakebeds. As a result, the decline in fauna caused a shift in subsistence strategies away from primarily hunting. This time period is defined by subsistence strategies focused on both hunting and processing hard seeds such as acorns. At this time, social groups still remain small, with a lesser value on wealth and status. Mobility remained relatively high.

### *Middle Archaic (5000-3000 BP)*

The Middle Archaic was largely defined by the stabilization and moderation of climatic extremes. Accordingly, diversification of economies occurred. This period saw the gradual shift towards sedentism begin in kind as well. This shift towards sedentism is likely represented by new, less portable technologies such as the mortar and pestle. Populations grew, and territories expanded as a result, as peoples sought new resources. These territorial boundaries seem to be fluid at this time. These semi-sedentary groups may have represented the earliest presence of trade networks.

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### *Upper Archaic (3000-1500 BP)*

Due to the expansion of territories and increase in sedentism in the Middle Archaic, resulting cultures formed began to intensify on trading with neighboring groups. This expansion in trade was accompanied by an increase in social and religious complexity. Group-oriented religion such as the Kuksu likely began around this time. The shell bead, ubiquitous throughout later California prehistory, emerged at this time as well, indicating wealth through trade and status on a local level. In spite of developing sedentism, territories were not entirely solidified at this time. Many of the archaeological sites in the North Coast Ranges were first used in the Middle and Upper Archaic, when populations were increasing and groups moved into new areas to utilize a more diverse range of resources.

### *Lower Emergent (1500-500 BP)*

The Lower Emergent represents a continuation of trends established in the Upper Archaic. The continued trend towards sedentism, and therefore intensification on local resources, forced populations to spread further, and ultimately resulted in hardening of territorial boundaries over time. Trade also intensified, with more varied materials. The importance of status and wealth increased in this time. Technology stepped forward with the development of the bow and arrow, replacing the more cumbersome dart and atlatl.

### *Upper Emergent (500 BP- colonial era)*

The Upper Archaic is represented primarily by highly refined trade networks. Goods such as obsidian and clam shell disk beads traveled much further than before. Clam shell disk beads in particular obtained special status as the first known monetary unit in California. To create finer goods, specialization in manufacturing becomes evident, in part through the decline of debitage found on sites from this period. This reduction suggests that handling of obsidian was restricted only to certain individuals. This period is also marred by the arrival of European diseases, which caused a drastic decrease in populations, even before European peoples arrived in affected regions.

## **Ethnography**

The Southern Pomo, who inhabited this region prior to Euro-American intrusion, were one of several groups of Pomo Indians distributed over the lands of Mendocino, Lake, and Sonoma Counties. Seven distinct and mutually unintelligible languages are recognized under the rubric of Pomo (Barrett 1908; Kroeber 1925; McLendon & Oswalt 1978). These languages are delineated by geographic divisions, which include: Northern, Central, Southern, Eastern, Southeastern, Northeastern, and Southwestern (Kashaya) (Barrett 1908; Stewart 1943). The following ethnographic summary is not intended as a thorough description of Southern Pomo culture but instead is meant to provide a background to the present cultural resource investigation with specific references to the project area. In this section, the past tense is sometimes used when referring to native peoples because this is a historical study. This convention is not intended to suggest that Pomo people only existed in the past. To the contrary, many Pomoan groups have strong cultural and social identities today.

Prior to Euro-American occupation, the project area was occupied by speakers of the Southern Pomo language. Southern Pomo speakers occupied central to southern Sonoma County from the coast to the Russian River, extending just south of Gualala in the north, to Sebastopol in the south (McLendon & Oswalt 1978: 278). The Southern Pomo subsistence focused upon freshwater fish, acorns and terrestrial game. Intertidal resources along the coast including sea weed, shellfish and

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marine fish were harvested largely during summer months. In the winter the Southern Pomo moved inland to fish salmon and steel head in the Russian River, hunt deer and gather acorns (McLendon & Oswalt 1978: 276).

Most Southern Pomo did not have specific names for their groups, referring to their groups using locational descriptors followed by *-hčamay*, “people.” Neighboring groups referred to the bands around Santa Rosa and Sebastopol as *Ɂiy·oko-hčamay*, “southerners” (McLendon and Oswalt 1978:280). The current project area lies within the ethnographic territory of the *Bitakomtara* tribelet of the Southern Pomo linguistic affiliation (Stewart 1943). According to Stewart (1943:53), the tribal area of the *Bitakomtara* includes about 200 square miles. It is bounded on the north by Mark West Creek; on the east by Sonoma Canyon, Bear Creek, and the summit of the Mayacama Mountains; on the south by the peak of Sonoma Mountain (north of Cotati) and the end of the Laguna de Santa Rosa Creek; and on the west by Laguna de Santa Rosa (Stewart 1943:53). In historical documents, the Indians of the Santa Rosa Plain are often referred to as the Gualomi tribelet. Gualomi is actually the Coast Miwok name for the people that inhabited the Santa Rosa area, but since the missionaries used Coast Miwok guides the people were referred to by their Coast Miwok name. Gualomi is also used in reference to a main village site along Santa Rosa Creek.

The nearest reported ethnographic resource is the village site of *wɪ'łōk*. This village site is described as being at “a point about three miles northeast of Santa Rosa” (Barrett 1908:222). No ethnographic resources are known within the current project area.

## History

### *Russian Fur Traders and Spanish Missionaries*

The first non-native peoples to explore the inland areas of Sonoma County were Russian and Aleutian trappers staged from Fort Ross on the Sonoma Coast. Fort Ross was the southernmost outpost of Russian settlement in North America from 1812 to 1842 (Beck and Haase 1974). The Russians did not establish settlements in the interior of Sonoma County, instead deriving their income from the fur trades on the coast.

Worried that Russians may take control of the interior lands two Spanish missions were established, San Rafael (1817) and Sonoma (1823), in an effort to push the Russians out of the province (Johnson 1979:301; Smilie 1975). Spanish missionization efforts towards the Pomo living on the Santa Rosa plain began in 1821. By 1826, nearly all natives living in the region had been baptized (Milliken 2008:58-63). In 1829, Father Juan Amoros came to the territory of the Cainemeros tribe of Indians who resided on Chocoalomi, the Indian name for Santa Rosa Creek. Near there he captured an Indian girl, baptized her in the stream and gave her the name Santa Rosa, from the fact that the Church was celebrating the feast of Santa Rosa de Lima that day (Gregory 1911:153; Thompson 1877).

### *Mexican Period (Rancho Cabeza de Santa Rosa)*

The Mexican War of Independence was an armed conflict that ended Spanish control of the territory of Alta California in 1821. General Mariano Guadalupe Vallejo served as Commander of the Mexican forces north of the Presidio of San Francisco. Working on behalf of the Mexican Government, Vallejo was charged with the task of selecting sites to establish *pueblos* (towns) on which fortifications might be erected. The Mexican Government wanted to prevent the Russians stationed at Fort Ross from encroaching farther south on to Mexican domain (Menefee 1873:165). Dona Maria Ygnacia Lopez de Carrillo, mother-in-law to General Vallejo, was born in 1793 in San

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Diego. She married Joaquin Victor Carrillo in 1809 and had 13 children (seven daughters and six sons). Francisca Benicia Carrillo married Mariano Vallejo in 1832. Joaquin Carrillo died circa 1836.

The following year, the widow Maria Carrillo, along with her nine unmarried children, moved to Sonoma County from San Diego. She received Vallejo's permission to settle in an area on the Santa Rosa Plain. In 1838-1839, she supervised construction of an adobe building on the south bank of Santa Rosa Creek. Salvador Vallejo, General Mariano Vallejo's younger brother, acted as project supervisor. Much of the labor for the operation was supplied by local Indians, and the Carrillo sons. The adobe served as the first non-Indian residence of the Santa Rosa Valley.

Shortly thereafter, Maria Carrillo applied to the Mexican government for a land grant, which she was awarded in 1841 by Governor pro tem Manuel Jimeno (Gudde 2010). The *Rancho Cabeza de Santa Rosa* included 8,885 acres of land (Beck and Haase 1974:29). The land grant is one of a small number awarded to a single woman. General Vallejo played an important role in obtaining the two square league grant. Award of the land grant helped solidify Mexican control of the region. Maria Carrillo's son José Ramon managed some 3,000 head of cattle, 1,200-1,500 head of horses, and a few sheep on the *Rancho Cabeza de Santa Rosa*.

### *American Period*

As American settlers moved in to Mexico-controlled California many of them settled in the Sonoma-Napa area, or north of Sutter's Fort near Sacramento. Few American settlers were permitted to purchase or rent land by Mexican authorities. The Mexican government was concerned about American settlers encroaching on to Mexican territory. Tensions between American settlers and Mexican Nationalists grew. In April 1846, Mexican Governor José Castro proclaimed that foreigners, who had not been naturalized as Mexicans, would be expelled from the country. Governor Castro began to organize forces to uproot American settlers. American settlers heard rumors of the pending attack.

In June 1846, a number of American immigrants rebelled against the Mexican government in what became known as the Bear Flag Revolt. On the morning of June 14, 1846, a party of 33 armed American settlers entered the town of Sonoma and captured General Mariano Vallejo along with several Mexican officers. The prisoners were brought to Sutter's Fort and all were incarcerated. American forces, led by U.S. Captain John C. Fremont, soon came to aid the Bear Flaggers. The Bear Flag revolt put the territorial claims of Mexico in question and helped pave the way for the United States to seize control of the Pacific coastline.

After American acquisition of California the Spanish and Mexican land grants were examined for validity by the US District Court under the Land Act of 1851 (Gates 1971). Following the death of Maria Carrillo, Rancho Cabeza de Santa Rosa was divided between her descendants. Most of these land grants were confirmed by the District Courts by 1856.

### *Origins of Santa Rosa*

Barney Hoen and Ted Hahman are often cited as the founders of the City of Santa Rosa (LeBaron et al. 1985; Wilson 2004:13). The town of Santa Rosa was first settled in 1851, mostly by farmers originating from the southern United States (Stanely 2008:ix). Julio Carrillo, son of a Maria Carrillo, generously donated property for a central square, gave land to churches, and sold other lots for under value (Wilson 2004:13). Julio, along with Barney Hoen, laid out grid for the new town with A through E streets running north-south perpendicular to First through Fifth streets. In 1855, Santa Rosa was formally recognized as the county seat. In the second half of the 19<sup>th</sup> Century, Santa

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Rosa grew into a transportation hub and an economic center (LeBaron et al. 1985). The downtown featured cobble stone streets, impressive multi-story stone and brick buildings, two railroad stations, prosperous stores, and neighborhoods ranging from magnificent Victorians to modest one-story dwellings (Wilson 2004:15). Santa Rosa became the banking center of the valley with Santa Rosa Bank organized by E. T. Farmer (1870), Santa Rosa Savings Bank established by Ted Hahman and A. P. Oveton (1873), and Exchange Bank founded by Maniville Doyle and his Frank in 1890 (Wilson 2004:20). At the town's center was the spacious central square with an impressive stone courthouse built. By the bringing of the 20<sup>th</sup> Century Santa Rosa was well established with a population of about 6,000 residents. Three railroad lines were in operation hauling agricultural products from the fields to distant markets. While the railroads running through Santa Rosa were part of the Redwood Empire and the shipping of timber, the primary industry of the Santa Rosa area has historically been agriculture and livestock focused (Stindt 1964).

### *Sonoma County Railroads*

One of the earliest railroads in Sonoma County was the Petaluma and Haystack railroad. The railroad started construction in 1862 and was the precursor to the Sonoma and Marin Railroad built in 1876. The Santa Rosa and Carquinez Railroad, a section of the Southern Pacific before merging into the Northern Pacific in 1898, ran from downtown Santa Rosa through Melita and Sonoma to Napa. In the meantime construction of the San Francisco and North Pacific Railroad was started in Petaluma in 1868 and reached Cloverdale by 1872. From 1889 to 1890 the San Francisco and Northern Pacific Railroad organized the Santa Rosa, Sebastopol and Green Valley Railroads and built a line from Santa Rosa to Sebastopol (Stindt 1964: 14). The railroads were first built to support hauling lumber and quarry materials, then freight and finally as part of the burgeoning tourism industry.

### *The Great Earthquake of 1906*

On April 18, 1906, a major earthquake along the San Andres Fault occurred. Although commonly referred to as the San Francisco Earthquake, proportionally the damage caused to the City of Santa Rosa was more extensive. In Santa Rosa, over 100 people were killed. The most fatalities were occupants of the Saint Rose, Occidental, and other hotels. The dome of the Sonoma County Courthouse in the center of town was smashed and most of the downtown collapsed in a rubble of bricks and dust. A fire started at Third and B Streets that swept through downtown claiming more lives. Water mains broke and the firehouse at Fifth Street collapsed killing the fire horses. Firemen pulled their equipment by hand to burning buildings and pumped water from nearby Santa Rosa creek.

### *Santa Rosa in the 20<sup>th</sup> Century*

Rebuilding of the City began almost immediately (LeBaron and Mitchell 1993). Within days the post office, banks and the Democrat newspaper had set up temporary facilities to help citizens recover. The county supervisors met on the lawn outside the ruins of the courthouse. Among the first orders of business was to draft stringent building codes, calling for steel reinforcement. Brick and mortar buildings that failed during the earthquake were replaced by stone masonry. The Western Hotel, La Rosa Hotel and train depot at Railroad Square used basalt block quarried near Annadel. The new courthouse, designed by J. W. Dolliver and dedicated in 1910, would become emblematic of the city revived (Wilson 2004:34). Streetcars associated with the Petaluma and Santa Rosa Electric Railway (P&SR) provided a direct link to Sebastopol with some 20 cars arriving daily. In 1927, the P&SR built a new stucco station at Fourth and Wilson Streets.

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The Redwood Highway was completed in the 1920 and construction of the Golden Gate Bridge in 1937 brought more traffic to Santa Rosa. After World War II the burgeoning population of the North Bay area encouraged developers to push the city limits outward creating whole new neighborhoods in areas that had been fruit and nut orchards. Montgomery Village is a prominent example of this type of post war development. The Highway 101 bypass opened in 1949, bisecting the city and shifting the course of the town's development. A flurry of urban development occurred in the late 1960s. New industries began to make their mark with technologies companies such as Hewlett Packard establishing business. It was about this time that agriculture shifted toward vineyards and Santa Rosa emerged as a center of the wine tourism industry.

### *Saint Rose Neighborhood*

The Caritas Village project is within the Saint Rose neighborhood, which includes residential, industrial and commercial building types. This historic district grew up around the Saint Rose Church, a Gothic Revival stone structure built by local Italian stone masons. The neighborhood was not part of the original town plat. By the late 1880s, there were a handful of churches and large residence in the Saint Rosa neighborhood, named for the Catholic parish church at its center. Investors began subdividing additions to Santa Rosa including the Saint Rosa neighborhood in 1869. By 1893, there were two houses at the southwest corner of the block (Reynolds and Proctor 1893). By 1897, what would become the hospital block was surrounded on all sides by development and newly divided land (Sanborn Insurance Map 1897). Homes date from as early as 1872 to the 1940s. Many of the residential bungalows were built in the 1920s for Santa Rosa's small business owners. In 1990, the City recognized the Saint Rosa neighborhood as the city's first residential historic district.

## **V. SOURCES CONSULTED**

### **Records Search**

On November 19, 2018 and December 12, 2018, Marlene McVey, Archaeologist with ALTA, conducted a records search (File Number 18-0973; File Number 18-1122) at the Northwest Information Center (NWIC) located on the campus of Sonoma State University. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of archaeological and historical records and reports for an 18-county area that includes Sonoma County. The records search included a review of all study reports on file within a one-half mile radius of the project area. A search of cultural resources included a one-half mile radius. Sources consulted include archaeological site and survey base maps, survey reports, site records, and historic General Land Office (GLO) maps. Attachment B provides the confidential records search results.

Included in the review were:

- *California Inventory of Historical Resources* (California Department of Parks and Recreation 1976)
- *California Historical Landmarks* for Sonoma County (CA-OHP 1990)
- *California Points of Historical Interest* (CA-OHP 1992)
- *Historic Properties Directory Listing* (CA-OHP April 2012)
- *Historic Properties Directory* includes the National Register of Historic Places (April 2012) of the California Historical Landmarks and California Points of Historical Interest

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A review of archaeological site and survey maps revealed that 97 cultural resource studies have been performed within a one-half mile radius of the current project area. Almost the entire records search radius has been previously studied for cultural resources or built environmental resources.

Sum 468 cultural resources are present within the one-half mile records search radius. This includes 440 historic-era buildings or structures, eight historic districts, 11 historic-era archaeological sites, 3 prehistoric sites, two multicomponent sites, and 4 isolated artifacts. The following discussion focuses on prehistoric and historic archeological sites within the search radius and documented built environmental resources within the APE.

#### *Prehistoric-era Resources within Search Radius*

P-49-000076 (CA-SON-11) is a prehistoric site consisting of marine shell fragments, unmodified obsidian flakes and an obsidian projectile point. The site is may represent the ethnographic village of *Kabetciuwa*, the only permanent ethnographic village in Santa Rosa (Barrett 1908:222; Melander 1973). The site is located about 1600 feet south of the APE (Melander 1973; Origer 1986).

P-49-000134 (CA-SON-157) was originally described by Jesse Peters in circa 1907 who noted black greasy soil, charcoal, five arrowheads, one spearhead, a crude mortar and a pestle. The site is plotted 2400 feet northwest of the APE. This site has not been revisited since its original recordation.

P-49-002820 is a buried lithic scatter consisting of a concentration of obsidian flakes, an obsidian flake tool and a shattered obsidian projectile point. The majority of obsidian is from the Annadel obsidian source. Artifacts were observed at a depth of about six feet below surface. The site is located approximately 1000 feet south of the project area (Evans 2000).

#### *Historic-era Resources within APE*

Sum 12 built environmental resources and two historic districts are identified in the APE. Evaluation of historic-era structures within the Caritas Village project area are addressed by Brunzell (2019).

#### *Multicomponent Resources*

P-49-000801 (CA-SON-860/H) is a multicomponent site consisting of a prehistoric camp and historic-era Hoag House. Archaeological excavation within the prehistoric component of the site revealed a dense concentration of projectile points, bifaces, cores, flake tools, choppers, mortars, pestles, hammer stones, pendants, shall beds, and faunal remains (Melander et al. 1973). Three ash features were identified in excavation units at a depth of 60 centimeters below surface. The site probably represents seasonal settlement or camp. Obsidian hydration rim measurements and stylistically diagnostic artifacts indicate occupation occurred during Phase 2 of the Late Period (circa post 1350 Before Present) (Fredrickson 1976; Mikkelsen 1984). The historic component is associated with the Hoag House, the oldest surviving wood-framed house in Santa Rosa. The home was built in 1856 by carpenter Charlie White and purchased by Obediah Hoag in 1875 (Mason 2017). Archaeological excavation of a trash pit dated to the late 19<sup>th</sup> Century was conducted by Adrian Preaetillis, although no report of findings is available (Mikkelsen 1984). In modern times, the Hoag House fell to neglect. In 1983, the house was boarded up and frequented by homeless until a fire burned the second story and badly damaged other parts of the structure. In 1995, the Hoag House was moved to Channel Drive with the intention to restore the building at a different location. In 2017, after 22 years of neglect, the dilapidated remains of the home were demolished (Mason 2017). This site is located approximately 1750 feet southeast of the APE.

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P-49-004993 (CA-SON-2670/H) is a multicomponent site consisting of historic-era trash deposit containing bottle glass fragments, oyster shell and a prehistoric obsidian flake. The site is located approximately 2100 feet northwest of the APE (Kimsey 2013; Martin 2015).

## Historic Map Review

Review of historic maps of the area was completed to better understand the timing of development within the project area and recognize historic features. The following historic maps were reviewed as part of this investigation.

Bowers, A.B.

1866 Map of Sonoma County, California. 1:63,360 scale.

General Land Office

1865 Plat Map Township 7 North, Range 8 West. August 29, 1865.

Reynolds & Proctor

1898 Plat Map Santa Rosa, T7N R8W, page 50. 1:31,680 scale.

Sanborn Map Co.

1885 Sanborn Fire Insurance Map of Santa Rosa, Sonoma County, California, 1885.

1888 Sanborn Fire Insurance Map of Santa Rosa, Sonoma County, California, 1888.

1893 Sanborn Fire Insurance Map of Santa Rosa, Sonoma County, California, 1893.

Thos. H. Thompson & Co.

1877 New Historical Atlas of Sonoma County, pages 42, 43, 66 and 67

United States District Court (USDC)

1856 Plat of Rancho Cabeza de Santa Rosa. 1:15,840 scale.

United States Geological Survey (USGS)

1916 Santa Rosa Topographic Map, 1:62,500 scale.

1944 Santa Rosa Topographic Map, 1:62,500 scale.

1954 Santa Rosa Topographic Map, 1:62,500 scale.

1968 Santa Rosa Topographic Map, 1:24,000 scale.

1973 Santa Rosa Topographic Map, 1:24,000 scale.

1980 Santa Rosa Topographic Map, 1:24,000 scale.

1983 Santa Rosa Topographic Map, 1:125,000 scale.

1994 Santa Rosa Topographic Map, 1:24,000 scale.

The earliest map (USDC 1856) depicts the project area as being a part of the Rancho Cabeza de Santa Rosa Land Grant. The city of Santa Rosa is noted, but the only depicted structures are C Street and Galgan's Hotel. No lot lines are depicted (USDC 1856). The 1865 General Land Office survey plat offers no further details (GLO 1865). By 1866, this land is unsectioned, but divided into irregular parcels. The project area appears as part of an undeveloped parcel owned by J.P. Clark and Co (Bowers 1866). By 1885 most of the block is depicted as vacant, with a few residences bordered by 5<sup>th</sup> street and a hay and wood yard owned by J.H. Glenn (Sanborn 1885). A short time later A Street was extended from Sixth Street to Seventh Street, cutting through a portion of the J.H. Glenn's Hay Yard and through one of the structures on the property (Sanborn 1888). By 1893



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the Hay Yard was no longer present, and a few more residences had emerged within the project area (Sanborn 1893). Multiple structures were depicted within the APE throughout the early 1900's, including a number of wood framed bungalows and the General Hospital (USGS 1916, 1944, 1954). The hospital has since been converted into a Catholic Community Center. Depictions of the APE have mostly remained static from the 1950s into present day, with the exception of the removal of a few of the historic-era residences recorded within the APE (USGS 1994).

## Ethnographic Literature Review

Available ethnographic resources and literature was reviewed to identify cultural resources in the project vicinity. The following sources were consulted.

Barrett, Samuel A.

- 1908 The Ethnogeography of the Pomo and Neighboring Indians. *University of California Publications in American Archaeology and Ethnology* 6(1):1-332. Berkeley

Kroeber, A. L.

- 1925 Handbook of the Indians of California. *Bureau of American Ethnology Bulletin* 78. Washington D.C.

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McLendon, Sally, and Michael J. Lowy

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Tiley, Shelly and Shannon Tushingham

- 2011 *Native American Ethnogeography, Traditional Resources, and Contemporary Communities and Concerns: Cultural Resource Inventory of Caltrans District I, Rural Conventional Highways: Del Norte, Humboldt, Mendocino, and Lake Counties. Volume I: Report and Appendices A-E*. Report on file at the Northwest Information Center, California Historical Resources Information System, S-38865.

Stewart, Omer C.

- 1943 Notes on Pomo Ethnogeography. *University of California Publications in American Archaeology and Ethnology* 40(No. 2):29-62.

Prior to Euro-American occupation, the project area was used by the Southern Pomo (Barrett 1908:333). There are a total of three village sites within a five mile radius of the project area. The nearest ethnographic resource to the APE is *Kabetciuwa*, which is described as located the south

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bank of Santa Rosa creek at a point about a mile east of the train depot (Barrett 1908:222). Archaeological site P-49-000076 (CA-SON-11), located about 1600 feet south of the APE, may represent the physical remains of this village.

## **Native American Consultation**

Assembly Bill 52, which went into effect in July 2015, is an amendment to CEQA Section 5097.94 of the Public Resources Code. AB52 established a consultation process with all California Native American tribes identified by the Native American Heritage Commission (NAHC) with cultural ties to an area and created a new class of resources under CEQA known as Tribal Cultural Resource. The City of Santa Rosa (City), as the Lead Agency under CEQA, is responsible for complying with the requirements of CEQA Section 5097.94 of the Public Resources Code. The City is in charge of consulting with Native American tribes for this project.

Kristinae Toomians, Senior Planner with the City of Santa Rosa, sent AB-52 consultation letters on September 26, 2018. Consultation letters were mailed to both the Federated Indians of the Graton Rancheria and the Lytton Rancheria of California. On October 3, 2018, the Lytton Rancheria legal representative Brenda L. Tomaras responded via email to acknowledge receipt of the AB-52 consultation request for PRJ18-52. The Lytton Rancheria requested no further consultation for this project.

The Native American Heritage Commission (NAHC) was contacted in writing on 20 December, 2018 by ALTA to review the Sacred Lands Files for any resources present within the project area and to request a CEQA Tribal Consultation List per AB52. The NAHC responded on January 8, 2018 stating that a search of the Sacred Lands file was negative. The commission provided a list of eight local Native American and organizations that may have traditional knowledge of cultural resources in the area.

On February 19, 2019, Kristinae Toomians, sent SB-18 notification letters to all eight local tribes identified by the NAHC. To date, no additional response has been received from Native American tribes consulted as part of outreach activities for this project.

Attachment C provides the results of Native American consultation.

## **VI. FIELD METHODS**

ALTA staff archaeologists Alex DeGeorgey, Marlene McVey and Sarah King-Narasimha conducted a field survey of the project area on December 19, 2018 (Figure 4). Project design drawing, project maps and aerial imagery were used to correctly identify the project area. Ground surface visibility was poor, about 5% due to structures, pavement, landscaping and leaf litter. The best ground surface visibility was present in vacant lots, in planter beds, and the community garden. Rodent burrows and exposed mineral soils were examined for evidence of cultural materials. The entire APE was surveyed with transect spaced no greater than five meter intervals (Figure 4). The survey effort included excavation of eight shovel probes to examine subsurface sediments. Shovel probes were situated within vacant lots and excavated to an average 50 cm below the surface. Sediments were examined for evidence of cultural materials. A Trimble Geo7x Global Positioning System capable of submeter accuracy was used to record the location of shovel probes (Figure 4). Digital photos were taken of cultural materials, shovel probe excavations, the project area and surroundings (Attachment D). Cultural resources discovered as a result of the archeological

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inventory were documented on the standard Department of Parks and Recreation 523 series forms (Attachment E).

## **VII. STUDY FINDINGS AND MANAGEMENT RECOMMENDATIONS**

### **Study Findings**

A cultural resources inventory was conducted to address the responsibilities of CEQA, as codified in Public Resource Code sections 5097, and its implementing guidelines 21082 and 21083.2 and Section 106 of the NHPA of 1966 (as amended) described in 35 CFR 800.

The records search revealed that 10 historic-era structures are present within the project area (P-49-005582, P-49-005581, P-49-005580, P-49-005579, P-49-005578, P-49-005577, P-49-005576, P-49-005530, P-49-005451 and P-49-005529). Seven of the buildings remain and three have been demolished. Evaluation historic-era architecture was completed by Kara Brunzell (2016) and will not be addressed here. Consultation with the NAHC and local tribes did not identify tribal cultural resources within the project area.

The archaeological field survey resulted in the discovery of four obsidian flakes. Flakes were identified within the community garden area (APN 010-031-001 and 010-031-002) northwest of the intersection of 7<sup>th</sup> and A Streets. Two shovel probes, one excavated on each parcel, did not reveal additional prehistoric cultural materials in subsurface contexts. Attachment D provides the site record documenting these prehistoric materials.

### **Regulatory Context**

Pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966 and the California Environmental Quality Act (CEQA), Public Resource Code (PRC), Section 2100 et seq., (as revised 2009), public agencies are required to consider the effects of a project on historical (including treated archaeological) resources. An cultural resource inventory was conducted to ensure that important archaeological or historical remains present within the APE are identified and appropriately per PRC Sections 5097.98 and 5097.99 and Section 106 of the NHPA of 1966 (as amended) described in 35 CFR 800 and to mitigate for potential significant impacts to unknown archaeological resources within the APE.

In order for cultural resources to be eligible for listing on the NR/CRHR they must meet at least one of the following criteria:

- (A/1) is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
- (B/2) is associated with the lives of persons important to our past; or
- (C/3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
- (D/4) has yielded or is likely to yield, information important to prehistory or history.

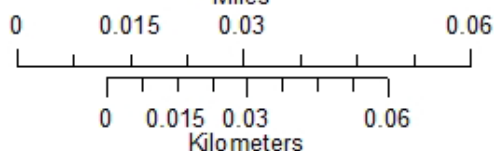


## Legend

- Caritas Center Parcels
- Roads
- Shovel Probe
- × Obsidian Flake



1:1,500  
Miles



Caritas Village Project



ALTA 2018-87  
Map Date: 1/22/2019

Figure 4. Project Area and Survey Coverage

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Archaeological resources are commonly evaluated with regard to Criteria A/4 (research potential). Historic-era structures older than 50 years are most commonly evaluated in reference to Criteria A/1 (important events), Criteria B/2 (important persons) or Criteria C/3 (architectural value). To be considered eligible under these criteria the property must retain sufficient integrity to convey its important qualities.

## **Management Recommendations**

We make the following four Cultural Resource (CR) recommendations to ensure that significant cultural resources are not adversely affected by the proposed project.

### *CR-1 (Cultural Resource Awareness Training)*

Prior to the initiation of the project, a cultural resources training will be provided to supervisors, contract foreman, construction crew members, and any additional key construction personnel. The professional archaeologist will administer the training. The purpose of the training is to increase awareness and knowledge of cultural resources and appropriate protocols in the event of an inadvertent discovery. The training will include a discussion of the monitoring plan with an emphasis on the procedures for stopping work and notification of key personnel. Appropriate protocols in the event that human remains are discovered will also be discussed. Upon completion of the training, participants will be able to define cultural resources, describe the policies and procedures for identifying and protecting cultural resources, know how to locate and receive assistance from the professional archaeologist and coordinate with other sources, and describe steps to be taken when cultural resources are encountered during project implementation. All new construction personnel added after construction commences will receive the same training and orientation before working on-site. In the event that Native American monitors are used, it will be necessary for tribal representatives to also participate in the training.

### *CR-2 (Construction Monitoring)*

Cultural resource monitoring during construction is merited for this project because standard pedestrian survey was hindered by the absence of ground surface visibility due to paving, existing structures and landscaping. Additionally, a prehistoric lithic scatter was discovered within the APE on APN 010-031-001 and 010-031-002. Limited subsurface investigations in this area did not reveal additional evidence of cultural materials.

Cultural resource monitoring of construction activities will be designed to ensure that previously undocumented cultural resources are identified, recorded, and properly treated. An on-site Cultural Resources Monitor will meet the Secretary of the Interior's Professional qualifications for both prehistoric and historic-era archaeology or be directly supervised by an individual who meets those qualifications. Monitoring will include observation of excavations to their maximum depths, documentation of soil stratigraphy, and inspection of stockpiled soil sediments. The Monitor will be responsible for documenting monitoring activities in a daily log. At a minimum, documentation will include location of archaeological monitoring, activities for the reporting time period and periodic digital photographs of the project work. As appropriate, a description of any archaeological resources identified and any actions undertaken will be noted in the log. Most importantly, if cultural resource remains are encountered, the Cultural Resource Monitor will have the authority to temporarily halt or re-direct construction activities, as described in CR-3 (Unanticipated Discovery of Cultural Resources) described below.

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### *CR-3 (Unanticipated Discovery of Cultural Resources)*

If previously unidentified cultural resources are encountered during project implementation, avoid altering the materials and their stratigraphic context. A qualified professional archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

In the event of an inadvertent discovery of possible archaeological material will be consistent with 36 CFR 800.13. Should a cultural resource discovery occur during subsurface exploration or during construction, the cultural resource monitor will have the authority to stop all work immediately within a 50 foot vicinity of the find and redirect construction equipment. The area will be secured and protected. If the cultural resource monitor is not on-site, construction personnel will immediately notify the Principal Archaeologist assigned to the job and the Lead Inspector.

The Principal Archaeologist will make an evaluation of NRHP/CRHR eligibility in the field in accordance with generally accepted research themes and methods. No ground disturbing activities may resume until the Principal Archaeologist is on site, is able to assess the situation, and has provided professional recommendations.

Identified resources will be evaluated for listing on the NRHP per the four criteria established in 36 CFR 60.4: Criteria for evaluation and for listing on the CRHR per Sections 15064.5 (b), 21083.2, and 21084.1 of the Public Resource Code (PRC) and the CEQA Guidelines (California Code of Regulations Title 14, Section 15064.5). If the resource is determined potentially eligible for inclusion on the NRHR and/or the CRHR, the Principal Archaeologist will notify the Lead Agency.

### *CR-4 (Encountering Native American Remains)*

Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity, including a stop work radius of 100 feet around the discovered remains. The Sonoma County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

Native American consultation will occur if prehistoric-era Native American cultural resources are discovered. Procedures to follow in the event that human remains are encountered the discovery. The Lead Agency is responsible for ensuring proper treatment of the remains that comply with Public Resources Code Sections 5097.98 and 5097.99; Section 7050.5 of the California Health and Safety Code, as amended by Assembly Bill 2641. The area around the discovery will be secured and the remains will be left where they were found and not be disturbed in any way. Project personnel will treat the remains with respect. Construction can proceed only after the proper archaeological inspections have occurred and environmental clearances are obtained. This will require close coordination with the Native American Heritage Commission, Lead Agency, Construction personnel, Principal Archaeologist and local Native American tribes.



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