Appendix C

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

HISTORIC PROPERTY SURVEY FOR THE HERITAGE PARK APARTMENTS PROJECT, 8685 OLD REDWOOD HIGHWAY, WINDSOR, SONOMA COUNTY, CALIFORNIA

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STATEMENT OF CONFIDENTIALITY

This report identifies the locations of cultural resources within Sonoma County that is confidential information because archaeological sites are nonrenewable resources that can be significantly impacted by disturbances that can affect their cultural, scientific, and artistic values. Disclosure of this information to the public may be in violation of both federal and state laws. Applicable U.S. laws include, but may not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3) and the Archaeological Resources Protection Act (16 USC 470hh). California state laws that apply include, but may not be limited to, Government Code Sections 6250 et seq. and 6254 et seq. Furthermore, disclosure of archaeological site location information to individuals other than those meeting the U.S. Secretary of the Interior's professional standards or California State Personnel Board criteria for Associate State Archaeologist or State Historian II violates the California Office of Historic Preservation's records access policy.

ABSTRACT

Evans & De Shazo, Inc. (EDS) completed a Historic Property Survey (HPS) for the proposed Heritage Park Apartments project at 8685 Old Redwood Highway, Windsor, Sonoma County, California (Project Area) that entails the demolition of a house and barn constructed ca. 1900, and the construction of a 31-unit, three-story apartment complex and associated infrastructure. The HPS was conducted in compliance with the National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA) regulations and guidelines due to funds that may be provided by the United States Department of Housing and Urban Development (HUD) for the Project, and under the California Environmental Quality Act (CEQA). Two Areas of Potential Effect (APEs) were established for the Project, including a Direct APE that includes the 1.66-acre Project Area, and an Indirect APE that includes the adjacent property at 8635 Old Redwood Highway, both of which contain buildings that are over 50 years of age. The existing buildings within the Direct APE that include the ca. 1900 house and ca. 1900 barn, and the ca. 1920 house and two 1977 fourplexes in the Indirect APE were evaluated by EDS Principal Architectural Historian to determine historical significance, and the results are presented in a separate Historic Resource Evaluation (HRE) report[1].

The HPS was completed by EDS Principal Archaeologist Sally Evans, M.A., RPA, who exceeds the Secretary of Interior's qualification standards in archaeology. The methods used to complete the HPS included a record search at the Northwest Information Center (NWIC) utilizing a one-half mile search radius, a review of background information pertaining to the natural and cultural setting of the Windsor area, a Native American Sacred Lands inventory and tribal consultation, and a field survey of the Direct APE.

The HPS did not result in the identification of any historic properties or cultural resources having the potential to meet the criteria of a historic property under Section 106 of the NHPA or a historical resource under CEQA (excluding built-environment resources that are addressed in a separate report). However, a review of the soils and geology and historic maps indicates that the Direct APE has a high potential for buried archaeological resources, and due to this potential, project-specific recommendations are provided.

[1] Stacey De Shazo, 2018: *A Historic Resources Evaluation for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California.*

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by Michael Weyrick to complete a Historic Property Survey (HPS) and Historic Resources Evaluation for the proposed Heritage Park Apartments project located within a 1.66-acre property at 8685 Old Redwood Highway, Windsor, Sonoma County, California (Project Area). The proposed project entails the demolition of an existing house and barn that were constructed ca. 1900, and the construction of 31 affordable to very low-income housing units (Project). The HPS and HRE were completed to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA) due to federal assistance being provided by the United States (US) Department of Housing and Urban Development (HUD) for development of the Project, as well as the California Environmental Quality Act (CEQA). The purpose of the HPS and HRE were to determine if there are any Historic Properties or Historical Resources within the Project's Area of Potential Effect (APE) that could be impacted by the proposed Project.

The HPS was completed by EDS Principal Archaeologist Sally Evans, M.A., RPA, who exceeds the Secretary of Interior's qualification standards in archaeology and history. The methods used to complete the HPS included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS), a literature review, a Native American Sacred Lands inventory and Tribal consultation, and a field survey. The methods used and results of the HPS are presented herein.

The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior's professional qualification standards in architectural history and history. The purpose of the HRE was to evaluate the historic significance of the built-environment resources located within or adjacent to the Project Area that are at least 50 years in age and to provide recommendations if needed. The methods and results of the HRE are presented in a separate report titled "*A Historic Resources Evaluation for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California*" (De Shazo 2018).

PROJECT DESCRIPTION

The proposed Project entails the demolition of an existing ca. 1900 house and ca. 1900 barn and the construction of a 31-unit, three-story affordable apartment complex called Heritage Park with access proposed from a driveway entrance off Courtyards East that borders the Project Area on the east (Figure 1).

PROJECT AREA LOCATION

The Project Area includes the 1.66-acre parcel at 8685 Old Redwood Highway, Windsor, Sonoma County, California that includes Assessor Parcel Number (APN) 164-100-023. The Project Area is bounded on the north by Old Redwood Highway and two modern single-family houses and one modern multi-family property; on the east by Courtyards East and one multi-family property that contains one single-family house constructed ca. 1920 and two fourplexes constructed in 1977; on the south by a complex of

townhouses constructed in 1983; and on the west by two undeveloped parcels and one single-family house constructed in 1990.

The USGS 7.5-minute Healdsburg, California quadrangle (1993) (Figure 2) shows the Project Area located in Section 13 of Township 8 North, Range 9 West, Mt. Diablo Base and Meridian. The Universal Transverse Mercator (UTM) grid coordinates at the approximate center of the Project Area are: 517003 meters East and 4266301 meters North, Zone 10.

AREA OF POTENTIAL EFFECT

The regulations implementing the Section 106 review process require that an APE be defined for the Project (36 CFR 800.16(d)). The APE is defined as "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking".

Two APEs were established for the proposed Project, including a Direct APE and an Indirect APE. The Direct APE is defined as the area that will be directly impacted by the proposed Project and includes the one property at 8685 Old Redwood Highway (Project Area) that is 1.66-acres. The Indirect APE includes one additional property at 8635 Old Redwood Highway (APN 164-100-024) that contains a ca. 1920 single-family house and two 1977 fourplexes (Figure 3).

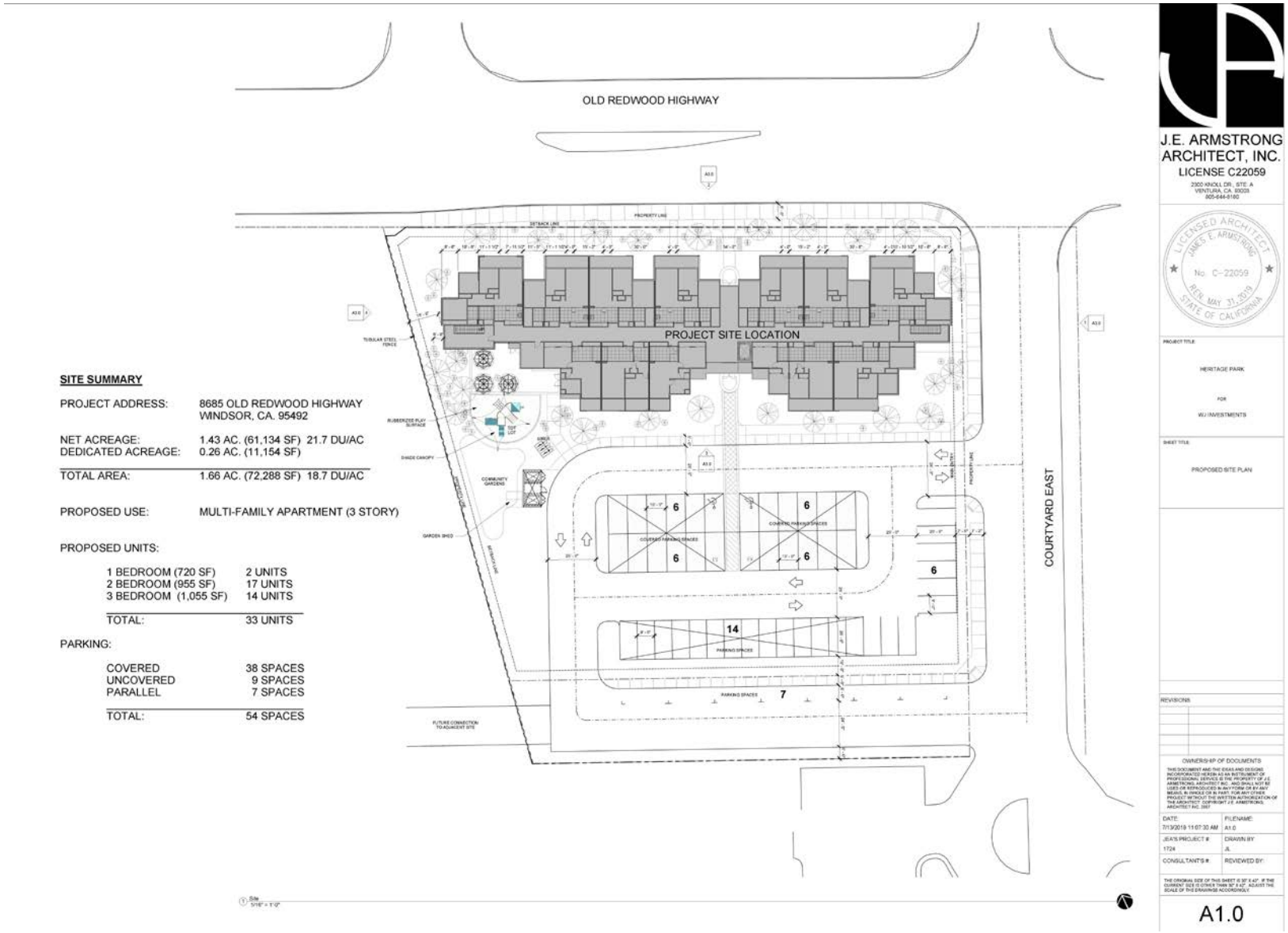

Figure 1: Proposed Project site plan.

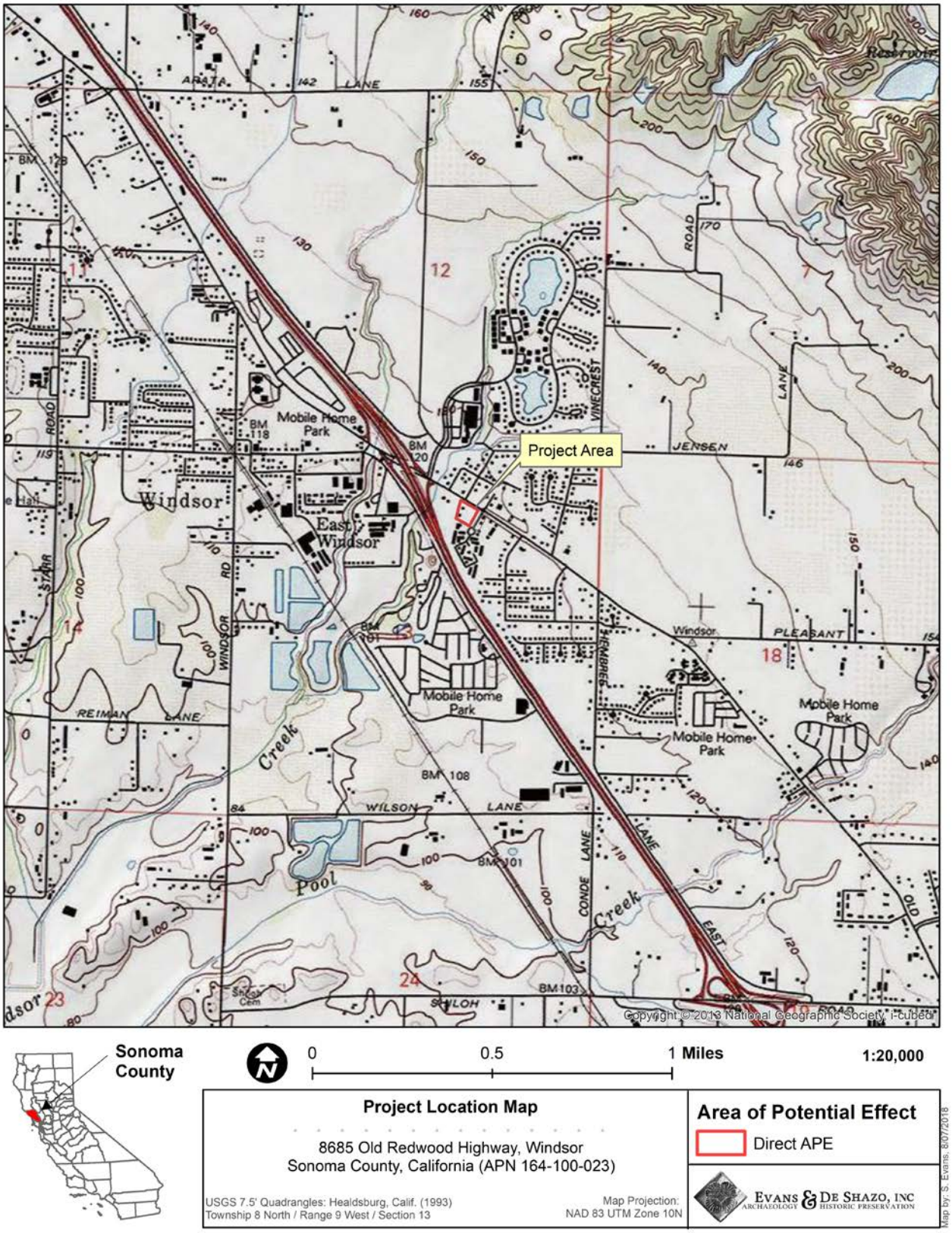

Figure 2: Project Area location shown on the USGS 7.5' Healdsburg, Calif. quadrangle map.

0 125 250 Feet

1:1,100

Area of Potential Effect Map

Heritage Park Apartments Project
8685 Old Redwood Highway, Windsor
Sonoma County, California (APN 164-100-023)

Direct APE
Indirect APE

EVANS & DE SHAZO, INC ARCHAEOLOGY HISTORIC PRESERVATION

Map by: S. Evans, 8/16/2018

Figure 3: Area of Potential Effect Map.

REGULATORY SETTING

The proposed Project is considered an undertaking subject to NEPA and Section 106 of the NHPA and its implementing regulations 36 CFR Part 800, NEPA [42 U.S.C. 4321 et seq.], and is also subject to CEQA. These regulations, as they pertain to cultural resources, are outlined below.

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

NEPA [42 U.S.C. 4321 et seq.] establishes national environmental policies and goals for the protection, maintenance, and enhancement of the environment and provides a process for implementing these goals within the Federal agencies. The Act also establishes the Council on Environmental Quality (CEQ).

The term "cultural resources" is not defined in NEPA. NEPA address the "human" — social and cultural — aspects of the environment. Culturally-valued aspects of the environment generally include historic properties (as defined by the NHPA), sacred sites, archaeological sites not eligible for the National Register of Historic Places and archaeological collections. The cultural use of natural resources and such "intangible" socio-cultural attributes as social cohesion, social institutions, life ways, religious practices, and other cultural institutions are typically evaluated under the "social impact" category. This cultural resource review will identify the potential adverse and beneficial effects on historic and cultural resources (i.e. historic properties), sacred sites and archaeological sites not eligible for the NRHP that result from implementation of the Project.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

Section 106 pertains to Federal “undertakings,” defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency, those carried out with Federal financial assistance, and those requiring a Federal permit, license or approval. The NHPA directs federal agencies to take into account (through identification, recordation and mitigation) the effects of proposed activities on historic properties and give the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Historic properties are properties that are included in the NRHP or that meet the criteria for the National Register.

National Register of Historic Places (NRHP)

Historic properties are districts, sites, buildings, structures, and objects listed or found eligible for listing in the NRHP. Unlisted properties are evaluated against the National Register criteria to determine eligibility for listing, in consultation with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) and any Native American Tribe that may attach religious or cultural importance to them.

The five property types include:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

In order to be included or qualify for the National Register, a building, structure, object, site or district must possess significance in American history, architecture, archaeology, engineering or culture, and must be associated with an important historic context and retain historic integrity of those features necessary to convey its significance. The resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet any of the following criteria:

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 important in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,

D. Has yielded, or may be likely to yield, information important in prehistory or history.

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Project is subject to CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, 14 CCR Section 15064.5). According to CEQA, cultural resources are aspects of the environment that require identification and assessment for potential historical significance (14 CCR 15064.5 and PRC 21084.1). The five classes of cultural resources also include buildings, structures, objects, sites and districts. Per California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);

- Listed in, or eligible for listing in, the NRHP;
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

California Register of Historical Resources (CRHR)

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

Unique Archaeological Resources

CEQA (PRC §21083.2) distinguishes between two classes of archaeological resources: archaeological sites that meet the definition of an historical resource as described above, and "unique archaeological resources." A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information,
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type, or

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Tribal Cultural Resources

According to Public Resource Code §21074, Tribal Cultural Resources (TCRs) are considered an aspect of the environment under CEQA. TCRs are defined as:

1. Sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are either (A) included or determined to be eligible for inclusion in the CRHR, or (B) included in a local register of historical resources as defined in subdivision (k) of §5020.1.; or,

2. A resource that the lead agency chooses, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of §5024.1 - taking into account the significance of the resource to a California Native American tribe.

OBJECTIVE AND METHODS

The objective of the HPS is to determine if there are any cultural resources within the Direct APE that could be considered Historic Properties under Section 106 of the NHPA, or Historical Resources under CEQA so that it can be determined if the proposed Project has the potential to impact any historic properties/historical resources. To identify the presence or absence of cultural resources within the Direct APE, the following methods were utilized: a record search and review, a Native American Sacred Lands inventory and Tribal consultation, and a field survey of the Direct APE. The methods used to complete each of these tasks are described below.

RECORD SEARCH AND REVIEW

A Record Search and Review was conducted that consisted of a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) to obtain and review previous cultural resource studies and Primary resource records pertaining to properties located within one-half mile of the Direct APE. The OHP's Directory of Properties in the *Historic Property Data File* for Windsor, Sonoma County was also reviewed that includes updated listing of resources listed on the CRHR, NRHP, California Historical Landmarks, and the California Points of Historical Interest. Additionally, the *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976), the Office of Historic Preservation's (OHP) *Five Views: An Ethnic Sites Survey for California* (1988), and the Town of Windsor's *Historic Register*[2] were also reviewed. The following historic maps were also reviewed to assist in identifying the potential for historic-period resources to be present within the Direct APE:

- 1864 Government Land Office (GLO) map of Township 8 North, Range 9 West

[2] Town of Windsor Historic Register, adopted 2003 as part of Resolution 1343-03.

- 1867 Map of Sonoma County, California. Made and published by A.B. Bowers in accordance with an Act of the Legislature, approved 28 March 1863 with additions and corrections to September 1st, 1867
- 1877 Historical Atlas map of Sonoma County, Calif. by Thos. N. Thompson & Co.
- 1897 Illustrated Atlas of Sonoma County, California. Published by Reynolds & Proctor, Santa Rosa, California.
- 1900 Official Map of Sonoma County, California. Compiled from the official maps in the County Assessor's Office, with Additions and Corrections to June 1st, 1900. By L.E. Ricksecker, City Engineer of Santa Rosa and Ex-County Surveyor, and W.B. Walkup, Publisher. Approved and declared to be the official map of Sonoma County by resolution of the Board of Supervisors, September 7, 1900. Copywrited Sept. 1900 by W.B. Walkup. Scale: one mile to one inch
- 1908 Official Map of Sonoma County, California. Compiled and drawn from the official records by McIntire & Lewis
- 1933 USGS 15-minute Healdsburg topographic map
- 1942 Department of Defense, War Department aerial map
- 1956 USGS 15-minute Healdsburg topographic map
- 1993 USGS 7.5-minute Healdsburg quadrangle map

Published literature pertaining to the natural environment, paleo-environment, ethnography, prehistory and history of the Direct APE were also reviewed, as well as soils and geologic data to identify the potential for buried archaeological sites to be present within or adjacent to the Direct APE.

NATIVE AMERICAN SACRED LANDS INVENTORY

A Sacred Lands inventory was completed to determine if there are any Native American Sacred Lands within or near to the Direct APE that could be impacted by the Project. EDS sent a request to the Native American Heritage Commission (NAHC) for a Sacred Lands inventory and a list of local Native American tribal organizations and individuals to contact. The Native American Sacred Lands inventory is intended to address the preservation and mitigation of impacts to California Native American historic, cultural, or sacred sites, as are defined in Public Resources Code 5097.9 and Public Resources Code 5097.993, including sites that are listed or may be eligible for listing in the CRHR, historic or prehistoric ruins, burial grounds, any archaeological, prehistoric or historic Native American rock art, any archaeological, prehistoric or historic features, inscriptions made by Native Americans at such a site, places of worship, sacred or ceremonial sites, and sacred shrines on public and private properties. The Native American Sacred Sites inventory and consultation with local Native American tribes is focused on identifying issues of concern to Native American tribes, including cultural values, religious beliefs, traditional practices and legal rights of Indian people, and on defining the full range of acceptable alternatives. The Sacred Lands inventory is separate from the government-to-government consultation that is required by CEQA to be conducted by the lead agency to determine the presence or absence, or potential impacts to TCRs, as

defined in Public Resource Code §21074, and the government-to-government consultation that is required by Section 106 of the NHPA.

FIELD SURVEY

A field survey was conducted to inspect the Direct APE to determine if there are any cultural resources present that may meet the definition of a Historic Property/Historical Resource. The field survey included an inspection of the Direct APE for evidence of prehistoric archaeological resources including artifacts, such as chipped stone (obsidian, chert and basalt) flakes and tools (e.g. projectile points, knives, scrapers), shellfish remains, ground stone, fire-affected rock, as well as bedrock mortars and rock art on existing rock outcroppings. The Direct APE was also inspected for evidence of historic-era archaeological resources, such as surface scatters of farming or domestic type artifacts (i.e. glass, ceramic, metal, etc.), as well as features such as alignments of stone or brick, foundation elements from previous structures, and minor earthworks. The field survey was conducted by a Secretary of Interior-qualified archaeologist.

NATURAL AND CULTURAL OVERVIEW

This section describes the natural and cultural settings of the direct APE and the surrounding area. The natural setting focuses on topography, geology, soils, and flora of the current and past environments associated with the direct APE. The cultural setting considers the prehistoric, Native American ethnographic and historic contexts associated with the direct APE. These contexts provide the basis for understanding the nature of historic properties and other cultural resources located within the direct APE and potential historic significance.

ENVIRONMENTAL SETTING

The Town of Windsor, where the Direct APE is located, is in central Sonoma County, approximately seven miles northwest of the City of Santa Rosa, five miles southeast of the City of Healdsburg and 20 miles east of the Pacific Ocean. The regional climate in Windsor is characterized by warm to hot dry summers and mild to cool wet winters. Average annual precipitation is 36.32 inches with rainfall concentrated in the fall, winter and spring seasons. The annual high temperature averages 70.8°F and the annual low temperature averages 44.2°F (U.S. Climate Data 2018). The proximity of the Pacific Ocean provides for mild temperatures throughout the year.

The Direct APE is situated within a northwest trending valley, approximately 2.75 miles east of the Russian River and approximately 1.5-miles west of the Mayacamas Mountains foothills. There are five major creeks that flow through the Town of Windsor and empty into the Russian River, including Windsor Creek, Pool Creek, Pruitt Creek, Starr Creek, and East Windsor Creek, located approximately 450 feet to the west of the Direct APE. All of these creeks meet at a point of confluence on Windsor Creek just southwest of the Town of Windsor and eventually drain into the Russian River just north of Forestville.

The Mayacamas Mountain range extends for 52 miles in a northwest-southeasterly direction and is part of the Northern Inner Coast Ranges of the California Coast Ranges system. Based on a review of the

geologic map (Delattre 2011), the general geology of the Direct APE consists of Holocene (< 11,700 years B.P.[3]) to latest Pleistocene (<~30,000 years to 11,700 years B.P.) basin deposits (geologic unit Qb) that consist of sediment accumulated in topographic basins from slow moving or standing water underlain by sedimentary rocks of the Glen Ellen Formation (Town of Windsor 1993). The Glen Ellen Formation occurs in northern Glen Ellen, Santa Rosa and the Mayacamas Mountains, and is underlain by the Huichica and Sonoma Volcanic Formations. The Glen Ellen formation contains basalt, andesite and obsidian clasts (Allen 2007). Soils maps of the Direct APE, and associated soil descriptions and profiles, show that the Direct APE is situated on an alluvial terrace that contains Huichica loam (0 to 2 percent slopes), which is alluvium derived from igneous, metamorphic and sedimentary rock. In a typical profile, Huichica loam is characterized by loam to a depth of 14 inches, sandy clay loam from 14 inches to 23 inches, clay from 23 inches to 30 inches, and cemented clay pan soil from 30 inches to 57 inches (USDA 2018).

Paleo-Environmental Setting

The paleo-environmental setting describes changes that have occurred in California's climate, vegetation and landscapes over the last 20,000 years using proxy vegetation records, pack rat middens and tree ring data (West et al. 2007). During the Pleistocene/Holocene Transition (ca. 13,000 to 10,000 B.P.) there was a dramatic shift in vegetation as the climate became warmer compared to the previous period and temperate taxa such as alder, Douglas fir, oak and tanoak appeared. This was immediately followed by a major cooling trend, known as the Younger Dryas at about ca. 12,800 and 11,500 B.P., at which time oak woodland and chaparral began to replace coniferous forest species. During this time, many of the large herbivores like mammoth, bison, ground sloth, horse and camel, as well as many large carnivores also went extinct.

In the Early Holocene (ca. 10,000 to 8,500 B.P.) cooler and drier conditions continued, but as temperatures increased, redwood and chemise chaparral taxa expanded, and pines and other conifers diminished. During this time, the ocean waters pushed through the Golden Gate and began filling the San Francisco Bay. This caused many of the rivers and streams to aggrade their valleys by depositing sediment, gradually building up the ground surface and burying former surfaces. These changes resulted in many latest Pleistocene and early Holocene land surface being overlain by thick deposits of alluvial soils that are generally less than 5,000 years old (Meyer and Rosenthal 2007).

The Middle Holocene (ca. 8,500 to 4,000/3,000 B.P.) was characterized by lower precipitation and greater temperatures, with warm and dry summers and increased seasonability (Adam and West 1983). As a result, pines, herbs and oak increased while redwood and cedar declined and retreated. Oaks expanded their overall range and moved upslope.

In the Late Holocene (ca. 4,000/3,000 to present) climatic conditions were cooler and dryer, but there were frequent shifts from cold to warm climate conditions and enhanced El Niño-Southern Oscillation (ENSO) cycles (Starratt and Barron 2010). Beginning about 4,000 B.P. there was a rise in conifer-dominated assemblages and a decrease in oaks, due to an increase in moisture, but this trend reversed between about 1,300 to 700 B.P. due to warmer, dryer conditions associated with the Medieval Climatic

[3] B.P. denotes Before the Present, or before 1950

Anomaly (MCA). The MCA lasted from about 1150-600 B.P. and during this period there were two severe droughts separated by a period of greater precipitation (Schwitalla 2013). The MCA was followed by a period referred to as the Little Ice Age (ca. 650-150 B.P.), characterized by cool, wet conditions (Schwitalla 2013). Extensive alluvial deposition also occurred during wet periods, which buried many archaeological sites located along the flood plains of creeks and rivers (Lightfoot and Luby 2002).

Prior to European settlement of the region, the vegetation in the Direct APE is likely to have consisted of valley oak savannah, dominated by valley and coastal live oak, Douglas pine and California prairie grass communities (Küchler 1977:22). However, the introduction of non-native plant species, the cessation of hunter-gatherer practices of California Indians, particularly the use of fire to manage the landscape, the onset of agricultural activities, industrialization, and urban growth and development that resulted from European settlement, contributed greatly to a changed landscape that no longer reflects the one inhabited by human populations that existed in prehistoric times (Lightfoot and Parish 2009).

PREHISTORIC SETTING

This section provides information derived from the archaeological record of the North Coast Ranges, including the Windsor region regarding settlement strategies, levels of social organization, subsistence economies, and food procurement strategies of pre-contact period Native American populations. Archaeologist, David A. Fredrickson (1974) provides a chronology that forms the framework many archaeologists use to interpret and define Sonoma County prehistory. His taxonomy consists of broad periods defined by shifts in adaptive patterns that reflect changes in the environment and the movement and influences of native groups within a region. Fredrickson defined three periods for the North Coast Ranges. These are: the Paleo-Indian Period (ca. 10,000-6000 B.C.); the Archaic Period (6000 BC - AD 500) that is divided into the Lower Archaic (6000-3000 BC), Middle Archaic (3000-1000 BC) and Upper Archaic (1000 BC - AD 500) periods; and the Emergent Period (AD 500-1500). These time periods are further defined by spatial and cultural units called Patterns, Phases, and Aspects (Fredrickson 1973, 1974). Fredrickson (1989) defined Aspects specific to the Santa Rosa Plain, and these include the Spring Lake Aspect of the Borax Lake Pattern in the Lower Archaic Period, the Black Hills Aspect of the Mendocino Pattern in the Middle Archaic Period, the Laguna Aspect of the Berkeley Pattern in the Upper Archaic Period, and the Rincon and Gables Aspects of the Augustine Pattern in the Emergent Period.

Paleo-Indian Period (ca. 10,000-6000 B.C.)

Sonoma County was inhabited during the Paleo-Indian Period, as indicated by the presence of fluted projectile points and chipped stone crescents that have been found in a few archaeological sites located in Sonoma County near the Laguna de Santa Rosa, Bodega Bay, and Warm Springs Creek dam, as well as in the neighboring Mendocino and Lake counties. Based on limited archaeological evidence from this period, it appears that populations within and surrounding Sonoma County consisted of small, highly mobile groups that practiced broad-spectrum hunting and gathering techniques. Research conducted by Jones and Hayes (1989, 1993) indicates that Paleoindian forgers in the area were focused on the use of lakes, wetlands, and riparian zones during this time.

Lower Archaic Period (6000-3000 B.C.)

Several sites in Sonoma County date to this period and typically contain artifacts consistent with a mobile hunting and gathering economy. Mobile foragers appeared to have resided in camps situated along marshes and on grasslands, and utilized the surrounding uplands to take advantage of a wide array of resources available in those areas on a seasonal basis. The types of artifacts that are found in archaeological sites dating to this period include large, wide-stemmed projectile points, cobble tools, handstones, and milling slabs. These artifacts are characteristic of the Borax Lake Pattern, a distinctive cultural pattern recognized throughout much of the North Coast Ranges during this time. In Sonoma County, the Borax Lake Pattern is recognized by the Spring Lake Aspect, specifically at sites located in Santa Rosa, and Duncan's Landing on the Sonoma Coast. A pre-contact archaeological site located in the Rincon Valley area of Santa Rosa, known as CA-Son-20, is the "type site" for the Spring Lake Aspect. This site dates to 6300 B.C. and contains artifacts such as wide-stemmed points, milling slabs and handstones (Wickstrom and Fredrickson 1982).

Middle Archaic Period (3000-1000 B.C.)

As in the preceding period, mobile foragers in the Santa Rosa valley area during the Middle Archaic Period resided in camps situated along marshes and on grasslands, and utilized the surrounding uplands to hunt and gather a wide array of plant and animal resources available in those areas on a seasonal basis. During this period, the Borax Lake Pattern was replaced by the Mendocino Pattern, characterized by groups practicing a more localized foraging strategy. Mendocino Pattern sites are well-represented on the Santa Rosa Plain. According to Fredrickson (1989), there was overlapping use of the Laguna area by both mobile foragers (Black Hills Phase of the Mendocino Pattern) and collectors (Laguna Phase of the Berkeley Pattern) between 1500 B.C. and A.D. 1. By 1000 B.C., it is thought that Berkeley Pattern groups who were more sedentary and practiced a collecting economic strategy began to spread into the Santa Rosa valley region while in-place mobile Mendocino Pattern foragers focused on the surrounding uplands.

The Middle Archaic Period was also marked by new ground stone technology, as well as an increase in trade, which is evident by cut marine shell (*Olivella* sp.) beads, often found in association with burials. Formalized exchange relationships appear to have been established in the flake stone industry as well, which is indicated by a greater amount of obsidian originating from sources in Napa Valley rather than the locally available obsidian source at Annadel. Furthermore, mortars and pestles first appear in sites dating to this period, and this is thought to signal an increased dietary reliance on acorns rather than hard seeds, and a concomitant increase in sedentism.

The Middle Archaic Period was also marked by significant climatic changes during which warmer and drier conditions led to the reduction of lake basins in southern California, and across California there is a general decrease in the number of sites. This is thought to be the result of a reduced population during this time; however, it is suggested that the paucity of sites may not be due to a decrease in population, but rather may related to a period of increased alluvial deposition that buried many former living surfaces that date to this period (Meyer and Rosenthal 2007).

Upper Archaic Period (1000 B.C. - A.D. 500)

The Upper Archaic Period was characterized by cooler conditions accompanied by increased precipitation in northern and central California, which likely resulted in more favorable conditions for human occupation. Sites dating to this period demonstrate marked differences in their constituents relative to Borax Lake Pattern sites of the Middle Archaic Period. These new occupations are ascribed to the Berkeley Pattern, which appears to have originated in the Clear Lake area during the Lower Archaic Period. Although firm dating for the end of the Borax Lake Pattern is lacking, it is believed to have been replaced by the Berkeley Pattern (possibly representing Miwokan influence) about 500 B.C. (Moratto 1984:517). Berkeley Pattern sites are characterized by more sedentism, a highly-developed bone tool industry, numerous mortars and pestles that further imply a greater reliance on acorns, and tightly flexed burials with few to no associated artifacts or preference toward orientation. When present, associated burial artifacts typically include *Olivella* saddle and saucer beads and *Haliotis* (abalone) shell pendants. The Berkeley Pattern is represented at archaeological sites in Sonoma, Napa and Lake counties.

Emergent Period (A.D. 500-1500)

Although A.D. 500 is marked as the beginning of the Lower Emergent Period, more recent work suggests the timing of this event may not have occurred until around A.D. 1000. The Emergent Period is thought to be associated with a new level of sedentism, status ascription, ceremonial integration, and regional trade, as indicated by the presence of finished artifacts and food remains that could not be obtained locally; and this is referred to as the Augustine Pattern. There appears to have been a diversity of socioeconomic strategies associated with Augustine Pattern sites in the North Bay, with some sites revealing a continuance of sedentary systems initiated by the Berkeley Pattern and others apparently resulting from mobile foraging adaptations.

The North Bay became the “seat of innovation” during the Upper Emergent Period, as new ornament forms and technologies emerged, such as the bow and arrow, toggle harpoon, hopper mortar, clamshell disk beads, and steatite and magnesite beads and tubes. This period was marked by wide-ranging changes in *Olivella* bead forms and their distribution. The *Olivella* saucer bead trade network appears to have collapsed suddenly between A.D. 430 and 1050, and *Olivella* saucer bead industry was replaced by more regionally-integrated shell bead forms, such as *Olivella* wall beads and clamshell disk beads. This change possibly indicates an increased importance of communicating identify, status and cultural affiliation within an increasingly populated region. The manufacture of clamshell disk beads seems to have centered primarily on the Santa Rosa Plain and within the Napa Valley. These type beads were used as exchange currency with a standardized value. The burial practice of cremation was also introduced in the North Bay during this time (Milliken et al. 2007). These shifts in technology, artifact types and mortuary practices, which for the most part spread throughout the San Francisco Bay Area from north to south, appear to indicate that another upward cycle of regional integration took place during this period. However, this cycle was stopped short by the Contact Period, marked by Spanish settlement of the region.

ETHNOGRAPHIC SETTING

Prior to European contact, the Project Area was located within the territorial boundary of the Southern Pomo, but was close to their boundary with the Wappo who occupied the territory to the east. Early ethnographic accounts record the presence of both these groups in the area, with their territorial boundaries passing just east of the area known as Lytton. Stewart (1943:53) reports that it is not possible to determine whether the area north of Santa Rosa was occupied by one tribe of Pomo or several tribes. A tribelet referred to as *Kataictemi* is reported to have centered around Healdsburg and occupied the territory on both sides of the Russian River north of Mark West Creek and south of the Wappo territorial boundary at Fitch Mountain; however, it is also reported that a separate tribe may have occupied the vicinity of Windsor called *Tsoliikawai*, meaning "in blackbird field" (Milliken 2009:2; Stewart 1943:53) (Figure 4).

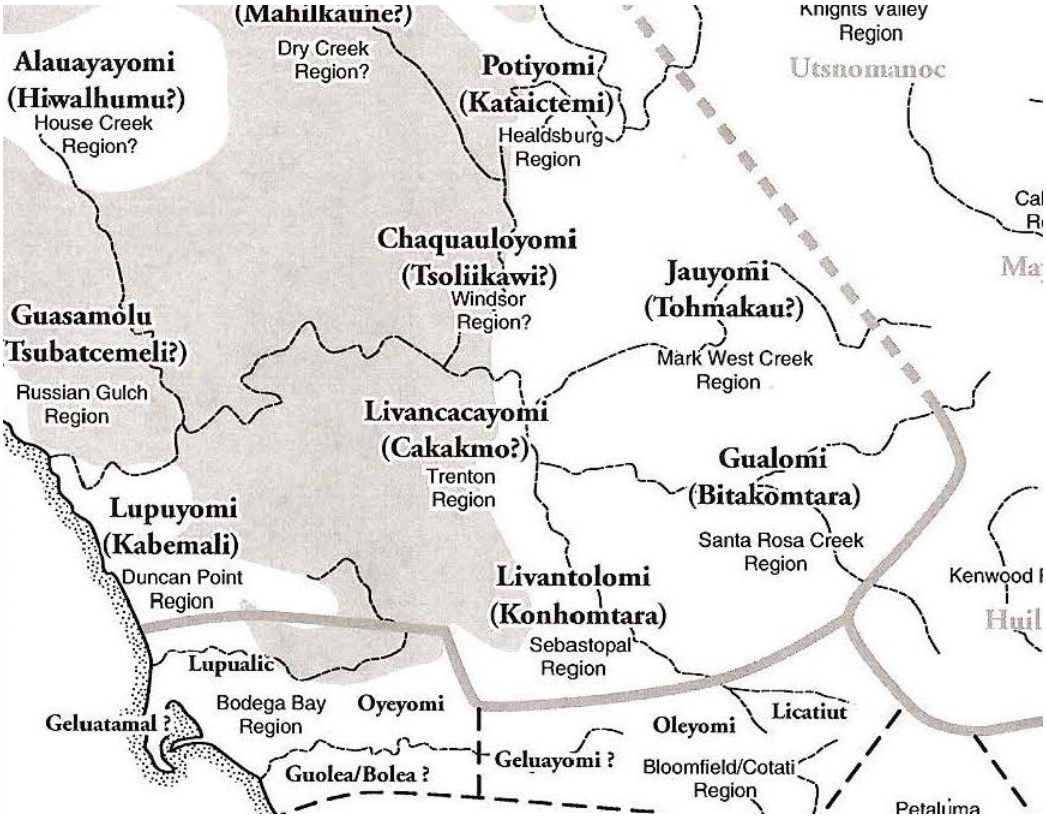

Figure 4: Partial map of Coast Miwok and Pomo Communities within the Zone of Franciscan Mission Disruption, their probably locations and possible boundaries (Milliken 2009:2).

Southern Pomo groups maintained a relatively dense population with complex social structures. They had access to diverse resources and scheduled their subsistence resource activities around the seasonal availability of food resources in the lowland and surrounding upland areas. They typically lived in large villages with ancillary smaller villages for most of the year and dispersed into seasonal camps used as necessary to hunt and gather resources. Their settlements were focused on the inland valleys near the Russian River, and its tributaries, as well as along the Laguna de Santa Rosa. Residential buildings were

constructed of brush and grass or tule supported by wooden poles tied together at the top. Larger, semi-subterranean sweathouses and dance houses buildings were also constructed.

Southern Pomo groups relied heavily on acorns, which could be gathered and stored. Other plants were also gathered, including buckeye nuts, berries, grasses seeds, roots, bulbs, and edible greens. Food obtained from the coast included dried seaweed and kelp, as well as fish, especially salmon and steelhead, and sea mammals. Large game animals, such as deer, elk, and antelope were important dietary constituents, as well as small game, such as rabbits and squirrels, and many varieties of birds. Trade with neighboring groups was an important way in which they acquired resources that were not locally available. Pomo people were also specialists in gaming, and the production of clamshell disk beads and magnesite cylinders (McLendon and Oswalt 1978; Kroeber 1925).

The population of Pomo Indians was significantly affected by European colonization due to the establishment of missions and the introduction of European diseases for which Indians had no immunity. The mission was the most important institution used by the Spanish in the Americans to establish control of Indian territory and peoples. The type of missions established in California was the *reducción*, which was a type of mission "established to gather natives living their free way of life in small scattered villages into one central mission site" (Castillo 1978:100). Many Pomo, along with Indians from other tribes in the region, were brought to the Sonoma mission between 1823 and 1834. The missions aggregated many people in relatively small areas with bad sanitation, hot conditions, and minimal ventilation, which provided a favorable environment for the spread of contagious diseases. It is estimated that the population of Native Americans in California declined about 45 percent during Spanish occupation due to introduced diseases and sickness (Cook 1943:13-22).

The Mission system ended with secularization between 1834 and 1836, and while some Pomo remained in the area around the Sonoma mission after secularization, others dispersed into newly established towns and ranchos. Before 1845, the Spanish/Mexican population of California was only a few thousand; however, by 1849, because of the California Gold Rush, the non-Indian population grew to over 100,000. With the lure of instant wealth in front of them, the new settlers wanted little to do with the Indians who were already weakened by disease, lack of food, and violent confrontations with the new landowners, so when California became a state in 1850, laws were passed that further infringed on the rights of Indian people to occupy their ancestral land. Treaties were negotiated and rejected; reservations were established, dissolved, and reinstated; and Indians were left in a continued period of unrest (Dutschke 2014). The 1880s saw an increase in public awareness of the problems California Indians faced, and the government sought to educate them as a means of assimilating them. "In California, three types of educational programs were established for native peoples. The first was the Federal Government reservation day school. The second type was the boarding school, fashioned after Carlisle. And finally, the nearby public school that allowed Indians to attend began a slow, though steady, increase in popularity among policy makers" (Heizer 1978:115). However, the Indians soon recognized that the schools threatened their family and culture because children were removed from their parents care and no longer allowed to speak their native language, and so considerable resistance to the schools developed.

Another major tool the government used to try to assimilate Indians during this time was the General Allotment Act of 1887, also known as the Dawes Act, that provided each Indian living on one of eight California reservations a 160-acre allotment of land per family unit and an allotment of public lands not yet appropriated by the government for Indians not residing on a reservation. The land was to be held in trust by the Bureau of Indian Affairs (BIA) until a time when the occupant could show that they were using the land for agricultural purposes, and had become self-sufficient. Other Indians chose to purchase and reside on land which was once theirs. By 1905, Indians and their supporters began a drive to acquire land, better education, the rights of citizenship, and settlement of the unfulfilled treaty conditions (Dutschke 2014).

Between 1903 and 1906, an anthropologist and linguist from U.C. Berkeley, Samuel A. Barrett, traveled throughout the territory of the Pomo and interviewed Pomo and other Indians living throughout the area to derive information about native territorial boundaries of the Pomo, the number of dialects spoken and their relationship to one another, the limits of the area in which each dialect was spoken, and the locations of former and modern village and camps sites. During this time, Barrett noted that presence of 37 "village sites" situated on either side of the Russian River between Mark West Creek (also referred to as Markwest Creek) on the south and the modern-day city of Healdsburg on the north (Figure 5). However, while most village sites are shown to be located along the Russian River, one village site called *tsolikawi* is shown in Windsor. According to Barrett, tsolikawi was located "at 'Old Windsor', about half a mile east of the present railroad town of Windsor" (Barrett 1908:222). McLendon and Oswalt (1978:278) report there was a place in Windsor that the native informants referred to as *col˙ik˙o wi*, which is reported to mean "*at redwing (blackbird) field'; East Windsor; tsōlīka'wī*". According to Stewart (1943:53) and Milliken (2009) this suggests that the village of *Tsolikawi* may have been occupied by a separate tribelet that occupied the Windsor area. The Direct APE is situated approximately 0.6 miles southeast of "Old Windsor".

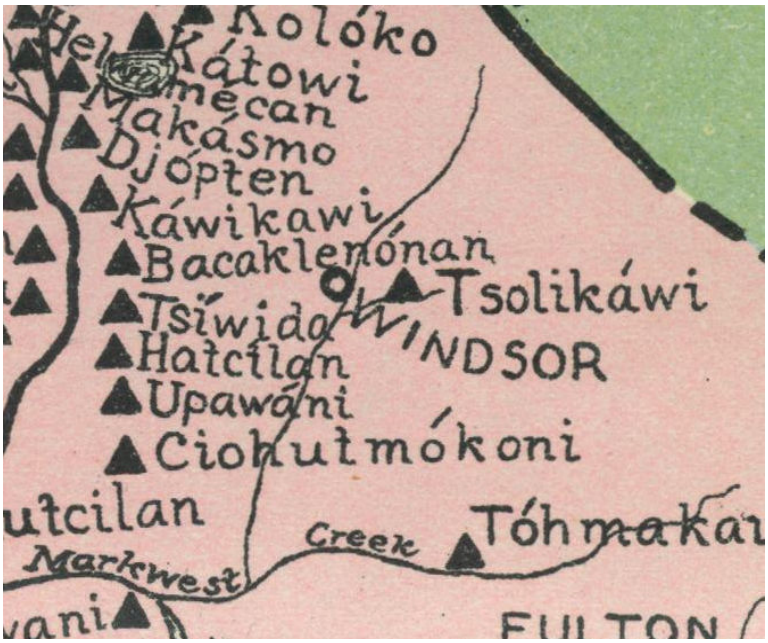

Figure 5: Barrett's (1908) ethnographic map showing village sites in the vicinity of Windsor.

HISTORIC PERIOD SETTING

The Mexican Period (1821 - 1846)

In 1821, Mexico won its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish mission period and the beginning of the rancho period in *Alta California*[4]. Dramatic changes occurred throughout California under Mexican rule due to the lack of strong oversight and military rule imposed by the Spanish. Under Mexican rule, missions were secularized, which resulted in Mission land and property being dissolved, and new opportunities arose for trade because foreign ships that had previously been held off by Spanish guarded military ports were allowed to dock and provide a variety of provisions to local settlers throughout California. Thus, tea, coffee, sugars, spices, spirits of all kinds, as well as a variety of manufactured goods made their way into the region; and the taxes on these imported goods became the main source of revenue for the Mexican government in California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in California during this time. Also, during this time, politically prominent Mexican citizens and military leaders were granted large holdings of land, called "ranchos," and as a result, the 20 or so ranchos that had existed during the Spanish period increased to roughly 800 that varied between 10,000 and 20,000 acres in size. Most ranchos were located along the coast so that their products, which were mainly hides and tallow, could be easily loaded aboard vessels and exported. Since the income of the rancho was dependent on the amount of hide and tallow produced, a family's wealth was often determined by the size of their rancho, number of cattle they owned, and the availability of a labor force, which consisted mostly of Indians and poor Mexicans who depended on the rancho owners for their basic needs during this time (Silliman 2004).

A review of historic information for the Direct APE indicates that during the Mexican Period (1822 – 1846) the Direct Area was not part of a land grant, but was located approximately 1.8 miles south of the 43,837-acre land grant known as *Rancho Sotoyome* that encompassed the area that now includes Healdsburg, and 2.1 miles east of the 17,892-acre *Rancho El Molinos* that encompassed the area that now includes Forestville.

Early American Period (1848 - 1900)

The American Period in California is marked by the end of the of the Mexican American War when the U.S. took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo (1848). The Treaty of Guadalupe Hidalgo provided the resident Mexicans their American citizenship and guaranteed title to land granted in the Mexican period. However, the excitement of the California Gold Rush, from 1848 to 1850, and the potential for wealth drew numerous settlers to the area from all over the U.S., as well as Scotland, Ireland, England, Germany, and France, and the increase in European-American settlers to California brought about many disputes regarding land ownership. To resolve these disputes, the U.S. Congress created the Public Land Commission

[4] *Alta California* was a polity of New Spain founded in 1769 and became a territory of Mexico after the end of the Mexican War of Independence on 1821.

following admission of California into the Union in 1850 to validate the land titles of Spanish and Mexican land grants in California. Although the Commission eventually confirmed most land grants, the cost of litigation forced most Californios to lose their land and cattle, and more often than not their land was lost to newly arriving American settlers and the lawyers who were hired to defend land titles (Olmsted 1986).

In 1851, California was divided into 27 counties, including Sonoma County that also included present-day Mendocino County during this time. The U.S. Public Lands Survey System (PLSS) was utilized to subdivide public land (i.e. land not granted in the Spanish and Mexican periods) into 6-mile square Townships that were then subdivided into 36 one-mile square Sections, each made up of four 160-acre lots. In 1856, Sonoma County was divided into eleven townships, including the 41,423-acre Russian River Township where the Direct APE is located. During this time, the Russian River Township contained the homesteads of only a few early settlers, including Tom and Ike Smith, J.W. Calhoun, John Prewett who became the first schoolmaster in 1853, James Campbell, H.J. Pool, James Brooks, L. Slusser, the Chitwood Brothers, J.W. Yates, Henry White, RT Mitchell, Alexander Wilson, George Brumfield, Robert Cunningham, and Hiram Lewis, who was a Pony Express rider and established Windsor's first post office in 1855. By 1856, Windsor had more than one blacksmith shop, H.H. Lafferty's shoe shop, Lindsay & Clark's Dry Goods Store, Mister Jerome's grocery & meat market, two confectionary shops, a salon, a hotel and barroom, and a boarding house. Most settlers in the Russian River Township engaged in agriculture, stock raising, logging, and a few vacation and health resorts were established along the Russian River. Agricultural products included hops (a main product), wheat, barley, corn, rye, peas, beans, potatoes, grapes and other fruits, as well as ranching, and dairy farming (Engdahl n.d; Sonoma County Historical Society 2017). "Legend states that the town of Windsor in Sonoma County was named for its similarity to the beautiful parklands surrounding England's Windsor Castle" (Ray 2004).

In 1872, the San Francisco and North Pacific (SF&NP) Railroad (later the Northwestern Pacific Railroad aka NWPRR), which was the first extensive standard gauge rail service to Sonoma County, reached the Town of Windsor, which allowed farmers near the Town of Windsor to increase agriculture production (Sonoma County Historical Society 2017). Because of its dependence on the railroad to ship products, the Town of Windsor eventually moved westward closer to the rail line where Windsor Station was located, and the old location east of the railroad tracks became known as "East Windsor". The Windsor train depot (currently occupied by the Windsor Chamber of Commerce and Visitor Center) located adjacent to the railroad tracks is located approximately 0.7 miles northwest of the Direct APE (Figure 6). During this time, "herds of cattle were driven from area ranches through the streets of town to the Windsor train depot" (Windsor Historical Society 2017).

Figure 6. Ca. 1900 photo showing the Windsor Train Depot and railroad tracks (Courtesy of the Sonoma Heritage Collection, Sonoma County Library).

Late American Period (post-1900)

By the turn-of the 20th century, the Town of Windsor, including the surrounding area where the Direct APE is located, remained a rural agricultural community and nearly all the land within the Russian River Township, including the Town of Windsor, was under cultivation (Gregory 1911:200). Although the Town of Windsor remained a small rural farm town with a population of 532 in 1911, it received modern upgrades in the first two decades of the Twentieth Century when it got its first telephone system, franchised by W.C. Chisholm, and electricity fitted by the Cloverdale Electric Light and Power Company in 1911 (Figure 7). Also, in 1915 the Old Redwood Highway that served as a main transportation route was paved for the first time (Engdahl n.d.; Gregory 1911:247; Ray 2004). Old Redwood Highway is located adjacent to the Direct APE on the north.

Figure 7: Downtown Windsor ca. 1912 (Courtesy of the Sonoma Heritage Collection, Sonoma County Library).

From 1937 to 1938, during the height of the Great Depression, the Farm Securities Administration acquired 67-acres of land located south of the Town of Windsor along what is now Windsor River Road, and established a migrant labor camp that supported migrants coming from Texas, Oklahoma, and Missouri. The camp was later reopened during World War II (WWII; 1939 to 1945) as a German prisoner of war (POW) camp, known as Camp Windsor (Figure 8).

> "*Captured German submarine crews and members of the Africa Corp were brought to the camp, where they worked on farms in the area. Old timers remember that surveillance was pretty lax, and prisoners had been known, during a friendly game of soccer, to go after the ball over a fence, and come back that night after a day in town. They never went far, because they didn't have much money, but there was enough for a beer in a friendly tavern. There were some stories of prisoners going all the way to San Francisco for the day; but most just went as far as Santa Rosa or Healdsburg. The camp closed shortly after the war ended and now all that remains are the foundations*" (Engdahl n.d.).

The POWs were brought by train and truck to the camp and served as cheap labor for local farmers and ranchers. POWs were given a quick training in pruning the local apple, pears, prunes and grape crops and were paid a modest $0.80 a day for their work. Camp Windsor operated from mid-1944 to mid-1946. When WWII ended in 1945, the POWs were sent back to Europe where they worked an additional two years in England or France helping with the rebuild effort before being returned to their homes (Windsor Historical Society 2017a).

RESULTS OF STUDY

The results of the record search and review, Native American Sacred Lands inventory and consultation with local Native American tribes, and field survey of the Direct APE are provided below.

RESULTS OF RECORD SEARCH AND REVIEW

NWIC Record Search

EDS Principal Archaeologist, Sally Evans, M.A., RPA conducted a Record Search at the NWIC on August 1, 2018 (NWIC File #18-0226) utilizing a one-half mile record search radius. The NWIC record search revealed that there have been thirty-six (36) previous cultural resource studies conducted within one-half mile of the Direct APE; however, the Direct APE has not been previously evaluated for cultural resources prior to this HPS. The previous cultural resource studies conducted within one-half mile of the APE are listed below in Table 1.

Table 1: Previous cultural resource studies conducted within one-half mile of the Project Area.

NWIC #	Year	Title	Author(s)
2086	1980	Archaeological Reconnaissance of Cansani Property Windsor River Road and Bell Street, Windsor, Sonoma County	Katherine Flynn
2417	1981	An Archaeological Investigation of a 7 Acre Parcel on Bell Road, Windsor, California.	Rene K. Peron
2841	1981	Archaeological Survey Report for the Proposed Firestone Investment, Inc. Cluster Housing Project Near Windsor, Sonoma County, California.	Otis Parrish
5908	1982	An Archaeological Survey of a Proposed Clearing and Stabilization Project Near Windsor, Sonoma County, California.	William Cole
8138	1986	An Archaeological Study of the .37-acre Nelson Parcel, Fourth Street and Old Redwood Highway, Windsor, Sonoma County, California.	Suzanne B. Stewart
8844	1986	An Archaeological Investigation of a 123 Acre Parcel at Pleasant Ave. and Old Redwood Highway, Windsor, California.	Rene Peron
8930	1987	Archaeological Survey within the Conde Assessment District and the Brooks Assessment District, Windsor, Sonoma County, California.	Thomas M. Origer
9807	1988	An Archaeological Survey for the Vinecrest Road Assessment District, Windsor, Sonoma County, California.	Thomas M. Origer
10496	1989	An Archaeological Survey of the AT&T Fiber Optics Cable Route from East Windsor to Cloverdale Peak, Sonoma and Mendocino Counties, California	Sharon A. Waechter
11181	1989	An Archaeological Survey for the West Windsor Roadway Improvement Project, Windsor, Sonoma County, California.	Thomas M. Origer
11418	1990	An Archaeological Survey for the CHDC Windsor Farmworker Housing Site, East Windsor, Sonoma County, California	Thomas M. Origer
12128	1990	An Archaeological Study of the Proposed Hembree Lane Road Widening and Hembree Lane Pool Creek Bridge Widening, Windsor, Sonoma County, California.	Leigh Jordan
12226	1990	Archeological Survey of 8460 Alden Lane, Windsor, California.	Adrian Praetzellis, and Mary Praetzellis
13217	1990	An Archaeological Survey for the AT&T Fiber Optics Cable, San Francisco to Point Arena, California	Thomas M. Origer

NWIC #	Year	Title	Author(s)
14688	1993	An Archaeological Survey for the North Trunk Sewer Improvements Project, Windsor, Sonoma County, California	Janine M. Loyd
15000	1993	A Cultural Resources Study for the Windsor Downtown Interchange Project, Windsor, Sonoma County, California.	Thomas M. Origer
16885	1995	A Cultural Resources Survey for Vinecrest Senior Housing, 8360 Old Redwood Highway, Windsor, Sonoma County, California.	Vicki R. Beard
20243	1998	A Cultural Resources Study for the Windsor Creek Bypass Project, Windsor, Sonoma County, California.	Vicki R. Beard
20709	1998	An Archaeological Survey Report for the Route 101-Downtown Windsor, Northbound Off-Ramp Expansion Project Windsor, Sonoma County, California.	Michael Newland
21257	1998	Supplemental Archaeological Study for the Route 101 North Off-ramp Widening Project, Town of Windsor, Sonoma County (50001-116/98).	Michael Newland
22126	1999	A Cultural Resources Study for Planned Improvements to the Windsor Wastewater Treatment Plant, Windsor, Sonoma County, California.	Theodore E. Jones Jr., and Thomas M. Origer
22241	1999	Archaeological Monitoring at the Route 101 North Downtown Windsor Off-ramp Widening Project, Windsor, Sonoma County, California (50001 84/99)	Michael Newland
22483	2000	Plan for Evaluation of Cultural Resources Santa Rosa Geysers Recharge Project, Sonoma County, California	Christian Gerike and Sarah Gillies
22736	2000	Final Cultural Resources Inventory Report for the Williams Communications, Inc. Fiber Optic Cable System Installation Project, Point Arena to Robbins and Point Arena to Sacramento, California	Jones & Stokes
25672	2002	Historical and Cultural Resources Assessment Proposed Telecommunications Facility Windsor Bowl, Site No. SA-922-02, 8801 Conde Lane, Windsor, California.	Eleanor H. Derr
27334	2003	A Cultural Resources Survey for the Windsor Mill Site, Windsor, Sonoma County, California.	Thomas M. Origer
28854	2004	A Cultural Resources Evaluation of the Properties within the Windsor Mill Development, Windsor, Sonoma County, California.	Cassandra Chattan
29159	2004	Preliminary Assessment of Buildings at 168 Windsor River Road (164-010-043), 180 Windsor River Road (164-010-047), and 190 Windsor River Road (164-010-045).	Vicki Beard
29499	2006	Cultural Resources Survey of the Conde Village Project, Conde Lane and Armondo Renzullo Way, Windsor, Sonoma County, California.	Nancy E. Sikes, and Juan Cervantes
30872	2005	Historic Properties Survey Report: Highway 101 HOV Lane Widening and Improvements Project: Steele Lane, Santa Rosa to Windsor River Road, Windsor, 04-Son-101, KP 34.9/47.2 (PM 21.7/29.3), EA 04218-OA1000, Sonoma County, California.	M. Kate Lewis, and Toni Webb
31737	2004	Archaeological Resources Technical Report for the Sonoma Marin Rail Transit (SMART) Project, Sonoma and Marin Counties, California.	Carole Denardo Daniel Hart
32757	2006	A Cultural Resources Survey of 9290 Old Redwood Highway (APN 161-070-036), Windsor, Sonoma County, California.	Sandra A. Ledebuhr, and Thomas M. Origer
34411	2008	A Cultural Resources Survey of 195 Windsor River Road, Windsor, Sonoma County, California.	Kate Erickson
34680	2008	Collocation ("CO") Submission Packet FCC Form 621: Windsor Masonic, Windsor, Sonoma County, California.	Dana E. Supernowicz
34884	2007	A Cultural Resources Survey of the Property at 8775 Old Redwood Highway (APN 164-030-061), Windsor, Sonoma County, California.	Sandra A. Ledebuhr, and Vicki R. Beard

NWIC #	Year	Title	Author(s)
49131	2016	Historic Property Survey Report (HRER) for the 0.62-Acre Bell Road/market Street-Windsor River Road Pedestrian Improvement Project, Town of Windsor, Sonoma County, California.	Mike Newland
49131a	2016	Archaeological Survey Report for the 0.62-Acre Bell Road/market Street-Windsor River Road Pedestrian Improvement Project, Town of Windsor, Sonoma County, California.	Mike Newland

According to information on file at the NWIC there are five cultural resources recorded on Department of Parks and Recreation (DPR) 523 forms within one-half mile of the Direct APE that include historic-era resources (P-49-002834, P-49-003181, P-49-003182, P-49-003544, P-49-003545, and P-49-003812). The closest prehistoric sites are P-49-001136 (CA-SON-1212) and P-49-002294 (CA-SON-1791) that are located approximately 1-mile and 1.5 miles away. These resources are described below.

- **P-49-002834 (CA-SON-2322H)**: Railroad segments, grades, trestles, culverts, and crossings that are associated with the Northwestern Pacific Railroad located 0.46 miles west of the Direct APE. Segments of the railroad itself that have been determined eligible for the NRHP have a close association with historic depots, trestles or other related elements, while segments which have no associated depots or other buildings, or structures have been determined ineligible for the NRHP (Hope 2004).

- **P-49-003181:** Single-family house and three ancillary buildings dating to about 1900 located at 168 Windsor River Road, approximately 0.42 miles northwest of the Direct APE. The resource was recommended eligible for the CRHR under Criteria 1 and 3 as a “good example of West Windsor's response to housing needs brought about by the town's growth and development, and as a local example of the nationwide trend toward simple, affordable "builder" homes that occurred in the late 19th and early 20th centuries” (Beard 2004a).

- **P-49-003182**: Single-family house constructed ca. 1890 located at 180 Windsor River Road, approximately 0.43 miles northwest of the Direct APE. The resource was evaluated and not recommended eligible for the CRHR due to lack of integrity (Beard 2004b).

- **P-49-003544:** Single-family house constructed in 1953, and a carport and a small shed constructed after 1960, located at 231 Bluebird Drive, approximately 0.27 miles south of the Direct APE. The resource was evaluated and not recommended as eligible for the NRHP, or the CRHR (Webb 2003a).

- **P-49-003545:** Single-family house constructed ca. 1950 and a water town likely constructed in the 1920s located at 8755 Old Redwood Highway, approximately 235 feet northwest of the Direct APE. This resource is also listed in the OHP's Directory of Properties in the Historic Property Data (HPD) File for Windsor, Sonoma County, California (dated 4/5/2012). The resource was evaluated and not recommended as eligible for the NRHP, or the CRHR (Webb 2003b).

- **P-49-003812:** Two modern cinder block buildings and a shed located within the property at 195 Windsor Road, approximately 0.45 miles northwest of the Direct APE. The resource was recorded, but not formally evaluated by an architectural historian to determine eligibility for listing on the CRHR or NRHP (Erickson and Massey 2007).

As mentioned above, there are no recorded prehistoric Native American resources located within one-half mile of the Direct APE. The closest prehistoric Native American resources include **P-49-001136 (CA-SON-1212)** and **P-49-002294 (CA-SON-1791)** that are located approximately 1-mile and 1.5-mile from the Direct APE, respectively.

- **P-49-001136 (CA-SON-1212)** is described as a "large area with volcanic ash lens on surface containing obsidian pebbles and cobbles. Some worked pieces indicate that the area was an obsidian source or quarry" (Soule and Sheeders 1979). The site contains utilized flakes, percussion blades and flakes, large flakes and core fragments with pressure flaked edges, and a large amount of unworked obsidian. The site is located along Windsor Creek approximately 0.9 miles north of the Direct APE.

- **P-49-002294 (CA-SON-1791)** is described as a midden site containing obsidian and chert flakes, cores and edge modified flakes, marine shell, groundstone (i.e. pestle), and fire affected rock (Damon and Thompson 1989). The site is located adjacent to Starr Creek approximately 1.44 miles southwest of the Direct APE.

A check of the OHP's Directory of Properties in the Historic Property Data (HPD) File for Windsor, Sonoma County, California (dated 4/5/2012) was also conducted; however, HPD File does not indicate that there are any properties within or adjacent to the Direct APE that are listed on the NRHP, CRHR, or that are California State Historical Landmarks, or California State Points of Historical Interest. Besides the 1950 house at 8755 Old Redwood Highway that is also recorded as P-49-003545, there are no additional resources located in the vicinity of the Direct APE. Furthermore, there are no resources on the OHP Archaeological Determinations of Eligibility list or the California Inventory of Historical Resources list (OHP 1976) located within or adjacent to the Direct APE. EDS also reviewed the local *Town of Windsor Historic Register* that was adopted by the Town Council in 2003 as part of Resolution 1343-03[5]; and no locally-listed resources are in the vicinity of the Direct APE.

HISTORICAL MAP REVIEW

The background research also included a review of historic maps of the Direct APE dating from 1864 to 1993 that were reviewed to assess the potential for the Direct APE to contain buried historic-era archaeological resources. The earliest map (1864 GLO map) shows a few settlers in the Windsor area, but does not indicate any buildings or structures in the area of the Direct APE; although a few fence segments are shown as having been present in the general vicinity. According to the 1867 map, the area of "Old Windsor" began to develop by this time, and several buildings are shown on either side of the wagon road that passed through "Old Windsor". The Direct APE is shown situated in "Old Windsor" and several buildings are shown in the vicinity of the Direct APE (Figure 8). The 1877, 1897, 1900 and 1908

[5] Town of Windsor Historic Properties Register, adopted 2003.

maps show the Direct APE within the physical boundaries of "Old Windsor" (Figure 9, Figure 10 and Figure 11); however, the maps do not provide details about buildings or land use (McIntire and Lewis 1908; Reynolds and Proctor 1897; Ricksecker and Walkup 1900; Thompson 1877). The 1933 topographic map shows one building within the Direct APE, which is likely the existing ca. 1900 house (Figure 12). The house, barn and orchard also shown on the 1942 aerial and the 1956 topographic map shows a house, barn and orchard (Figure 13). The 1993 topographic map shows the house and barn, but the orchard appears to have been removed by this time. Currently, there is an existing ca. 1900 house and ca. 1900 barn located within the Direct APE.

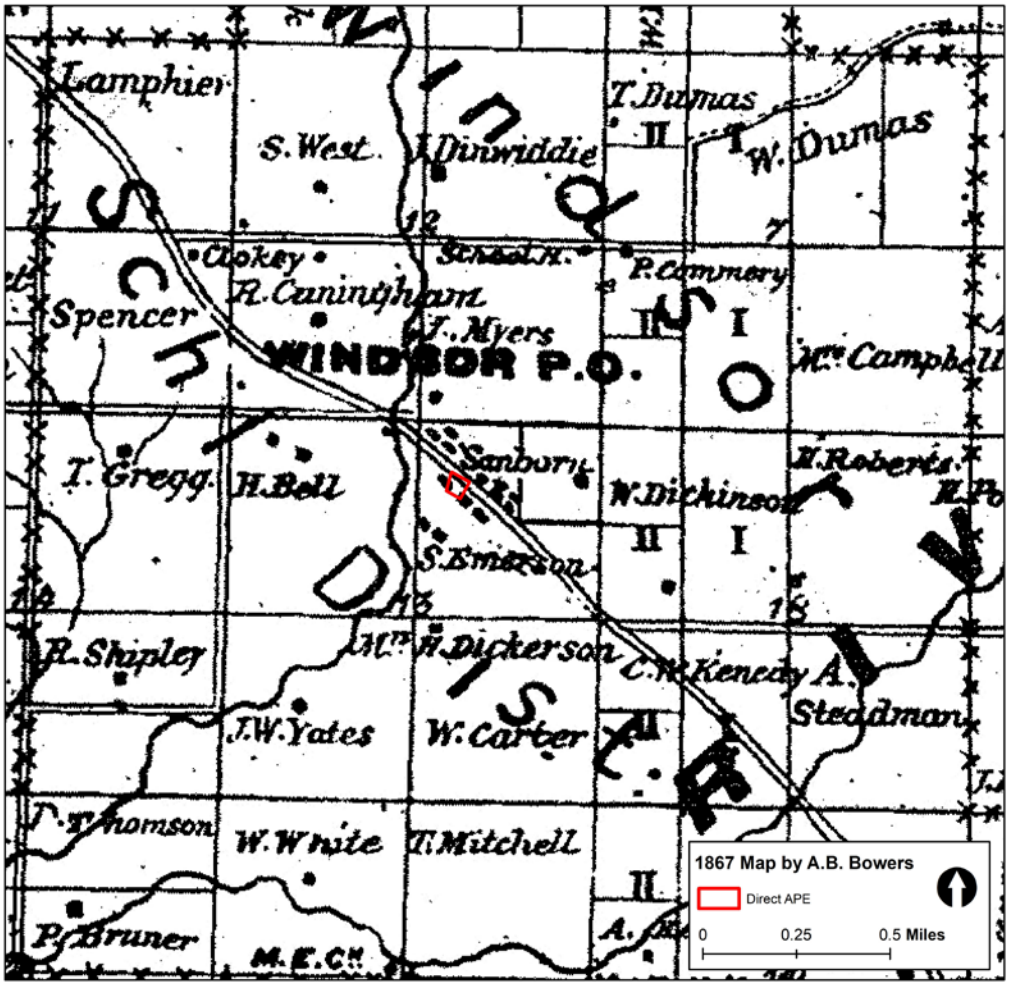

Figure 8: 1867 A.B. Bowers map showing approximately location of Direct APE.

Figure 9: 1877 Thos. Thompson map showing approximate location of Direct APE.

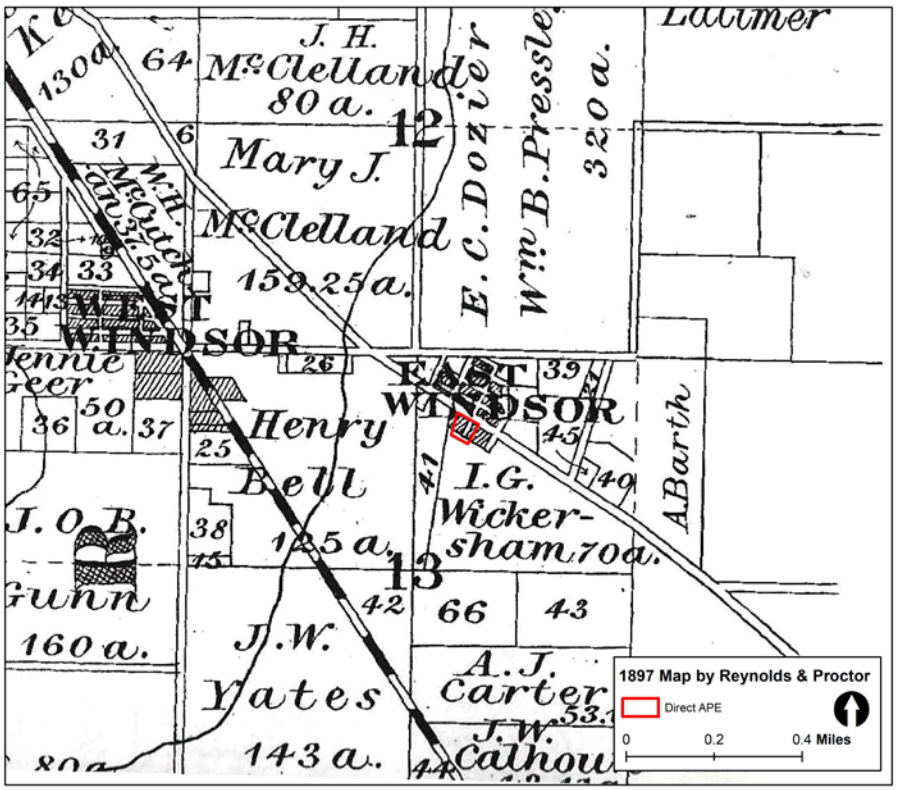

Figure 10: 1897 Reynolds & Proctor map showing approximate location of Direct APE.

Figure 11: 1908 McIntire & Lewis map showing approximate location of Direct APE.

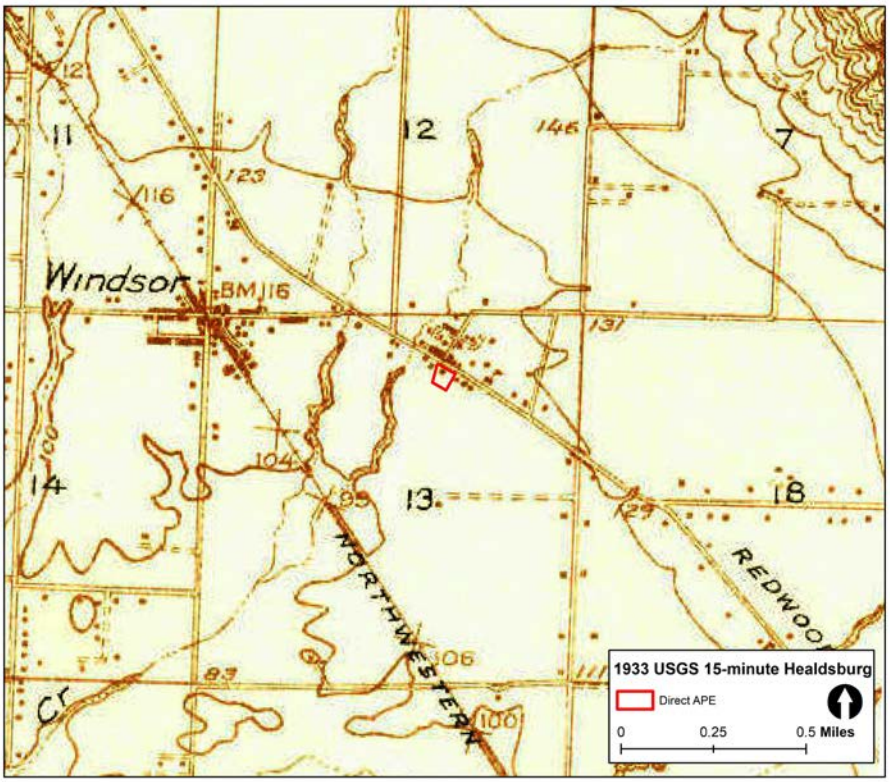

Figure 12: 1933 USGS 15' Healdsburg topographic map showing location of Direct APE.

Figure 13: 1942 aerial showing location of Direct APE.

RESULTS OF NATIVE AMERICAN SACRED LANDS INVENTORY

EDS contacted the Native American Heritage Commission (NAHC) on August 7, 2018 to request a Sacred Lands inventory to determine if there are any Native American Sacred Lands within or adjacent to the Direct APE. The NAHC works to identify, catalogue, and protect places of special religious or social significance, graves, and cemeteries of Native Americans per the authority given the Commission in Public Resources Code §5097.9. A response was received from the NAHC on August 10, 2018 with negative results (i.e. no Sacred Lands identified) (Souza 2018); however, as recommended by the NAHC, a letter was sent via electronic mail and U.S. Postal Service (USPS) on August 10, 2018 to the eight individuals on the Native American contact list to request further information about Native American traditional cultural resources, including Sacred Sites, or Tribal Cultural Resources, within or near the Direct APE, and to inquire about Native American issues related to the overall Project. The following individuals were contacted:

Table 2: Native American Tribes listed by the NAHC.

Tribe	Contact	Response
Cloverdale Rancheria of Pomo Indians of California	Patricia Hermosillo, Chairperson	No response to date
Dry Creek Rancheria Band of Pomo Indians	Chris Wright, Chairperson	No response to date

Federated Indians of Graton Rancheria (FIGR)	• Gene Buvelot, • Greg Sarris, Chairperson • Tribal Heritage Preservation Officer (THPO)	Response received August 16, 2018. See below.
Kashia Band of Pomo Indians of the Stewarts Point	Dino Franklin Jr., Chairperson	Response received August 17, 2018. See below.
Lytton Rancheria of California	Marjorie Mejia, Chairperson	Response received August 13, 2018. See below.
Middletown Rancheria	Jose Simon III, Chairperson	Response received August 14, 2018. See below.
Mishewal-Wappo Tribe of Alexander Valley	Scott Gabaldon, Chairperson	No response to date

All correspondence within the NAHC and tribes is included in Appendix A.

Response Details - Federated Indians of Graton Rancheria

A response was received via email from Buffy McQuillen, THPO for FIGR on August 16, 2018. The Tribe stated that the Project Area is "within the Tribe's ancestral territory and there may be tribal cultural resource impacts. Please provide the Tribe with the results of your research efforts and recommendations" (McQuillen 2018; Appendix A).

Response Details - Lytton Rancheria of California

On August 13, 2018, a letter response was received via email from Brenda L. Tomaras with Tomaras & Ogas, LLP who represents the Lytton Rancheria of California. Ms. Tomaras stated that the Tribe has no specific information about Sacred Lands in the vicinity of the Direct APE; however, the Tribe believes that the Direct APE is within traditional Pomo territory and that there is a potential for finding tribal cultural resources within the Direct APE. She states that the "Lytton Rancheria is interested in the protection and preservation of Pomo artifacts and sites and believes that such cultural resources may be encountered during the project" (Tomaras 2018; Appendix A). As such, the Tribe will be consulting further on the Project within the lead agency and will request a copy of the report once completed.

Response Details - Middletown Rancheria

On August 14, 2018, a response was received via email from Sally Peterson, Tribal Vice-Chairwoman for the Middletown Rancheria. The Tribe states "though we have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, we request that all work cease and that you contract us immediately" (Peterson 2018; Appendix A).

Response Details - Kashia Band of Pomo Indians of the Stewarts Point

On August 17, 2018, a response was received via email from Lorin W. Smith, Jr., THPO that stated the proposed project is out of the aboriginal territory of the Kashia Band of Pomo Indians of the Stewarts Point, and that they do not have any concerns or comments at this time (Smith 2018; Appendix A).

RESULTS OF FIELD SURVEY

A field survey of the Direct APE was conducted by EDS Senior Archaeologist, Gilbert Browning, M.A., RPA on August 3, 2018. The Direct APE consists of 1.66-acre parcel located at 8685 Old Redwood Highway (APN 164-100-023), Windsor, Sonoma County, California that contains an existing ca. 1900 house (Figure 15), a ca. 1900 barn (Figure 16) and a shed structure within an unknown construction date. The ca. 1900 house is situated in the northwest corner of the Direct APE, the ca. 1900 barn is situated approximately 70 feet south of the house in the southwest portion of the Direct APE, and the shed structure is situated approximately 45 feet east of the barn. There are several nut and fruit trees including cherry, walnut and plum, as well as large established roses and oleander shrubs near the house, and a tree and shrub-lined dirt driveway east of the house that enters the Direct APE from Old Redwood Highway (Figure 14). The eastern portion of the Direct APE is undeveloped and covered with thick, low lying vegetation. The entire property is enclosed by a perimeter fence with several large trees (oak and eucalyptus) along the perimeter. There are a few interior fences as well.

The methods used to complete the field survey of the Direct APE included walking linear transects oriented east/west and spaced approximately one meter apart. Due to the presence of thick, low-lying vegetation throughout the property the ground visibility was less than 50 percent. However, the surveyor used a hand trowel when necessary to scrape the soil so that it could eb inspected, and also inspected soil disturbed by rodent activities. The soil observed within the property included brown colored (Munsell 10YR 4/2) sandy loam, and was noted to contain a few small unmodified pebbles of obsidian.

Two historic-period artifacts were identified within the Direct APE (Figure 19), including two fragments of white refined earthenware ceramic, one of which displayed a green, blue and pink floral motif transfer print. Neither ceramic fragment displayed a Maker's mark or other diagnostic detail that could be used to determine age. A slight depression in the ground was also observed in the southeast portion of the Direct APE that measured approximately 6 feet by 6 feet and one 2-3 inches deep. The depression may mark the location of a former cement pad, but this is inconclusive. No additional historic-period artifacts or features, or prehistoric artifacts, features, or other indications of an archaeological site were observed within the Direct APE.

The two historic-period artifacts do not meet the definition of a cultural resource property type as identified by the OHP. They are considered isolated artifacts and do not represent a historic property or historical resource. Likewise, the depression was also not identified as a potential historic property or historical resource.

Figure 14: Entrance into the Direct APE from Old Redwood Highway, facing west.

Figure 15: Existing ca. 1900 house within the Direct APE.

Figure 16: Existing ca. 1900 barn within Direct APE, facing west. Floral ceramic fragment identified in this area.

Figure 17: Overview of Direct APE, facing northeast.

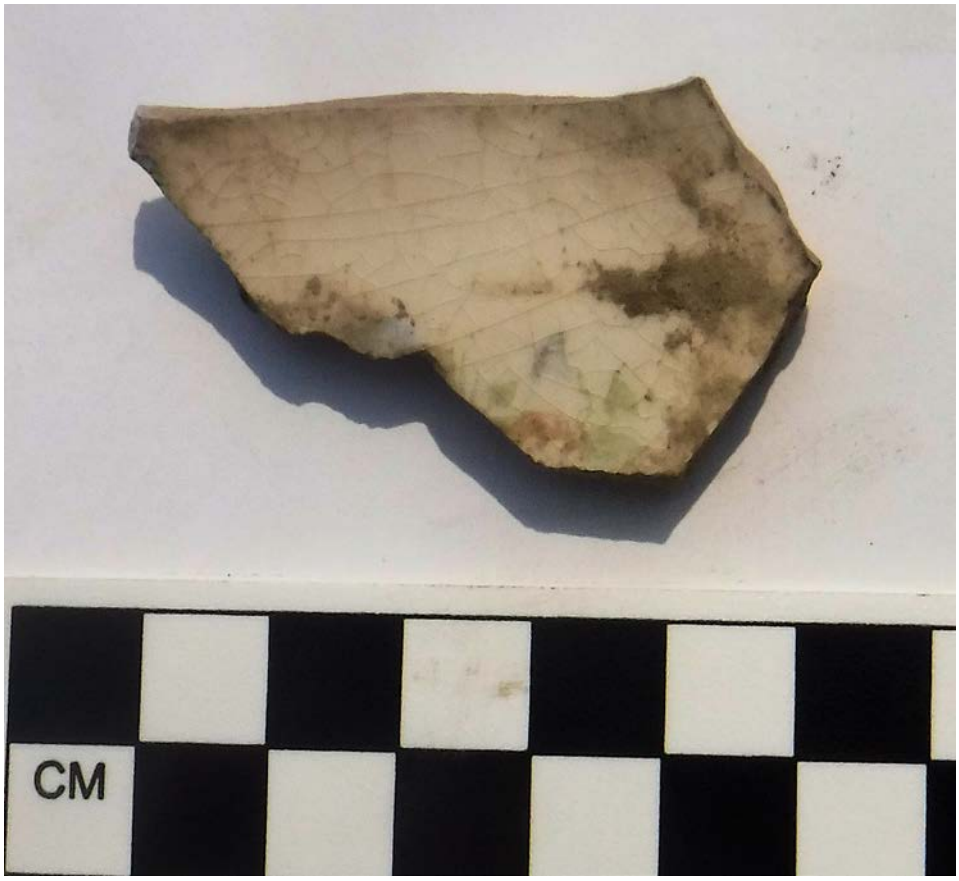

Figure 18: One of two historic-period artifacts identified in Direct APE. Photo is of a white refined earthenware ceramic with a green, blue and pink floral motif transfer print.

F

Figure 19: Aerial map of Direct APE showing location of two historic-period artifacts and depression identified during the field survey.

CONCLUSIONS

In accordance with NEPA, Section 106 of the NHPA and CEQA regulations and guidelines, EDS conducted a HPS and HRE to determine if there are any historic properties/historical resources present that could be impacted by the proposed Project that includes the demolition of an existing ca. 1900 house, ca. 1900 barn, and shed structure, and the construction of a 31-unit, three-story affordable apartment complex called Heritage Park within a 1.66-acre property located at 8685 Old Redwood Highway, Windsor, Sonoma County, California.

The methods used to complete the HPS included a record search and literature review, a Native American Sacred Lands inventory and Tribal consultation, and a field survey of the area to be directly affected by the proposed Project (Direct APE). The study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA, who exceeds the Secretary of Interior's qualification standards in Archaeology and has over 18 years' professional experience in archaeology and cultural resource management. The results of the HRE are presented in a separate report prepared by EDS Principal Architectural Historian, Stacey De Shazo, M.A.[6]

The following is a summary of findings resulting from the HPS.

- The record search conducted at the NWIC did not identify the presence of any historic properties, historical resources, or other cultural resources within or adjacent to the Direct APE.
- A review of historic maps indicates that the APE has a high potential to contain historic-era archaeological resources due to the Direct APE being located in "Old Windsor" where several buildings were present by 1867 (see previous Figure 8). Furthermore, at least one building was present within the Direct APE by ca. 1900.
- Based on a review of the environmental setting, the Direct APE appears to have a high potential for buried prehistoric archaeological resources. This is because the Direct APE contains optimal environmental conditions (i.e., distance to water, aspect, ecotone, and slope) that may have been favorable for prehistoric occupation, and is situated on a Holocene-age (< 11,700 years) alluvial terrace that has the potential for containing a buried former living surface (i.e. paleosol) that would have been available for occupation in prehistoric times. Furthermore, the Direct APE is situated in close proximity to East Windsor Creek, and areas along rivers and streams are more likely to contain buried sites (Meyer and Rosenthal 2007). The Huichica loam throughout the Direct APE also contains pebbles of obsidian (obsidian "float") that is a type of rock extracted and used for tool manufacturing by Native Americans.
- The results of the Sacred Lands inventory conducted by the NAHC and consultation with local Native American tribes listed by the NAHC did not indicate the presence of Sacred Lands within or near to the Direct APE; however, both Lytton Rancheria of California and FIGR have requested

[6] The methods and results of the HRE are presented in a separate report titled "*A Historic Resources Evaluation for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California.*"

the results of the HPS and are interested in consulting further with the lead agency regarding the Project.

- The field survey of the Direct APE did not result in the identification of any archaeological resources that could be considered historic properties or historical resources.

In conclusion, the HPS did not result in the identification of any archaeological resources within the Direct APE that would be considered a Historic Property for the purposes of the NHPA or a Historical Resource for the purposes of CEQA; therefore, no impacts to Historic Properties/Historical Resources (not including built-environment resources) are expected to occur because of the proposed Project. However, the Direct APE has a high potential for buried prehistoric and historic resources to be present, and due to this potential, project-specific recommendations are warranted to ensure that Historic Properties/Historical Resources are identified and treated according to the Secretary of Interior Standards.

RECOMMENDATIONS

Due to the high potential of identifying prehistoric and/or historic-period archaeological resources within the Direct APE during Project-related earth-disturbing activities, EDS recommends the following:

1. Due to the potential for buried prehistoric archaeological resources to be present within the Direct APE, EDS recommends an Extended Phase I (XPI) survey is completed to determine if there are buried prehistoric resources located within the Direct APE. The extended Phase I survey would include either a series of hand-auger exploratory excavations, or mechanical (backhoe) testing to determine the presence/absence of archaeological deposits within the Direct APE. The exploratory hand-auger or mechanical excavations should extend to the maximum depth of the proposed excavation into native soil that is needed for development of the Project.

2. Due to the potential for buried historic-era archaeological resources to be present within the Direct APE, EDS recommends that a Secretary of Interior qualified archaeologist be retained to monitor on a spot-check basis ground-disturbing activities that include grading, over-excavation, and utility trenching in previously undisturbed soil. The frequency of spot checks will be determined by the qualified archaeologist based on the quantity of soil disturbed by these activities, and the duration in which these ground-disturbing activities will take place (estimated to be less than one week). If any significant archaeological resources are found during ground-disturbing activities, monitoring shall occur full-time for the duration of grading, over-excavation, and utility trenching in previously undisturbed soil, or until the qualified archaeologist determines that full-time monitoring is no longer warranted. A report shall also be prepared to document negative findings after construction is complete and if no archaeological resources are encountered.

3. EDS recommends that if an archaeological deposit is encountered during project activities and an archaeologist is not present that all work within 25 feet of the discovery be redirected until

the archaeologist assesses the find, consults with agencies as appropriate, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the NRHP. If the deposit is determined eligible for the NRHP, adverse effects shall be mitigated[7]. Mitigation of adverse effects may include excavation of the archaeological deposit in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, which may include data recovery using standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the Project applicant, Town of Windsor, and the NWIC upon completion of the resource assessment.

4. EDS also recommends that Project supervisors, contractors, and equipment operators are familiarized with the types of artifacts that could be encountered during earth-disturbing activities and the procedures to follow if subsurface cultural resources are unearthed during construction. To accomplish this, EDS recommends that a professional archaeologist conduct Cultural Resource Awareness Training prior to commencement of ground-disturbing activities to familiarize the team with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered within the Direct APE, and procedures to follow if archaeological deposits and/or artifacts are identified during construction and an archaeologist is not present.

Historic-era resources potentially include all by-products of human land use greater than 50 years of age, including alignments of stone or brick, foundation elements from previous buildings, minor earthworks, brick features, surface scatters of farming or domestic type material, and subsurface deposits of domestic type material (glass, ceramic, etc.). Artifacts that are typically found associated with prehistoric sites in the area include humanly modified stone, shell, bone or other materials such as charcoal, ash and burned rock that can be indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, house floor depressions and mortuary features consisting of human skeletal remains.

If human remains are encountered within the APE during construction, all work must stop in the immediate vicinity of the discovered remains and the County Coroner must be notified immediately. If the remains are suspected to be those of a prehistoric Native American, then the Native American Heritage Commission (NAHC) must be contacted by the Coroner so that a "Most Likely Descendant" can be designated to provide further recommendations regarding treatment of the remains. An archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site.

[7] Mitigation of adverse effects for prehistoric resources shall be determined and carried out in consultation with interested Native American Tribes.

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1989 Archaeological Investigations at CA-SON-20, Santa Rosa, Sonoma County, California. Confidential report on file at the Northwest Information Center, Rohnert Park, California, under S-2870.

Windsor Historical Society

2017a POW Camp. Electronic document, http://www.windsorhistory.org/pow-camp/. Accessed February 26, 2017.

2017b A day in the life of Windsor… yesterday and today. https://www.townofwindsor.com/439/History. Accessed February 26, 2017.

APPENDIX A:

CORRESPONDANCE WITH NATIVE AMERICAN HERITAGE COMMISSION AND LOCAL NATIVE AMERICAN TRIBES

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Heritage Park Apartments, 8685 Old Redwood Highway, Windsor, CA.

County: Sonoma

USGS Quadrangle

Name: Healdsburg (1993)

Township: 8 North Range: 9 West Section(s): 13

Company/Firm/Agency:

Evans & De Shazo, Inc

Contact Person: Sally Evans

Street Address: 6876 Sebastopol Avenue

City: Sebastopol Zip: 95472

Phone: (707) 812-7400 Extension:

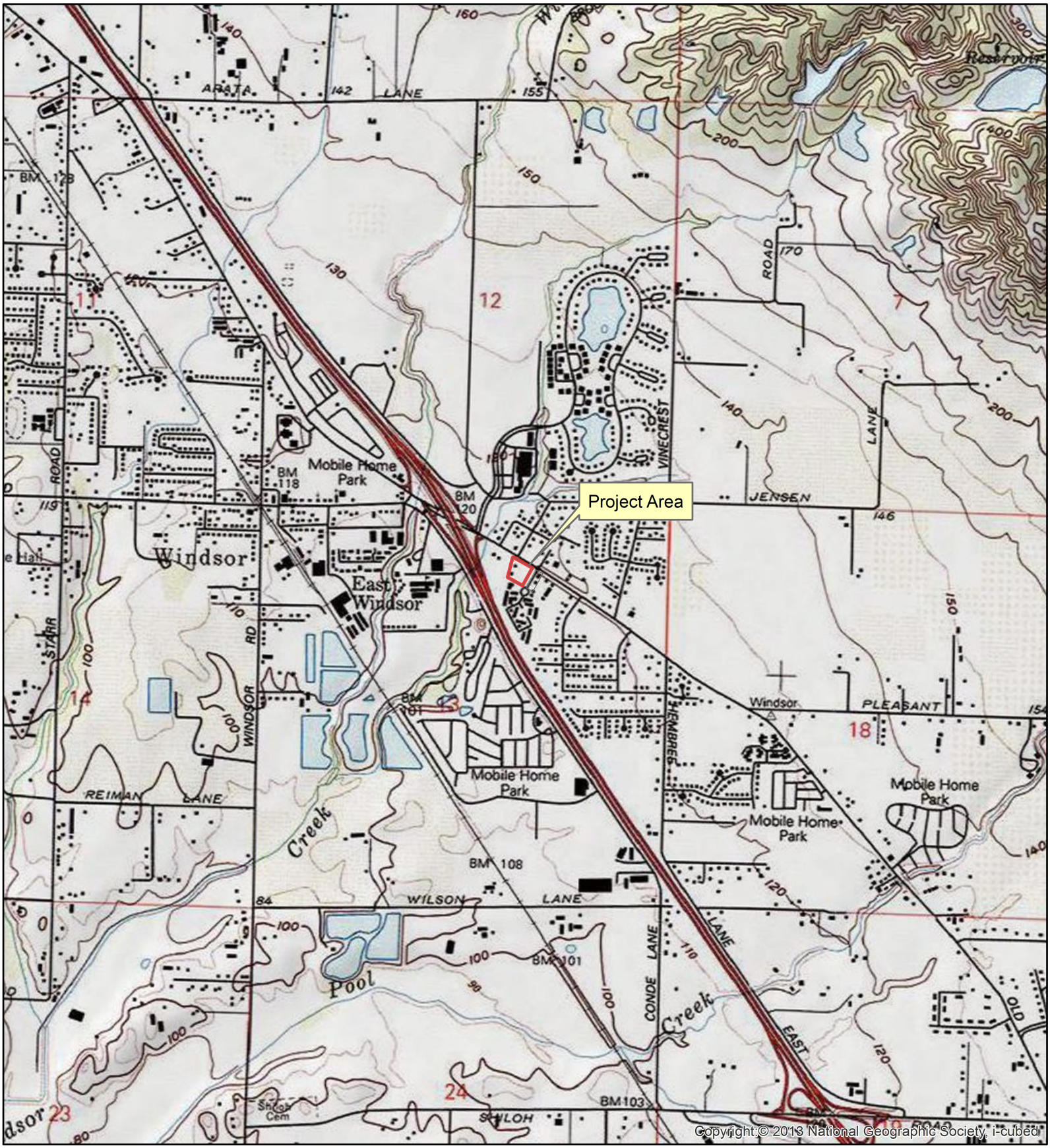
Fax:

Email: sally@evans-deshazo.com

Project Description:

The Project entails the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments. Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a Historic Property Survey is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA).

☑ Project Location Map is attached



0 0.5 1 Miles

1:20,000

Project Location Map

8685 Old Redwood Highway, Windsor
Sonoma County, California (APN 164-100-023)

USGS 7.5' Quadrangles: Healdsburg, Calif. (1993)
Township 8 North / Range 9 West / Section 13

Map Projection:
NAD 83 UTM Zone 10N

Area of Potential Effect

Direct APE

Evans & De Shazo, Inc
Archaeology Historic Preservation

Map by: S. Evans, 8/07/2018

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

August 10, 2018

Sally Evans
Evans & DeShazo Inc.

Sent by Email: sally@evans-deshazo.com
Number of Pages: 2

RE: Heritage Park Apartments 8685 Old Redwood Highway Windsor, Healdsburg, Sonoma County

Dear Ms. Evans:

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.

Sincerely,

for

Sharaya Souza
Staff Services Analyst
(916) 573-0168

Native American Heritage Commission
Native American Consultation List
8/10/2018

Cloverdale Rancheria of Pomo Indians
Patricia Hermosillo, Chairperson
555 S. Cloverdale Blvd., Suite A — Pomo
Cloverdale , CA 95425
(707) 894-5775
(707) 894-5727

Lytton Rancheria
Marjorie Mejia, Chairperson
437 Aviation Blvd. — Pomo
Santa Rosa , CA 95403
margiemejia@aol.com
(707) 575-5917
(707) 575-6974 - Fax

Dry Creek Rancheria Band of Pomo Indians
Chris Wright, Chairperson
P.O. Box 607 — Pomo
Geyserville , CA 95441
(707) 522-4233
(707) 522-4286

Middletown Rancheria
Jose Simon III, Chairperson
P.O. Box 1035 — Pomo
Middletown , CA 95461 — Lake Miwok
(707) 987-3670 Office
(707) 987-9091 Fax

Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Ste 300 — Coast Miwok
Rohnert Park , CA 94928 — Southern Pomo
gbuvelot@gratonrancheria.com
(415) 279-4844 Cell
(707) 566-2288 ext 103

Mishewal-Wappo Tribe of Alexander Valley
Scott Gabaldon, Chairperson
2275 Silk Road — Wappo
Windsor , CA 95492
scottg@mishewalwappotribe.com
(707) 494-9159

Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Ste 300 — Coast Miwok
Rohnert Park , CA 94928 — Southern Pomo
(707) 566-2288 Office
(707) 566-2291 Fax

Kashia Band of Pomo Indians of the Stewarts Point Ranch
Dino Franklin Jr.,Chairperson
1420 Guerneville Rd. Ste 1 — Pomo
Santa Rosa , CA 95403
dino@stewartspoint.org
(707) 591-0580 Office
(707) 591-0583 Fax

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:
Heritage Park Apartments 8685 Old Redwood Highway Windsor, Healdsburg, Sonoma County

August 10, 2018

Mr. Dino Franklin Jr.
Kashia Band of Pomo Indians of the Stewarts Point
1420 Guerneville Road
Santa Rosa, CA 95403

Re: Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California

Dear Mr. Franklin,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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If you have any information regarding Native American traditional cultural resources, including Sacred Sites, or Tribal Cultural Resources, within or near the Project Area that should be considered in the study, or if you have any concerns about Native American issues related to the overall project, please contact me at your earliest convenience at **(707) 812-7400**, or sally@evans-deshazo.com.

Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
sally@evans-deshazo.com
(707) 812-7400

August 10, 2018

Patricia Hermosillo, Chairperson
Cloverdale Rancheria of Pomo Indians
555 S. Cloverdale Blvd., Suite A
Cloverdale, CA 95425

Re: Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California

Dear Ms. Hermosillo,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
sally@evans-deshazo.com
(707) 812-7400

August 10, 2018

Mr. Greg Sarris, Chairman
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California

Dear Mr. Sarris,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
sally@evans-deshazo.com
(707) 812-7400

August 10, 2018

Mr. Jose Simon III, Chairperson
Middletown Rancheria
P.O. Box 1035
Middletown, CA 95461

Re: Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California

Dear Mr. Simon,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
sally@evans-deshazo.com
(707) 812-7400

August 10, 2018

Mr. Chris Wright
Dry Creek Rancheria Band of Pomo Indians
P.O. Box 607
Geyserville, CA 95441

Re: Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California

Dear Mr. Wright,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
sally@evans-deshazo.com
(707) 812-7400

Sally Evans <sally@evans-deshazo.com>

Historic Property Survey - Heritage Park Apartments Project

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Aug 10, 2018 at 1:43 PM
To: Gene Buvelot <gbuvelot@gratonrancheria.com>
Cc: thpo@gratonrancheria.com

Dear Mr. Buvelot,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Sincerely,
--
Sally Evans, M.A., RPA
Principal Archaeologist / Cultural Resource Specialist
Evans & De Shazo, Inc. (DBE/SBE/WBE)
http://www.evans-deshazo.com/

Main Office
707-812-7400 | office
707-484-9628 | cell
6876 Sebastopol Avenue
Sebastopol, CA 95472

Oregon Field Office
971-344-2826

Sally Evans <sally@evans-deshazo.com>

Historic Property Survey - Heritage Park Apartments Project

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Aug 10, 2018 at 1:44 PM
To: scottg@mishewalwappotribe.com

Dear Mr. Gabaldon,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Sincerely,
--
Sally Evans, M.A., RPA
Principal Archaeologist / Cultural Resource Specialist
Evans & De Shazo, Inc. (DBE/SBE/WBE)
http://www.evans-deshazo.com/

Main Office
707-812-7400 | office
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6876 Sebastopol Avenue
Sebastopol, CA 95472

Oregon Field Office
971-344-2826

Sally Evans <sally@evans-deshazo.com>

Historic Property Survey - Heritage Park Apartments Project

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Aug 10, 2018 at 1:43 PM
To: margiemejia@aol.com
Cc: "Brenda L. Tomaras" <btomaras@mtowlaw.com>

Dear Mrs. Mejia,

Evans & De Shazo, Inc. (EDS) was retained to provide a Historic Property Survey (HPS) for a proposed development project that includes the demolition of an existing house and barn and the construction of 31 affordable to very low-income housing units known as Heritage Park Apartments within the property at 8685 Old Redwood Highway, Windsor, Sonoma County, California. The Project funding includes federal funds from the United Stated Department of Housing and Urban Development (HUD), as such, a HPS is required to ensure compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, the Town of Windsor is also requiring that the Project is reviewed under the California Environmental Quality Act (CEQA) regulations and guidelines.

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Please know that your comments and concerns about the Project are very important to EDS, as well as to successful completion of the Project. Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Sincerely,
--
Sally Evans, M.A., RPA
Principal Archaeologist / Cultural Resource Specialist
Evans & De Shazo, Inc. (DBE/SBE/WBE)
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Main Office
707-812-7400 | office
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6876 Sebastopol Avenue
Sebastopol, CA 95472

Oregon Field Office
971-344-2826

Sally Evans <sally@evans-deshazo.com>

Heritage Park Apartments Projects at 8685 Old Redwood Highway, Windsor, Sonoma County

1 message

THPO@gratonrancheria.com <THPO@gratonrancheria.com> Thu, Aug 16, 2018 at 3:18 PM
To: "Sally Evans (sally@evans-deshazo.com)" <sally@evans-deshazo.com>

Dear Sally Evans,

Thank you for your outreach and request for identification of cultural resources from the Federated Indians of Graton Rancheria. The project area identified in your correspondence is within the Tribe's ancestral territory and there may be tribal cultural resource impacts. Please provide the Tribe with the results of your research efforts and recommendations. The information can be emailed or mailed to the following address.

Sincerely,

Buffy McQuillen

Tribal Heritage Preservation Officer (THPO)

Native American Graves Protection and Repatriation Act (NAGPRA)

Office: 707.566.2288; ext. 137

Cell: 707.318.0485

FAX: 707.566.2291

Antonette Tomic

THPO Administrative Assistant

Federated Indians of Graton Rancheria

6400 Redwood Drive, Suite 300

Rohnert Park, CA 94928

Office: 707.566.2288, ext. 143

Fax: 707.566.2291

atomic@gratonrancheria.com

please consider our environment before printing this email.

Federated Indians of Graton Rancheria and Tribal TANF of Sonoma & Marin - Proprietary and Confidential

CONFIDENTIALITY NOTICE: This transmittal is a confidential communication or may otherwise be privileged. If you are not the intended recipient, you are hereby notified that you have received this transmittal in error and that any review, dissemination, distribution or copying of this transmittal is strictly

Tomaras & Ogas, LLP

Kathryn Ogas
Brenda Tomaras

Kogas@mtowlaw.com
Btomaras@mtowlaw.com

August 13, 2018

VIA Email

Sally Evans, M.A., RPA
Principal Archaeologist / Cultural Resource Specialist
Evans & De Shazo, Inc.
6876 Sebastopol Avenue
Sebastopol, CA 95472

Re: Heritage Park Apartments Project, Windsor, Sonoma County, California

Dear Ms. Evans:

Our firm represents the Lytton Rancheria of California with respect to cultural resources matters. Thank you for the letter regarding the above-referenced project. While the Tribe has no specific information which it could provide to you for inclusion in your reports, it believes that the project land falls within traditional Pomo territory and that there is a potential for finding tribal cultural resources on the project site. The Lytton Rancheria is interested in the protection and preservation of Pomo artifacts and sites and believes that such cultural resources may be encountered during the project.

The Tribe will be consulting further on the project with the appropriate lead agency and will get a copy of the survey once completed. We would ask that in your report you note all resources (flakes, isolates, etc.) even if they may not reach a level of significance under CEQA.

Very Truly Yours,

TOMARAS & OGAS, LLP

Brenda L. Tomaras

Brenda L. Tomaras
Attorneys for the Lytton Rancheria

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

August 14, 2018 Via Electronic Mail

Ms. Sally Evans
Principal Archaeologist
Evans & DeShazo, Inc.
6876 Sebastopol Avenue
Sebastopol, Ca 95472

Re: Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California

Dear Ms. Evans:

The Middletown Rancheria (Tribe) is in receipt of your letter dated August 10, 2018 regarding the Historic Property Survey for the Proposed Heritage Park Apartments Project at 8685 Old Redwood Highway, Windsor, Sonoma County, California.

Though we have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, we request that all work cease and that you contract us immediately. We do have a process to protect such important and sacred resources.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the cultural process.

Nothing herein should be construed to be a waiver of or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Sally Peterson

Sally Peterson
Tribal Vice-Chairwoman

Phone (707) 987-3670 ext 1307 *Fax (707) 987-9091*

Sally Evans <sally@evans-deshazo.com>

APN 164-100-023

1 message

lorin@stewartspoint.org <lorin@stewartspoint.org> Fri, Aug 17, 2018 at 9:48 AM
To: Sally Evans <sally@evans-deshazo.com>

Sally;

The Proposed Project at 8685 Old Redwood Highway, Windsor, Ca. is out of the Aboriginal Territory of the Stewarts Point Rancheria Kashia Band of Pomo Indians.

We do not have any concerns or comments at this time.

Thank You,

Lorin W. Smith, Jr.
Tribal Historic Preservation Officer
1420 Guerneville Road, Suite 1
Santa Rosa CA 95403
Email: lorin@stewartspoint.org
Office: 707-591-0580 x 105
Cell: 707-321-7064

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

HISTORIC RESOURCE EVALUATION FOR THE HERITAGE PARK APARTMENTS PROJECT, 8685 OLD REDWOOD HIGHWAY, WINDSOR, SONOMA COUNTY, CALIFORNIA

SUBMITTED TO:

Michael Weyrick

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
stacey@evans-deshazo.com

September 10, 2018

Evans & De Shazo, Inc
6876 Sebastopol Avenue,
Sebastopol, CA 95472
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ABSTRACT

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) for the proposed Heritage Park Apartments project at 8685 Old Redwood Highway, Windsor, Sonoma County, California (Project Area) that entails the demolition of a ca. 1900 house and ca. 1900 barn and the construction of a 31-unit, three-story apartment complex and associated infrastructure. The HRE was conducted in compliance with the National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA) regulations and guidelines due to funds that may be provided by the United States (U.S) Department of Housing and Urban Development (HUD) for the Project, and under the California Environmental Quality Act (CEQA). Two Areas of Potential Effect (APEs) were established for the Project including a Direct APE that includes the 1.66-acre Project Area, and an Indirect APE that includes the adjacent property at 8635 Old Redwood Highway. The Direct APE consists of two built environment resources at least 50 years in age that include the ca. 1900 house and ca. 1900 barn and the Indirect APE consists of a ca. 1910 house, all of which were evaluated as part of the HRE. There are also two fourplexes within the Indirect APE; however, they were constructed in 1977.

The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's professional qualification standards in Architectural History and History. The methods used to complete the HRE included a record search and review, and a field survey of the Direct and Indirect APEs.

The HRE did not result in the determination of any Historic Properties under Section 106 of the NHPA or Historical Resources under CEQA, excluding archaeological resources that are addressed in a separate report.[1]

[1] Sally Evans, 2018: *A Historic Property Survey for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California.*

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INTRODUCTION

EDS completed an HRE of three built environment resources within two properties that include a ca. 1900 house and ca. 1900 barn located at 8685 Old Redwood Highway, Windsor, Sonoma County, California within a 1.66-acre parcel with Assessor Parcel Number (APN) 164-100-023 (Project Area, Figure 1) and a ca. 1910 house located at 8635 Old Redwood Highway within a 0.57-acre parcel with APN 164-100-024. The proposed project entails the demolition of the ca. 1900 house and ca. 1900 barn and the redevelopment of the property with the construction of 31 affordable to very low-income housing units known as the Heritage Park Apartments project that will utilize federal funds to complete the Project (Project). The ca. 1900 house, ca. 1900 barn, and ca. 1910 house are not listed on the Town of Windsor Historic Register (Adopted April 11, 1996), they are not listed on the 2012 Office of Historic Preservation Historic Properties Directory (HPD) and they do not appear to have been previously evaluated. As such, an HRE was required by the Town of Windsor in compliance with NEPA and Section 106 of the NHPA to determine if there are Historic Properties that could be impacted by the proposed Project. The HRE was also conducted in compliance with the CEQA to address potential impacts to historical resources. The purpose of the HRE was to evaluate the built-environment resources that are at least 50 years of age located within the Direct APE and Indirect APE that could be adversely impacted by the proposed Project. The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior's professional qualification standards in Architectural History and History.

PROJECT LOCATION AND DESCRIPTION

The proposed Project is located at 8685 Old Redwood Highway, Windsor, Sonoma County, California within a 1.66-acre parcel. The proposed Project entails the demolition of the ca. 1900 house and ca. 1900 barn to allow for the redevelopment of the property that includes new construction consisting of 31 affordable to very low-income housing units known as Heritage Park Apartments (Project) (Figure 1). HUD is providing federal assistance for development of the Project; therefore, a Section 106 review is required to determine if the proposed Project will impact any historic properties that are eligible for listing in or listed in the National Register of Historic Places (NRHP) (i.e. Historic Properties). In addition, the HRE complies with CEQA to address potential impacts to Historical Resources.

Area of Potential Effect

The regulations implementing the Section 106 review process require that an APE be defined for the Project (36 CFR 800.16(d)). The APE is defined as "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking." Two APEs were established for the proposed Project, which consist of a Direct APE and an Indirect APE. The Direct APE is defined as the area that will be directly impacted by the proposed Project and includes the property at 8685 Old Redwood Highway that is a 1.66-acre parcel that contains a ca. 1900 house and ca. 1900 barn, and the Indirect APE includes the property at 8635 Old Redwood Highway (APN 164-100-024) that contains a ca. 1910 house and two 1977 fourplexes (Figure 3).

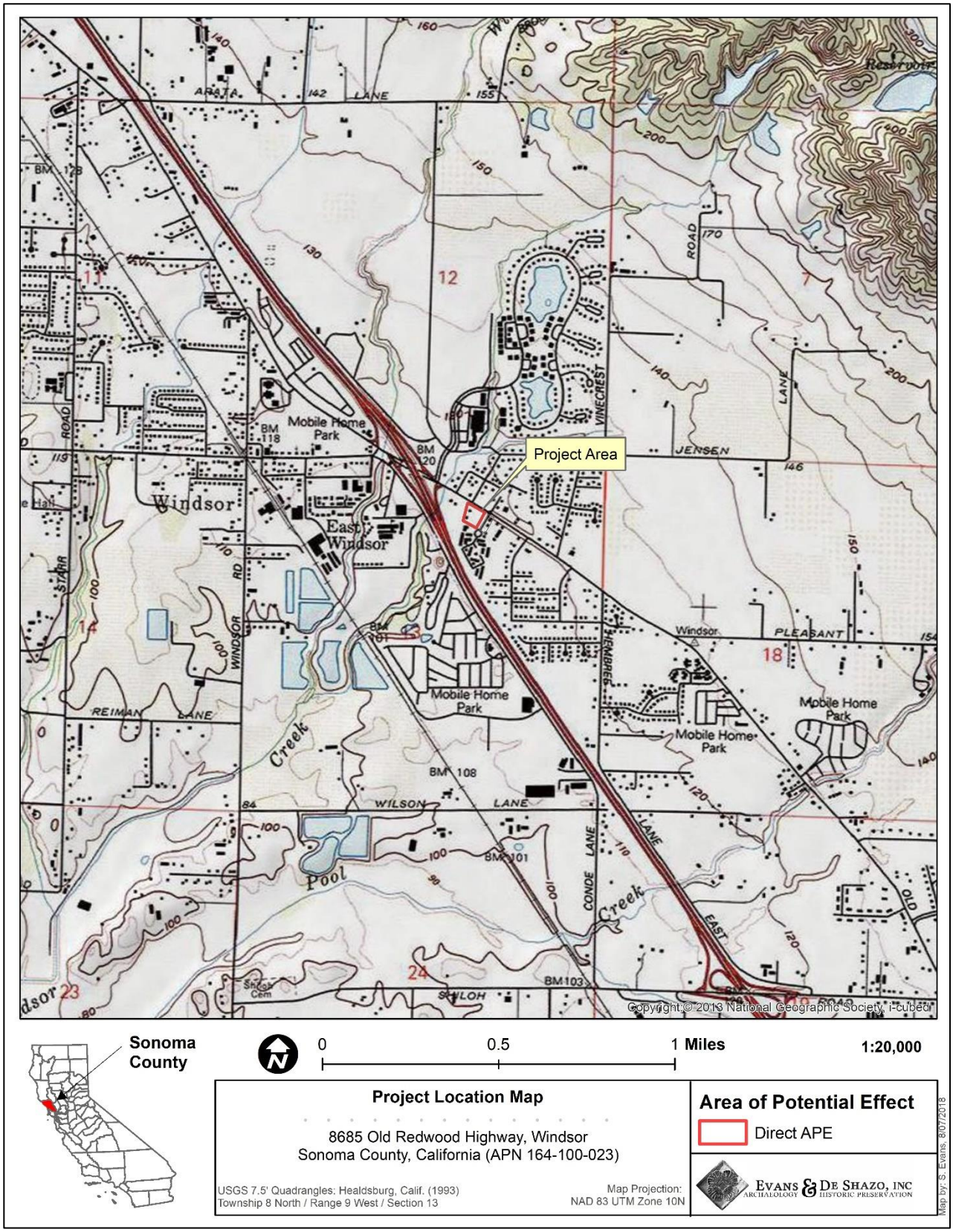

Figure 1: Project Area location shown on the USGS 7.5' Healdsburg, Calif. quadrangle map.

Figure 2: Area of Potential Effect Map.

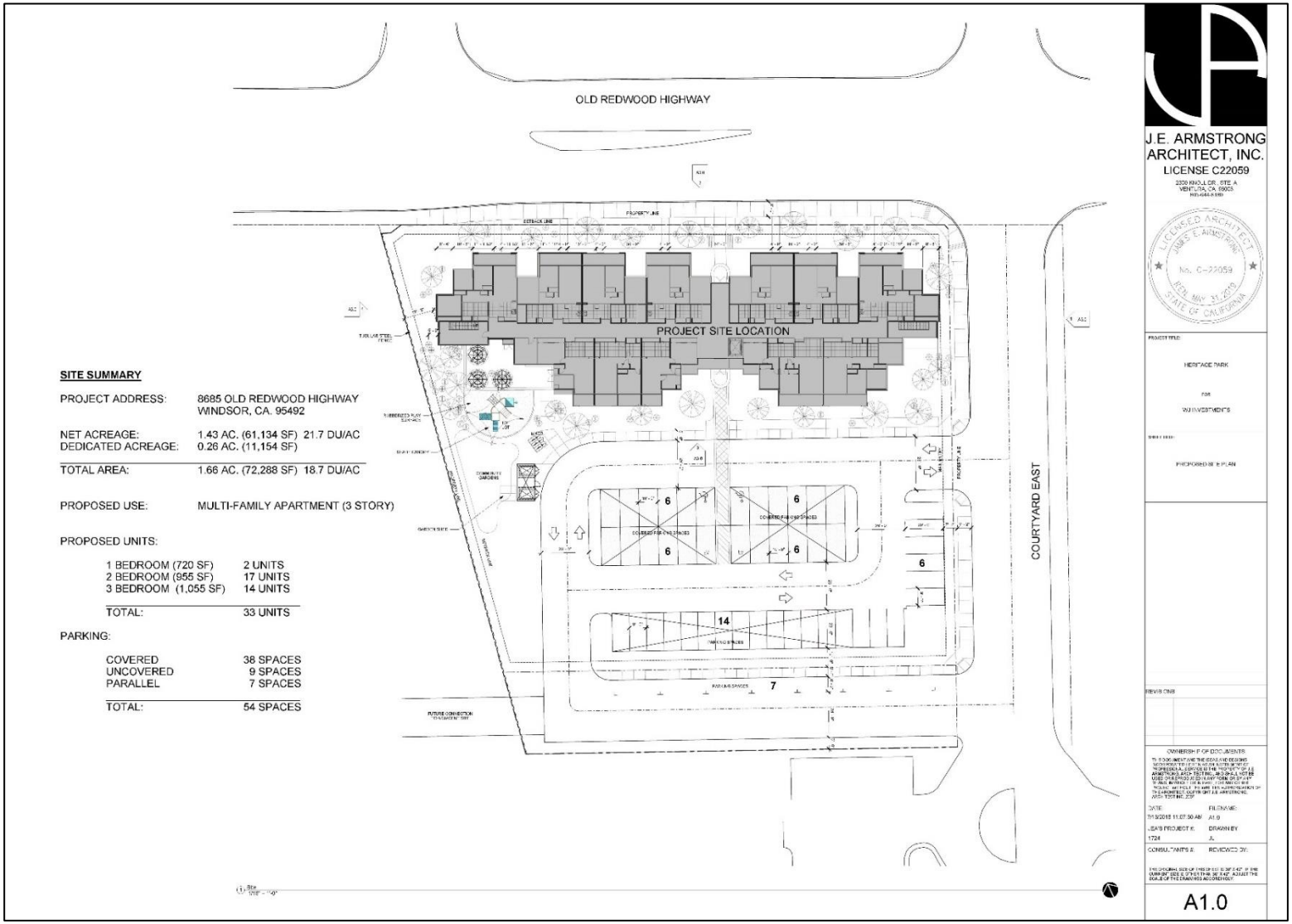

Figure 3: Proposed Project site plan.

REGULATORY SETTING

The proposed Project is considered an undertaking subject to NEPA and Section 106 of the NHPA and its implementing regulations 36 CFR Part 800, NEPA [42 U.S.C. 4321 et seq.], and is also subject to CEQA. These regulations, as they pertain to cultural resources, are outlined below.

The National Environmental Policy Act (NEPA)

NEPA [42 U.S.C. 4321 et seq.] establishes national environmental policies and goals for the protection, maintenance, and enhancement of the environment and provides a process for implementing these goals within the Federal agencies. The Act also establishes the Council on Environmental Quality (CEQ).

The term "cultural resources" is not defined in NEPA. NEPA address the "human" — social and cultural — aspects of the environment. Culturally valued aspects of the environment generally include historic properties (as defined by the NHPA), sacred sites, archaeological sites not eligible for the National Register of Historic Places (NRHP) and archaeological collections. The cultural use of natural resources and such "intangible" socio-cultural attributes as social cohesion, social institutions, life ways, religious practices, and other cultural institutions are typically evaluated under the "social impact" category.

National Historic Preservation Act (NHPA) - Section 106

Section 106 of the NHPA pertains to Federal “undertakings”. A Federal undertaking is defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency, those carried out with Federal financial assistance, and those requiring a Federal permit, license or approval. The NHPA directs federal agencies to take into account (through identification, recordation and mitigation) the effects of proposed activities on historic properties and give the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Historic Properties are properties that are included in the NRHP or that meet the criteria for listing in the National Register.

National Register of Historic Places (NRHP)

Historic properties are districts, sites, buildings, structures, and objects listed or found eligible for listing in the NRHP. Unlisted properties are evaluated against the National Register criteria to determine eligibility for listing, in consultation with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) and any Native American Tribe that may attach religious or cultural importance to them.

The five property types are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains,

monuments, maritime resources, sculptures and boundary markers.

- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

In order to be included or qualify for the National Register, a building, structure, object, site or district must possess significance in American history, architecture, archaeology, engineering or culture, and must be associated with an important historic context and retain historic integrity of those features necessary to convey its significance. The resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet any of the following criteria:

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 important in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,

D. Has yielded, or may be likely to yield, information important in prehistory or history.

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Project is subject to CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, 14 CCR Section 15064.5). According to CEQA, cultural resources are aspects of the environment that require identification and assessment for potential historical significance (14 CCR 15064.5 and PRC 21084.1). The five classes of cultural resources also include buildings, structures, objects, sites and districts. Per California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the NRHP;
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific,

economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

California Register of Historical Resources (CRHR)

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

METHODS

The HRE was prepared by EDS Principal Architectural Historian, Stacey De Shazo, M.A., in compliance with Section 106 of the NHPA, and CEQA regulations and guidelines. EDS utilized research obtained at the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS), the Sonoma County Recorder office, and Sonoma County Library, as well as various online sources such as Ancestry.com, Newspapers.com, and the California Digital Newspaper Collection to obtain details regarding property ownership related to the built environment resources and to develop a historic context with which to evaluate the historic significance of the properties. EDS also conducted an intensive level field survey of the Direct APE and Indirect APE to document the built environment resources at least 50 years in age to formulate assessments needed for evaluation within the current setting. In addition, EDS completed Department of Parks and Recreation (DPR) 523 forms for the ca. 1900 house, ca. 1900 barn, and the ca. 1910 house. (Appendix A).

HISTORIC SETTING

This section describes the historic setting of the Project Area and the surrounding area to provide a basis for understanding the built environment resources within the Indirect APE to assess their potential historic significance.

The Mexican Period (1821 - 1846)

In 1821, Mexico gained its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish mission period and the beginning of the rancho

period in "Alta California". Under Mexican rule, significant changes occurred throughout California during this time due to the lack of strong oversight and military rule that was previously imposed by the Spanish. In 1833, secularization saw Mission land and property dissolved and new opportunities arose for trade when foreign ships, which had previously been held off by Spanish guarded military ports, were allowed to dock thus providing a variety of provisions throughout California. These provisions included tea, coffee, sugars, spices, and spirits of all kinds, as well as a variety of manufactured goods, which made their way into the region. These new imports were taxed and became the main source of revenue for the Mexican government. Likewise, goods produced in Alta California were exported under the Mexican rule, which bolstered the hide and tallow trade that became the primary business in California during this time.

The Mexican colonial authorities further encouraged settlement of Alta California by permitting foreigners to take up residence and by giving politically prominent persons large land grants called ranchos. Because of this, the 20 or so ranchos that had existed during the Spanish period increased to roughly 800 ranchos that varied between 10,000 and 20,000 acres in size. A total of 22 ranchos were established in present-day Sonoma County during the Mexican Period. Most ranchos were located along the coast or major water ways so that their products, mainly hides and tallow, could be easily loaded aboard vessels and exported. Since the income of the rancho was dependent on the amount of hide and tallow produced, a family's wealth was determined by the size of their rancho, number of cattle they owned, and the availability of a labor force, which consisted mostly of Indians and poor Mexicans who depended on the rancho owners for their basic needs during this time. At the time, the Project Area was not part of rancho, but was located approximately 1.0 mile east of the 17,892-acre *Rancho Los Molinos* that was granted in 1833 by Governor Jose Figueroa to John B.R. Cooper, who immigrated to the United States (U.S.) from the British Channel Islands as a child. Located 1.2 miles to the southeast was another rancho, called *Rancho Sotoyome* that consisted of 35,000-acres granted in 1841 by Governor Juan Alvarado to Henry D. Fitch who was a native of Massachusetts, a sea captain, and trader who was the first American settler in San Diego in 1829.

Early American Period (1848 - 1900)

The early American Period in California is marked by the end of the Mexican American War when the U.S. took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo in 1848. The Treaty of Guadalupe Hidalgo provided the resident Mexicans their American citizenship and guaranteed title to land granted in the Mexican period; although with the excitement of the Gold Rush, from 1848 to 1850, land claims in California were temporarily put aside. However, the California Gold Rush and the potential for wealth drew numerous settlers to the area from all over the U.S., as well as Scotland, Ireland, England, Germany, and France, and land ownership disputes quickly arose. To resolve disputes, the U.S. Congress created the U.S. Land Commission following admission of California into the Union in 1850 to validate the land titles of Spanish and Mexican land grants in California. Although the Commission eventually confirmed most land grants, the cost of litigation forced most Californios to lose their land and cattle, and more often than not their land was lost to newly arriving American settlers and the lawyers who were hired to defend land titles.[2]

In 1851, California was divided into 27 counties, including Sonoma County that also included present-day

[2] Nancy Olmsted, *Vanished Waters: A History of San Francisco's Mission Bay. Mission Creek Conservancy, San Francisco.* 1986.

Mendocino County during this time. The U.S. Public Lands Survey System (PLSS) was utilized to subdivide public domain lands (i.e. land not granted in the Spanish and Mexican periods and considered lands owned by the Federal government for the benefit of the citizens of the U.S.) into 6-mile-square townships that are subdivided into 36 one-mile-square (640-acre) sections, each made up of four 160-acre lots.

Early Development of the Town of Windsor

In 1856, Sonoma County was divided into eleven townships, including the 41,423-acre Russian River Township where the Project Area is located in the Town of Windsor. During this time, the Town of Windsor consisted of East Windsor and West Windsor and contained the homesteads of a few early settlers that included Tom and Ike Smith, J.W. Calhoun, John Prewett (first schoolmaster in 1853), James Campbell, H.J. Pool, James Brooks, L. Slusser, the Chitwood Brothers, J.W. Yates, Henry White, RT Mitchell, Alexander Wilson, George Brumfield, Robert Cunningham, and Hiram Lewis. Lewis, who was one of Windsor's first settlers, was a Pony Express rider and he established Windsor's first post office in 1855. By 1856, Windsor had several blacksmith shops, H.H. Lafferty's Shoe Shop, Lindsay & Clark's Dry Goods Store, Mister Jerome's Grocery & Meat Market, two confectionary shops, a salon, a hotel and bar room, and a boarding house. Most settlers in the Russian River Township engaged in agriculture, raising stock, and logging, as well as tourism activities such as vacation and health resorts that were established along the Russian River. However, near the Town of Windsor agricultural products like hops, which was a main product, wheat, barley, corn, rye, peas, beans, potatoes, grapes and other fruits, as well as ranching, and dairy farming were the primary source of income for most of the new settlers.[3] According to Barbara Ray in her account of the history of Windsor, it is thought that "the town of Windsor in Sonoma County was named for its similarity to the beautiful parklands surrounding England's Windsor Castle."[4]

In 1872, the San Francisco and North Pacific (SF&NP) Railroad (later the Northwestern Pacific Railroad, aka NWPRR), the first extensive standard gauge rail service to Sonoma County, reached the Town of Windsor. However, the Windsor Station was located approximately half a mile away from the original town of Windsor. The railroad allowed farmers within and near the Town of Windsor to expand their agriculture production[5] and the town soon became dependent on the railroad to ship products. As such, the center of town moved away from its location in East Windsor westward closer and developed around the Windsor Station in West Windsor (Figure 4). During this time, much of the farmland near West Windsor was planted in fruit orchard and grape vineyards, while "East Windsor" had developed with farmlands that included crops such as hops, prunes, apples, pears, and grapes. The land between East and West Windsor was owned by Henry Bell and the railroad bisected Bell's property, prompting him to sell portions of his land to many other merchants, contributing to the growth of West Windsor. In 1886, the production of wine in Windsor was reported by the Sonoma County assessor as reaching 150,000 gallons. During this time, there were also many small farms that

[3] Jane M. Engdahl. *History. Excerpted from The Project Windsor Report with permission from The Windsor Historical Society. Town of Windsor Official* Website. Accessed February 26, 2017. https://www.townofwindsor.com/439/History.; Sonoma County Historical Society. Sonoma County Historical Society. *"Sonoma County Timeline"*. Accessed January 30, 2018. www.sonomacountyhistory.org.

[4] Barbara F. Ray. *Windsor (Images of America)*. (Arcadia Publishing 2012).

[5] Sonoma County Historical Society. Sonoma County Historical Society. *"Sonoma County Timeline"*. Accessed January 30, 2018. www.sonomacountyhistory.org.

included sheep, cattle, and chicken ranching. Although the town remained relatively small throughout the late 19th century, at the turn of the 20th century it had two of Sonoma County's largest wineries, an active commercial center, and a strong agricultural base of fruit, grapes, corn, hay, and livestock.

Figure 4. ca. 1900 photo of the Town of Windsor, facing east along the NWPRR with the train depot to the left (courtesy of the Sonoma County Library – Sonoma Heritage Collections).

Figure 5. ca. 1915, Town of Windsor, along "Main Street" (aka Old Redwood Highway) (courtesy of the Sonoma County Library – Sonoma Heritage Collections).

During the early part of the 20th century, the Town of Windsor grew, and new roads were constructed. While the NWPRR pushed forward with new depots, the availability of the automobile in the early twentieth century sparked an increase in roads, inns, restaurants, and summer cottages for travelers. This created a need for a

comprehensive highway system in California. During the early twentieth century, the Redwood Highway changed the landscape of many cities and towns throughout California.

American Fruit Orchards

The history of American Fruit Orchards in the U.S. is a rich and complex history of human settlement and development, which has evolved over time and is "characterized by steady, sustained growth followed by dramatically increasing complexity…."[6] that reflects important social trends such as migration and settlement patterns, the development of commercial agriculture, and the growth of rural and urban economies. According to the National Park Service (NPS), many orchards have direct associations with important people or events that shaped the history of the country, such as the Peach Orchard at Gettysburg National Military Park in Pennsylvania.[7]

Over the past 400 years, the appearance of fruit orchards and the development of orchard farming in the U.S. has changed in the size and form of the fruit tree, the species and varieties grown, the spacing and scale of tree plantings, and the ensemble of associated features, such as fencing, windbreaks, roads, irrigation systems, sheds and barns.[8]

According to the NPS, there are four periods in the history of "American Fruit Orchards" that include:

- 1600 to 1800 when European fruit trees were introduced and planted for both subsistence farming and pleasure.
- 1801 to 1880 when collectors and entrepreneurs developed fruit varieties.
- 1881 to 1945 when orchard development focused on commercialization, technology, and regionalism (Figure 6).
- 1946 to present when orchard production intensified; dwarf trees became commonplace.

The period from 1881 to 1945 is the period of significance that has been applied to the APE for this report.

During the late 1800s, throughout the U.S., orchards and orchard fruits became more complex; however, the diversity of fruits was on the decline due commercial need for a single fruit "type" utilized in orchard farming, which lead to the extinction of thousands of varieties of fruit trees.

[6] National Park Service, Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places. 2009.

[7] Ibid.

[8] Ibid.

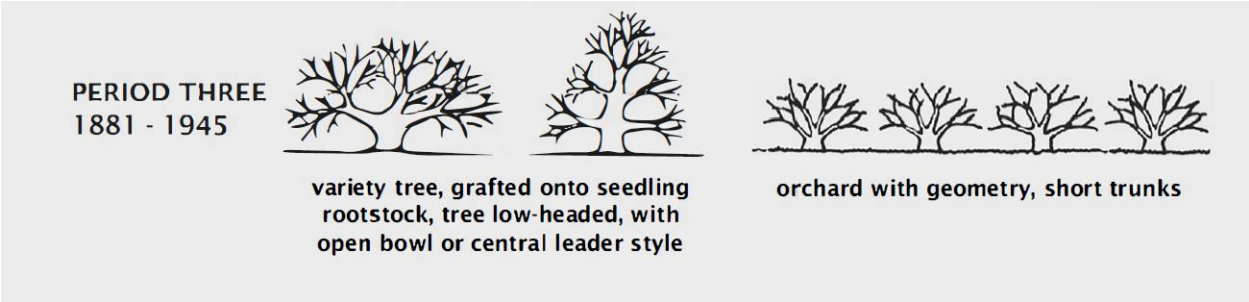

Figure 6. Diagram from "Fruitful Legacy" (courtesy of the National Park Service U.S. Department of Interior)

By the early 1880s, the transformation of California agriculture began to take place. From the 1890s to the 1910s, packing sheds were commonly found in commercial orchards west of the Rocky Mountains. According to Olmsted and Rhode[9], this was the result of the following factors:

- Increases in demand for fruit products in eastern urban markets.
- Improvements in transportation, especially the completion of the Transcontinental Railroad in 1869.
- Reductions in the profitability of wheat due to slumping world grain prices and falling local yields.
- The spread of irrigation and accompanying breakup of large land holdings.
- The increased availability of "cheap" labor.
- The accumulation of knowledge about California's environment and suitable agricultural practices.

During this time, Sonoma County saw a boom in agricultural production, particularly fruit tree orchards that had become so profitable during this time that many farmers and ranchers converted their fields and pastures to orchards and vineyards.[10] By the 1950s, Santa Rosa orchard farmers saw significant changes when developers, such as Hugh Codding, began turning orchards into residential subdivisions. During the 1980s, Santa Rosa and the surrounding Sonoma County saw many orchard farmers subdividing their property and either selling portions of their land or converting orchards or vacant land into wine grapes. Today, less than 3,000 acres of apple orchards are under cultivation in Sonoma County.

ARCHITECTURAL STYLE

The following section is intended to provide a brief understanding of the Victorian era architectural style associated with the ca. 1900 house within the Direct APE and Queen Anne architectural style associated with the ca. 1910 house within the Indirect APE.

Victorian Era Architecture in California (1870 – 1910)

Victorian era architecture is associated with styles and forms that are complex and irregular in the massing, materials, and details of modest homes to large mansions. The use of Victorian era styles in California were initially born out of the Industrial Revolution, with the advent of rail transportation access to national markets,

[9] NPS 2009

[10] Gaye LeBaron, et al, Santa Rosa: A Nineteenth Century Town. Historia Ltd. USA. 1985.

and growing wealth in the west. The Victorian era embraced new materials and technologies to create houses like never seen before. Designers broke away from the symmetry of early American architecture, and applied decoration liberally, combining features borrowed from many different eras. The Victorian era of construction changed the landscape of architecture, not only for California, but of the entire U.S. and marked an explosion of creative designs and the emergence of intricate, daring forms and techniques. Although the Victorian Era ended in 1901 with the death of Queen Victoria, the architectural styles associated with this era continued for a short while later in California, as the West Coast was typically five or ten years behind the East Coast and Britain in adopting the latest styles of the time. In California, several specific styles were popular during this period such as the Queen Anne, Eastlake, Shingle, Stick, and Folk Victorian styles.[11]

Queen Anne Architecture (1870-1910)

The Queen Anne architectural style (also known as Queen Anne Revival) is associated with the Victorian era that flourished between 1870 and 1910 in California. Introduced in the 1860s by English architect Richard Norman Shaw, Queen Anne architecture resembled Victorian architecture but was much less formal. The Queen Anne style featured many special details that reflected an opulent lifestyle and often included steeply pitched, complex slate roofs, patterned shingles (referred to as fish scales), faux half-timbering, brightly colored siding with contrasting trim, large brick or stone chimneys, front-facing towers, turrets and gables, second-story balconies, wrap-around porches, bay windows, stained-glass windows, tall double-hung windows accented with art glass or decorative patterns, spindle railings, and ornamental trim.

Early 20th Century Barns

Historic barns are preserved for a number of reasons. Some are so well built that they remain useful even after a hundred years or more. Many others are intimately connected with the families who built them and the surrounding communities. Others reflect developments in agricultural science or regional building types. The ca. 1900 barn associated with the Direct APE is associated with a small working orchard and stock barn. As part of this context, the elements of the barn are focused on as the barn relates the current use and condition of the associated property that define the character and style of the barn.

RESULTS OF RECORD SEARCH

The following section details the results of a review of documents associated with the Direct APE, the Indirect APE and the surrounding area available at the NWIC, local research facilities, and those available through on-line sources.

NWIC

According to information on file at the NWIC (conducted on August 1, 2018; NWIC File #18-0226) there are six built-environment resources recorded on DPR 523 forms within one-half mile of the Direct APE that include historic-era resources (P-49-002834, P-49-003181, P-49-003182, P-49-003544, P-49-003545, and P-49-003812). These resources are described below.

[11] Norma Tyler, Ilene R. Tyler, and Ted J. Ligibel, *Historic Preservation, An Introduction to the History, Principals, and Practices*, New York: W.W. Norton & Company, 2009).

- **P-49-002834 (CA-SON-2322H)**: Railroad segments, grades, trestles, culverts, and crossings that are associated with the Northwestern Pacific Railroad located 0.46 miles west of the Direct APE. Segments of the railroad itself that have been determined eligible for the NRHP have a close association with historic depots, trestles or other related elements, while segments which have no associated depots or other buildings, or structures have been determined ineligible for the NRHP.[12]

- **P-49-003181:** Single-family house and three ancillary buildings dating to about 1900 located at 168 Windsor River Road, approximately 0.42 miles northwest of the Direct APE. The resource was recommended eligible for the CRHR under Criteria 1 and 3 as a "good example of West Windsor's response to housing needs brought about by the town's growth and development, and as a local example of the nationwide trend toward simple, affordable "builder" homes that occurred in the late 19th and early 20th centuries".[13]

- **P-49-003182**: Single-family house constructed ca. 1890 located at 180 Windsor River Road, approximately 0.43 miles northwest of the Direct APE. The resource was evaluated and not recommended eligible for the CRHR due to lack of integrity.[14]

- **P-49-003544:** Single-family house constructed in 1953, and a carport and a small shed constructed after 1960, located at 231 Bluebird Drive, approximately 0.27 miles south of the Direct APE. The resource was evaluated and not recommended as eligible for the NRHP, or the CRHR.[15]

- **P-49-003545:** Single-family house constructed ca. 1950 and a water tower likely constructed in the 1910s located at 8755 Old Redwood Highway, approximately 235 feet northwest of the Direct APE. This resource is also listed in the OHP's Directory of Properties in the Historic Property Data (HPD) File for Windsor, Sonoma County, California (dated 4/5/2012). The resource was evaluated and not recommended as eligible for the NRHP, or the CRHR.[16]

- **P-49-003812:** Two modern cinder block buildings and a shed located within the property at 195 Windsor Road, approximately 0.45 miles northwest of the Direct APE. The resource was recorded, but not formally evaluated by an architectural historian to determine eligibility for listing on the NRHP, or the CRHR.[17]

A review of OHP's Directory of Properties in the Historic Property Data (HPD) File for Windsor, Sonoma

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[12] Andrew Hope, Primary Record update, Building, Structure, and Object Record, and Continuation Sheets for P-49-002834. On file at the Northwest Information Center, Rohnert Park, California. 2004.

[13] Vickie Beard, Primary Record, Building, Structure, and Object Record, and Continuation Sheets for P-49-003181. On file at the Northwest Information Center, Rohnert Park, California. 2004a.

[14] Vickie Beard, Primary Record, Building, Structure, and Object Record, and Continuation Sheets for P-49-003182. On file at the Northwest Information Center, Rohnert Park, California. 2004b.

[15] Toni Webb, Primary Record and Continuation Sheets for P-49-003544. On file at the Northwest Information Center, Rohnert Park, California. 2003a.

[16] Toni Webb, Primary Record and Continuation Sheets for P-49-003545. On file at the Northwest Information Center, Rohnert Park, California. 2003b.

[17] Kate Erickson and Sandra Massey, Primary Record for P-49-003812. On file at the Northwest Information Center, Rohnert Park, California. 2007.

County, California (dated 4/5/2012) was also conducted; however, the HPD File does not indicate that there are any properties within or adjacent to the Direct APE that are listed on the NRHP, CRHR, or that are California State Historical Landmarks, or California State Points of Historical Interest. Furthermore, there are no resources on the OHP Archaeological Determinations of Eligibility list or the California Inventory of Historical Resources list (OHP 1976) located within or adjacent to the Direct APE. EDS also reviewed the local Town of Windsor Historic Register that was adopted by the Town Council in 2003 as part of Resolution 1343-03; and no locally-listed resources are in the vicinity of the Direct APE. However, the Indirect APE revealed that the

Local Research

Local research was conducted at the Sonoma County Library and the Sonoma County Assessor Record office to review available primary source documents such as the Polk's City Directories for the Town of Windsor (Sonoma County, Calif.), historic maps, photographs, and newspaper articles, as well as additional documents related to the Indirect APE and Direct APE. Research revealed that the none of the built environment resources at least 50 years in age are listed on the Town of Windsor Historic Register (Adopted April 11, 1996), they are not listed on the 2012 Office of Historic Preservation Historic Properties Directory (HPD) and they do not appear to have been previously evaluated.

Online Research

Online research was also conducted that utilized the following sources:

- www.newspapers.com
- www.ancestory.com
- www.calisphere.com (University of California)
- http://heritage.sonomalibrary.org/digital/collection (Sonoma County Library)

PROPERTY HISTORY

As part of the literature search, EDS reviewed historic maps, Sanborn Fire Insurance Maps, city directories, and deeds, as well as documents available online to determine ownership history and development of the Project Area. The property history below focuses on the period following construction of the ca. 1900 house and ca. 1900 barn within the Direct APE, as well as the ca. 1910 house within the Indirect APE; however, property ownership history prior to the current built environment resources is also included in the history below.

Property History

The following property history details the occupancy and ownership history of the ca. 1900 house and ca. 1900 barn located at 8685 Old Redwood Highway, Windsor, Sonoma County, California within a 1.66-acre APN 164-100-023 (Direct APE) and the ca. 1910 house located 8635 Old Redwood Highway within a 0.57-acre APN 164-100-024 (Indirect APE).

8685 Old Redwood Highway (Direct APE/Project Area)

The 1.66-acre parcel was originally part of a larger parcel of land owned by S. Emerson in 1867 (Figure 7).

During the late 1860s, I.G. Wickersham was an attorney and owned a business known as I.G. Wickersham & Co., (later The First National Gold Bank of Petaluma), and had significant land holdings throughout Sonoma County, including 70-acres which included the current Direct APE (Figure 8). It appears that, during this time, the land was utilized for dairy farming and/or cattle ranching. A small portion of the 70-acre property that included the Direct APE was sold by Wickersham to Judge A.P. Overton, who had an office in the same location as Wickersham within the Phoenix Block in Petaluma. Overton purchased lots 44 and 45[18] of Block 14, as well as additional acreage to the south/southwest within the address that was then known as 318 County Road. Overton did not live on the land but maintained his residence in Petaluma, and by 1902, he had sold lots 44 and 45 to Jasper Miller and Lucie Miller (Figure 10), who moved to Sonoma County with their son Emerson Parish Miller (aka E.P. Miller) (born March 7, 1877, in Sullivan, Missouri) in the late 1890s. During this time Jasper and Lucie appear to have been the first owners and occupants of the ca. 1900 house and ca. 1900 barn. They lived on the property, which at the time also included the adjacent parcel to the north known as lot 44, but in 1902, they sold lot 44 to J.E. Smith. In 1906, Emerson married Beryl Andes Hanke (Figure 11) in Santa Rosa and they had two daughters, one named Gladys Evelyn Miller, who was born on July 8, 1907 in the Town of Windsor and a second daughter named Esther born in the Town of Windsor in 1909. In 1928, Gladys married Curtis Lee Monti in Santa Rosa, California. They had two children during their marriage. Four generations of Millers lived on the property from the early 1900s through the 1940s where they raised sheep and cattle, and also had a successful orchard farm as well (Figure 12 – 15). The property appears to have been sold by the Millers in the 1950s or early 1960s and the next known owners were Claude Mason and Uretta Josephine Mason who purchased the 1.66-acre parcel in 1974.

[18] Lot 45 of Block 14 is the 1.66-acre Direct APE.

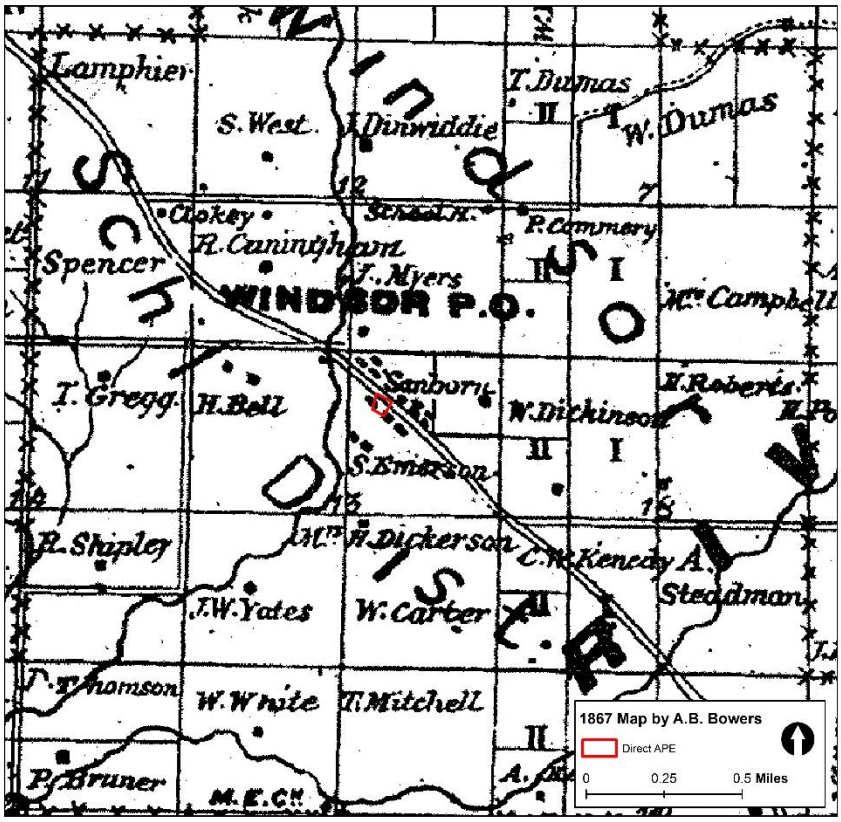

Figure 7. 1867 map showing the location of the Direct APE.

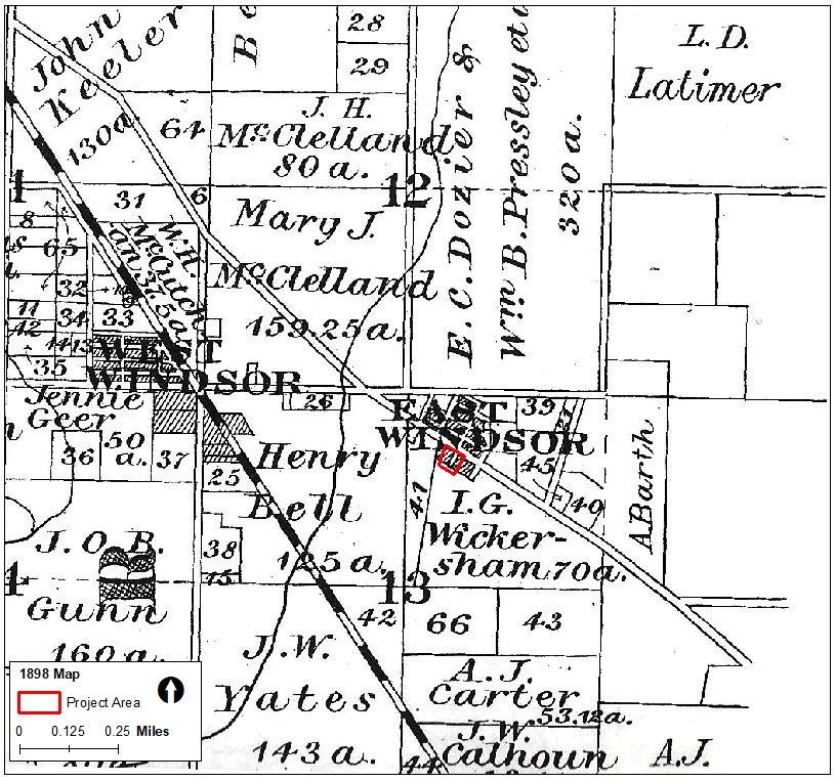

Figure 8. 1897 map showing the location of the Direct APE.

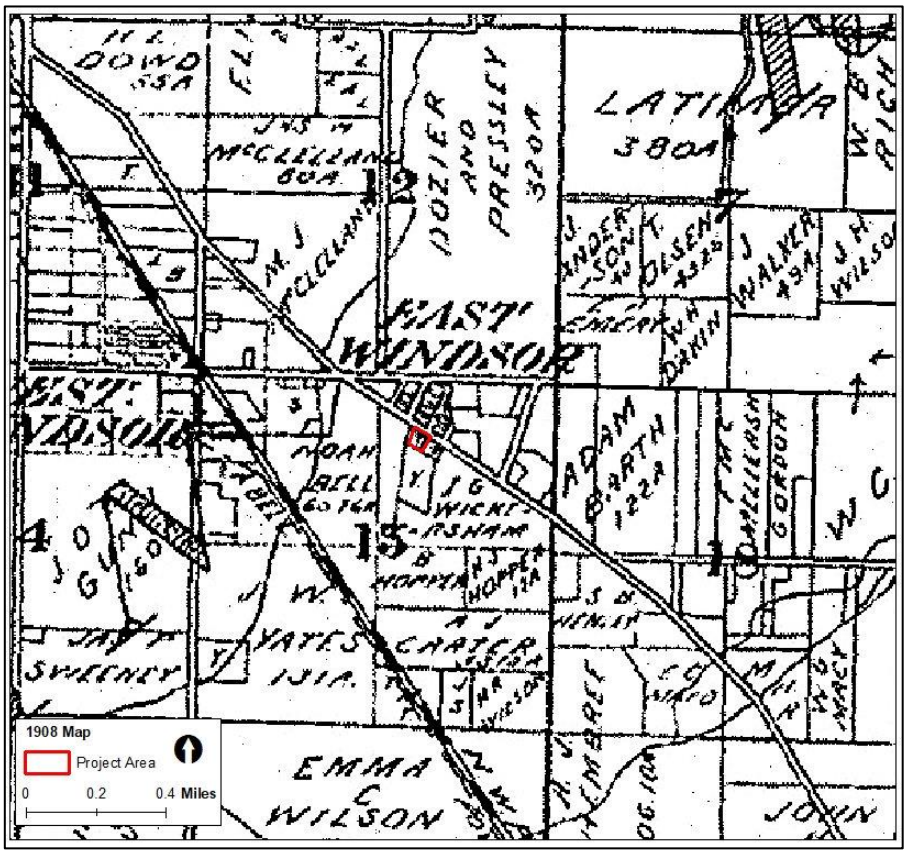

Figure 9. 1908 map showing the location of the Direct APE.

Figure 10. Jasper and Lucie Miller, ca. 1900 (courtesy of the Windsor Historical Society)

Figure 11. Emerson and Beryl Miller, ca. 1906 (courtesy of the Windsor Historical Society).

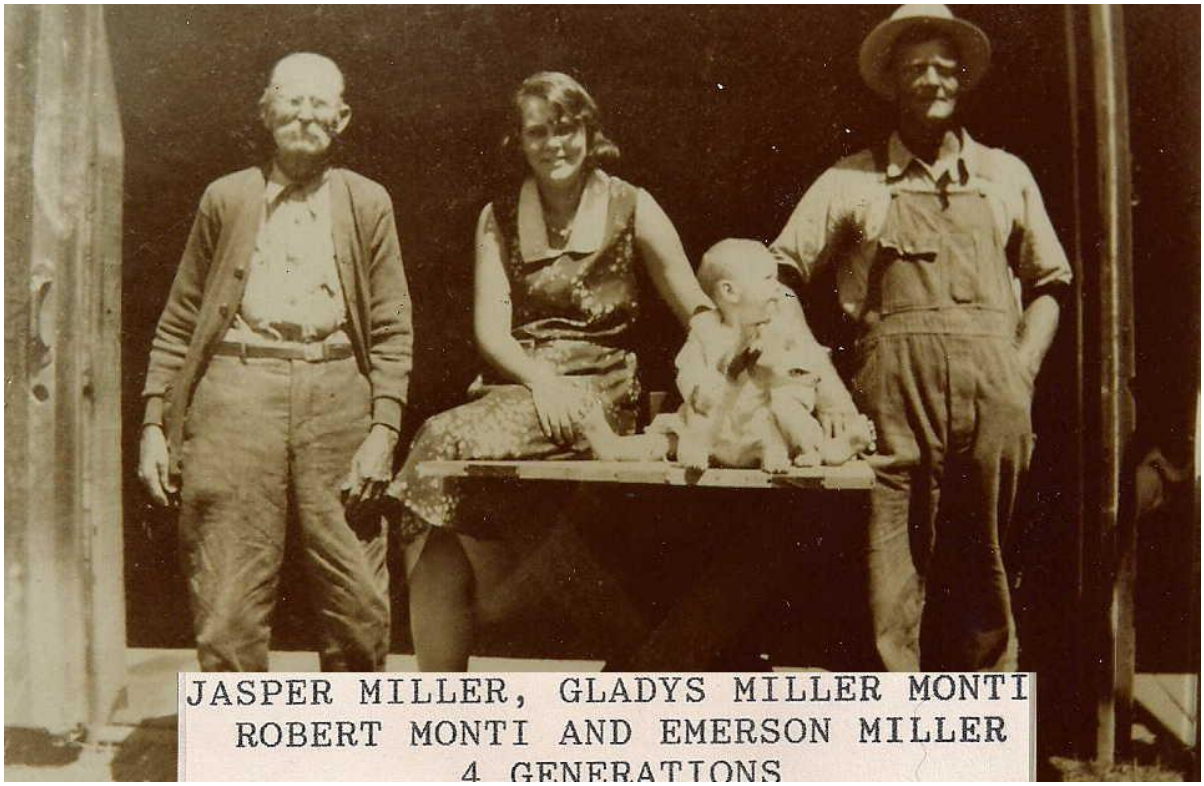

Figure 12. ca. 1910 photos of Jasper Miller with his granddaughter Gladys, great grandson Robert, and son Emerson (courtesy of the Windsor Historical Society).

Figure 13. ca. 1940 photo of Beryl and Emerson (courtesy of the Windsor Historical Society).

Figure 14: 1942 aerial showing location of Direct APE.

8635 Old Redwood Highway (Indirect APE)

According the Windsor Historical Society and documentation available the house is known is known D.T. Plummer House; however, no details regarding ownership or occupancy history could be found on D.T. Plummer house based on local research available, as well as online research. The only documentation available was a ca. 1975 photo taken of the house (Figure 15).

Figure 15. ca. 1975 photo of the D.T. Plummer house (courtesy of the Windsor Historical Society)

HISTORIC ARCHITECTURAL FIELD SURVEY

On July 27, and August 3, 2018, EDS Principal Architectural Historian, Stacey De Shazo, M.A., completed a field survey of the Direct APE and Indirect APE. The survey and assessment were completed in compliance with Section 106 of the NHPA, and CEQA. The following section documents the results of the field survey.

The Direct APE consists of a 1.66-acre parcel located in East Windsor, approximately 0.7 miles east of the Windsor Town Green. The property is bound to the north by Old Redwood Highway, to the east by Courtyards East Road, to the south by an apartment complex, and to the west by open fields and a multi-story building. The Project Area currently includes a ca. 1900 House and ca. 1900 barn.

ca. 1900 House (Direct APE)

The ca. 1900 single-story house is designed in Victorian era architecture. The house is accessed through a gated front entry and is situated to the north of a dirt driveway behind a wire and post fence and overgrown plants and trees. The house consists of a front gable plan with a moderate pitched hipped roof. There are two secondary cross hipped gables and shed additions that are not part of the original construction of the house, but were likely added in the 1940s. The house exterior is clad in a combination of vertical and horizontal wood siding. There is a full-width front porch that wraps around the west elevation, as well as several additions along the rear including a covered patio. The foundation appears to be of post and pier construction. The

house appears to have been converted into two units as there are two main entries along the rear elevation, although it is unclear when these changes occurred.

North Elevation (Primary Façade)

The north elevation consists of a prominent full-width raised front porch that wraps around the west elevation (Figure 16). The porch is support by square posts and consists of decorative brackets and Ranch-style[19] porch railings. The porch appears to have been added in the 1940s, likely when the original primary façade was modified with the removal of the original front door entry and infill replacement with new exterior, vertical wood cladding, and the introduction of two metal windows in new openings with decorative shutters. However, the original front gable is still present above the porch addition and consists of decorative variegated patterned wood shingles.

Figure 16. Photo showing the north elevation and west elevation, facing south.

West Elevation

The west elevation consists of a partial-width porch with original deep-channel horizontal wood boards and a hipped addition with vertical wood cladding (Figure 17). There are stairs that lead to an opening along the porch; however, the area is void of any doors. There is a centered sliding metal window with decorative shutters. There is a rear shed addition that is also present along this elevation that appears to be constructed of sheets of plywood.

[19] Found in Ranch architecture in the 1940s and 1950s.

Figure 17. Photo showing the west elevation, facing east.

South Elevation

The south elevation consists of a shed addition, covered patio, and a portion of the hipped addition. The section of the house where the covered patio is located consists of a new entry door and two metal windows (Figure 18). The door appears to be the main access to one of the two units within the house. There is also a small covered metal and wood shed that is situated to west of the covered patio that appear to have been constructed in the 1960s and includes a door to one of the units within the house. The portion of the house near the southeast corner of the south elevation consists of a what appear to be two additions—one which is clad in board and batten siding and the other which is clad in sheets of plywood (Figure 19). There are entry stairs along this section that lead to what appears to be the main entry door to the other unit within the house. There is a metal security screen that covers the main entry door and also a horizontal metal sliding window with decorative shutters along this elevation.

Figure 18. Photo showing the south elevation, facing north.

Figure 19. Photo showing the south elevation, facing north.

East Elevation

The east elevation consists of a portion of the building that is overgrown with vegetation, which made it difficult to photograph (Figure 20). This elevation consists of a portion of the plywood-clad addition, as well as the original section of the building that is clad in channeled horizontal wood boards. There appears to be an original vertical, double-hung window, but the vegetation did not allow for a closer look at this façade.

Figure 20. Photo showing the east elevation, facing west.

ca. 1900 Barn (Direct APE)

The ca. 1900 barn is a narrow, rectangular plan building with a side-gable, low-pitch roof (Figure 21). The barn appears to have been used for animals and farm equipment (Figure 22). The building is clad along the north, south, and west elevations in horizontal redwood boards, with various siding and a multi-light wood window set under a shed overhang along the east elevation (Figure 23). There is a door along the north elevation and several bays along the east elevation that are covered in plywood (Figure 24) that were originally open bays. The building is wired for electricity and the roof is clad in sheets of corrugated metal.

Figure 21. Photo showing the north elevation, facing south.

Figure 22. Photo showing the north and east elevations, facing south/southwest.

Figure 23. Photo showing the east elevation, facing southwest.

Figure 24. Photo showing the east elevation, facing southwest.

Shed Structure and Landscape

The Direct APE also consists of a shed structure constructed at an unknown date and a ground well within the interior although it was not accessible. Landscape includes several nut and fruit trees including cherry, walnut and plum, as well as large established roses and oleander shrubs near the house, and a large palm tree likely planted in the early 1900s (Figure 25).

Figure 25. Photo showing the shed structure and landscape, facing east.

ca. 1910 House (Indirect APE)

The ca. 1910 house is designed in what appears to be a mainly Queen Anne-inspired architecture. Access to the house was limited to street view and the first story of the building was almost entirely blocked from public view due to extensive vegetation and fencing. The house consists of multi-gabled roofs and appears to be the original form from the time of construction, with the exception of what appears to be a shed addition along the rear of the house. The house is clad in horizontal wood shiplap siding and the gables along the north, west, and south elevations consist of decorative and variegated wood shingles and brackets. There appear to be original wood, double-hung windows throughout, and the front entry door and transom appear to be original. There are also palm trees in front of the house that are part of the Old Redwood Highway Palm Tree designation that are protected by the Town of Windsor.

Figure 26. Photo showing the west elevation, facing south/southeast.

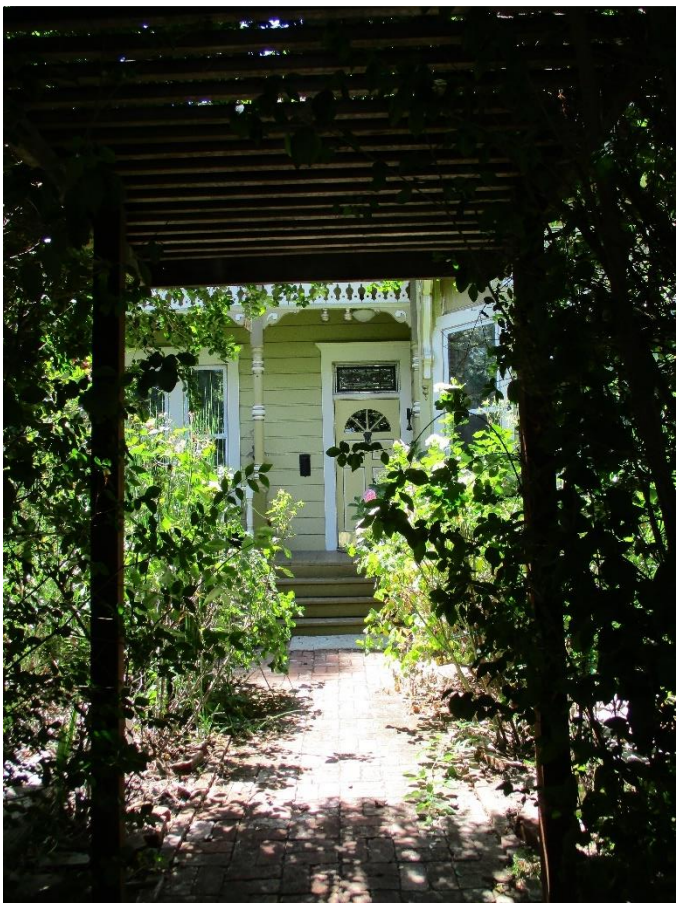

Figure 27. Photo showing the north elevation, facing south.

Figure 28. Photo showing the west elevation, facing east.

Figure 29. Photo showing the south and west elevations, facing north.

EVALUATION FOR HISTORICAL SIGNIFICANCE

National Register of Historic Places

The NRHP is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. To be

considered eligible, a property must meet the NRHP criteria for significance. This involves examining the property's age, integrity, and significance.

NRHP/CRHR Evaluation

The Direct APE and Indirect APE each consist of buildings that are at least 50 years in age and therefore evaluated to determine eligibility for listing on the NRHP/CRHR. The period of significance for the Direct APE, which includes the ca. 1900 house, ca. 1900 barn, and associated 1.66-acre property, is defined as ca. 1900 to ca. 1950, which is the period that Miller family lived in the house. The ca. 1910 house within the Indirect APE is defined with a period of significance associated with its estimated construction date of ca. 1910.

The following section examines the eligibility of all three built-environment resources that includes the ca. 1900 house and ca. 1900 barn located within the Direct APE, and the ca. 1910 house located with the Indirect APE for listing on the NRHP and the CRHR. After a thorough analysis, it was determined that the Direct APE does not consists of built-environment resources that meet the criteria of significance for listing on the NRHP or for listing on the CRHR; however, the Indirect APE appears to consist of a built environment resource that may qualify for listing on the CRHR, but likely does not qualify for listing on the NRHP for the following reasons.

NRHP/CRHR Criterion for Evaluation

A/1. Is associated with events that have made a significant contribution to the broad patterns of our history.

Although thorough research was conducted on the two properties, neither property appears to be associated with any broad patterns of history or development themes related to the development of the Town of Windsor in the early 20th century, as significant details regarding the development and use of the property were not available.

*Therefore, none of the built environment resources within the **Direct APE** or **Indirect APE** appear eligible for listing on the NRHP/CRHP under Criterion A/1.*

B/2. That are associated with the lives of significant persons in our past.

Based on extensive research of the history and ownership/occupancy of the Direct APE and Indirect APE that were evaluated, there is no evidence that any of the properties are associated with any person(s) significant to national, California, or local history.

*Therefore, none of the built-environment resources within the **Direct APE** or **Indirect APE** appear eligible for listing on the NRHP/CRHR under Criterion B/2.*

C/3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent 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.

*The **Direct APE** consists of a ca. 1900 house and ca. 1900 barn located at 8685 Old Redwood Highway that were evaluated in association with Victorian Era architecture and Barn architecture for the period of significance of ca.1900 to ca. 1950. The ca. 1900 house is a modest example of the Victorian Era style and lacks integrity to convey significance for listing on the NRHP/CRHR, which is further detailed in the integrity section below. The ca. 1900 barn is not unique in style and commonplace in Sonoma*

County, in addition, the building lacks integrity to convey significance that is further explained in the section below.

Therefore, the ca. 1900 house nor the ca. 1900 barn appear eligible for listing on the NRHP/CRHR under Criterion C/3.

*The **Indirect APE** consists of* a *ca. 1910 Queen Anne house that appears to be a good example of the Queen Anne architectural style and despite access limitations, the buildings appears to embody the distinctive characteristics of this style that include a steeply pitched, complex roofs, patterned shingles, gables, a partial width wrap-around porch, tall double-hung windows, and ornamental trim. However, the ca. 1910 house is not an exception example of this style and therefore would likely only qualify for listing on the CRHR.*

Therefore, the ca. 1910 house appears eligible at the local level under Criterion 3 for listing on the CRHR, but does not qualify for listing on the NRHP under criterion C.

D/4. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).

Criterion D/4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D/4 can also apply to buildings that contain important information. For a building to be eligible under Criterion D/4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*None of the built environment resources that include the ca. 1900 house and ca. 1900 barn within the **Direct APE**, or the ca. 1910 house within the **Indirect APE** have the ability to convey information potential that is unique or unknown in regard to an architectural style. In addition, the property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. Information to related to archaeological resources can be found in the Historic Property Survey (HPS) report prepared by EDS Principal Archaeologist, Sally Evans, M.A., RPA, titled "A Historic Property Survey for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California" that is associated with this Project.*

Historic integrity

To qualify for listing in the NRHP or the CRHR, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling and association.[20] A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance

[20] *National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation.*

identified for the built environment resources.

The following section lists each aspect of integrity. The findings are in *italic.*

- **Location** is the place where the historic property was constructed.

  None of the built-environment resources within the two properties have moved; therefore, they all retain integrity of Location.

- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.

  *None of the built-environment resources within the two properties appear to have been professionally designed or planned. However, the ca. 1900 house within the **Direct APE** has been altered significantly and the form, plan, space, and style have been compromised therefore it does not retain integrity of Design. Similarly, the ca. 1900 barn **within the Direct APE** has been altered with the infill of bays, and no longer retains integrity of Design. The ca. 1910 house within the **Indirect APE** retains integrity of Design.*

- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

  *The setting around the Direct APE and Indirect APE has changed significantly in the past 40 years from an area that once consisted of small farms and dirt roads, and now includes contemporary houses, and multi-story apartment buildings. Therefore, two properties that were evaluated in the **Direct APE** and **Indirect APE** do not appear to retain integrity related to Setting.*

- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

  *The ca. 1900 house within the **Direct APE** does not appear to retain integrity of Materials, due to the cumulative loss of original materials over time from changes to the house that include additions as well as modifications from its use as a single-family home to a two-unit house. These changes include new siding, replacement metal windows, and new window and door openings. Despite some changes, the ca. 1900 barn within the **Direct APE** appears to retain a majority of original materials. The ca. 1910 house within the **Indirect APE** retains integrity of Materials that were part of its original construction and design.*

  *Therefore, the ca. 1900 house within the **Direct APE** does not retain integrity of Materials; however, the ca. 1900 barn within the **Direct APE** and ca. 1910 house within the **Indirect APE** appear to retain integrity of Materials.*

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.

  *The ca. 1900 house and ca. 1900 barn within the **Direct APE** do not display evidence of local workmanship that conveys woodworking craft or skill associated with a particular period of time. Therefore, integrity of workmanship is not applicable.*

*The ca. 1910 house within the **Indirect APE** appears to retain integrity of Workmanship related to workmanship requiring a particular specialized craft as a woodworker. Therefore, the ca. 1910 house retains integrity of Workmanship.*

- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.

  *The ca. 1900 house within the **Direct APE** does not appear to retain integrity of Feeling related to a historic Victorian-era house during the early 20th century; however, the ca. 1900 barn within the **Direct APE**, due to its location with an undeveloped field that was part of the 1.66-acre land farmed by the Millers, appears to retain integrity of Feeling. In addition, the ca. 1910 house within the **Indirect APE** also retains the ability to convey Feeling as part of a specific period in time. Therefore, the ca. 1900 house within the **Direct APE** does not appear to retain integrity of Feeling, but the ca. 1900 barn within the **Direct APE** and ca. 1910 house within the **Indirect APE** do appear to retain integrity of Feeling.*

- **Association** is the direct link between an important historic event or person and a historic property.

  *None of the built-environment resources within the two properties have the ability to convey association with farming in the early 20th century due to significant changes to the overall setting of the surrounding area. Also, based on extensive research, none of the buildings are associated with an important person or specific event. Therefore, none of the built-environment resources within the **Direct APE** and **Indirect APE** retain integrity of Association.*

Overall, the built-environment resources within the Direct APE retain sufficient integrity, but were not found to be significant under NRHP/CRHR Criterion A/1 for the theme related to farming, nor under NRHP/CRHR Criterion B/2 for association with important persons, nor under NRHP/CRHR Criterion C/3 for Victorian Era architecture, or Barn architecture, nor under NRHP/CRHP Criterion D/4 for potential to yield important information related to history. However, while the ca. 1910 house was not found to have architectural significance to an extent that would warrant eligibility for listing in the NRHP, it appears to retain integrity for listing on the CRHR under Criterion 3 for its association with Queen Anne architecture.

CONCLUSIONS AND RECOMMENDATIONS

In accordance with Section 106 of the NHPA regulations and CEQA guidelines and policies, EDS conducted an HRE of the built-environment resources within two properties that are included in the Direct APE and Indirect APE to determine if they meet the criteria to be considered Historic Properties under Section 106 of the NHPA, or Historical Resources under CEQA to determine if the proposed Project will cause any direct or indirect effects to Historic Properties or Historical Resources. The HRE included extensive research and a field survey conducted by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's Professional Qualification Standards in Architectural History.

The built-environment resources within the Direct APE and Indirect APE that were evaluated include a ca. 1900 house and ca. 1900 barn (Direct APE) and a ca. 1910 house (Indirect APE). It was determined that none of built environment resources within the Direct APE that include the ca. 1900 house and ca. 1900 barn are eligibility for listing on the NRHP or the CRHR. However, it was determined that the ca. 1910 house within the Indirect APE is likely eligible for listing on the CRHR under Criterion 3 for association with Queen Anne architecture. However, it is not likely that the proposed Project would indirectly impact the ability for the ca.

1910 house to convey significance under Criterion 3 for listing on the CRHP. Therefore, it is concluded that the proposed Heritage Park Apartments Project will not directly nor indirectly affect any Historic Properties or Historical Resources.

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Office of Historic Preservation

1976 California Inventory of Historical Resources. California Office of Historic Preservation, Sacramento, California.

Reynolds and Proctor

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1911 Windsor, California. Sanborn Map & Publishing Company, New York.

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Sonoma County Agricultural Preservation and Open Space District, Sonoma County Water Agency, San Francisco Estuary Institute

2016 1942 aerials for the Santa Rosa Plain in central Sonoma County. GIS Map service.

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Tyler, Norman et al.

2009 Historic Preservation, An Introduction to the History, Principals, and Practices. W.W. Norton & Company, New York.

Windsor Historical Society

2018 https://www.windsorhistory.org/

Appendix A:

DPR Forms

State of California ☐ The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary #__ HRI # Trinomial **NRHP Status Code**	
Other Listings Review Code	Reviewer	Date

Page 1 **of** 12 ***Resource Name or #:** 8685 Old Redwood Highway
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sonoma County **and**
***b. USGS 7.5' Quad** Healdsburg **Date** 1993 **T** 8N ; **R** 9W ; ☐ **of** ☐ **of Sec** 13; MD **B.M.**
c. Address 8685 Old Redwood Highway City Windsor Zip 95492
d. UTM: Zone 10S, 516993 mE/ 4266342 mN
e. Other Locational Data: The property is located on a 1.66-acre parcel at 8685 Old Redwood Highway, situated on the south side of Old Redwood Highway, between the northbound US-101 offramp to Old Redwood Highway/Central Windsor and Courtyards East in the City of Windsor within Assessor Parcel Number 164-100-023.

***P3a. Description:** The ca. 1900 single-story house is designed in Victorian era architecture. The house is accessed through a gated front entry and is situated to the north of a dirt driveway behind a wire and post fence and overgrown plants and trees. The house consists of a front gable plan with a moderate pitched hipped roof. There are two secondary cross hipped gables and shed additions that are not part of the original construction of the house, but were likely added in the 1940s. The house exterior is clad in a combination of vertical and horizontal wood siding. There is a full-width front porch that wraps around the west elevation, as well as several additions along the rear including a covered patio. The foundation appears to be of post and pier construction. The house appears to have been converted into two units as there are two main entries along the rear elevation, although it is unclear when these changes occurred. (*See Continuation Sheet, Page 2)*

P5a.

***P3b. Resource Attributes:**
HP3 – Multi-family property
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
North and west elevations, facing south, 08/03/2018
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both ca.1900
***P7. Owner and Address:**
Name withheld by owner

***P8. Recorded by:**
Stacey De Shazo, M.A., Evans & De Shazo, Inc., 6876 Sebastopol Avenue, Sebastopol, CA 95472
***P9. Date Recorded:** August 3, 2018
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation**:
Stacey De Shazo, M.A. (2018): Historic Resource Evaluation for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California
***Attachments:** ☐NONE ■Location 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):

(Continued from Primary, Page 1)

North Elevation (Primary Façade)

The north elevation consists of a prominent full-width raised front porch that wraps around the west elevation (Figure 16). The porch is support by square posts and consists of decorative brackets and Ranch-style[1] porch railings. The porch appears to have been added in the 1940s, likely when the original primary façade was modified with the removal of the original front door entry and infill replacement with new exterior, vertical wood cladding, and the introduction of two metal windows in new openings with decorative shutters. However, the original front gable is still present above the porch addition and consists of decorative variegated patterned wood shingles.

West Elevation

The west elevation consists of a partial-width porch with original deep-channel horizontal wood boards and a hipped addition with vertical wood cladding. There are stairs that lead to an opening along the porch; however, the area is void of any doors. There is a centered sliding metal window with decorative shutters. There is a rear shed addition that is also present along this elevation that appears to be constructed of sheets of plywood.

South Elevation

The south elevation consists of a shed addition, covered patio, and a portion of the hipped addition. The section of the house where the covered patio is located consists of a new entry door and two metal windows. The door appears to be the main access to one of the two units within the house. There is also a small covered metal and wood shed that is situated to west of the covered patio that appear to have been constructed in the 1960s and includes a door to one of the units within the house. The portion of the house near the southeast corner of the south elevation consists of a what appear to be two additions—one which is clad in board and batten siding and the other which is clad in sheets of plywood. There are entry stairs along this section that lead to what appears to be the main entry door to the other unit within the house. There is a metal security screen that covers the main entry door and also a horizontal metal sliding window with decorative shutters along this elevation.

East Elevation

The east elevation consists of a portion of the building that is overgrown with vegetation, which made it difficult to photograph. This elevation consists of a portion of the plywood-clad addition, as well as the original section of the building that is clad in channeled horizontal wood boards. There appears to be an original vertical, double-hung window, but the vegetation did not allow for a closer look at this façade.

[1] Found in Ranch architecture in the 1940s and 1950s.

Photo showing the north elevation and west elevation, facing south.

Photo showing the west elevation, facing east.

Photo showing the south elevation, facing north.

Photo showing the south elevation, facing north.

Photo showing the east elevation, facing west.

CA. 1900 BARN (DIRECT APE)

The ca. 1900 barn is a narrow, rectangular plan building with a side-gable, low-pitch roof. The barn appears to have been used for animals and farm equipment. The building is clad along the north, south, and west elevations in horizontal redwood boards, with various siding and a multi-light wood window set under a shed overhang along the east elevation. There is a door along the north elevation and several bays along the east elevation that are covered in plywood (Figure 25) that were originally open bays. The building is wired for electricity and the roof is clad in sheets of corrugated metal.

Photo showing the north elevation, facing south.

Photo showing the north and east elevations, facing south/southwest.

Photo showing the east elevation, facing southwest.

Photo showing the east elevation, facing southwest.

SHED STRUCTURE AND LANDSCAPE

The Direct APE also consists of a shed structure constructed at an unknown date and a ground well within the interior although it was not accessible. Landscape includes several nut and fruit trees including cherry, walnut and plum, as well as large established roses and oleander shrubs near the house, and a large palm tree likely planted in the early 1900s.

Photo showing the shed structure and landscape, facing east.

NRHP/CRHR Evaluation

The Direct APE and Indirect APE each consist of buildings that are at least 50 years in age and therefore evaluated to determine eligibility for listing on the NRHP/CRHR. The period of significance for the Direct APE, which includes the ca. 1900 house, ca. 1900 barn, and associated 1.66-acre property, is defined as ca. 1900 to ca. 1950, which is the period that Miller family lived in the house. The ca. 1910 house within the Indirect APE is defined with a period of significance associated with its estimated construction date of ca. 1910.

The following section examines the eligibility of all three built-environment resources that includes the ca. 1900 house and ca. 1900 barn located within the Direct APE, and the ca. 1910 house located with the Indirect APE for listing on the NRHP and the CRHR. After a thorough analysis, it was determined that the Direct APE does not consists of built-environment resources that meet the criteria of significance for listing on the NRHP or for listing on the CRHR; however, the Indirect APE appears to consist of a built

environment resource that may qualify for listing on the CRHR, but likely does not qualify for listing on the NRHP for the following reasons.

NRHP/CRHR Criterion for Evaluation

A/1. Is associated with events that have made a significant contribution to the broad patterns of our history.

Although thorough research was conducted on the two properties, neither property appears to be associated with any broad patterns of history or development themes related to the development of the Town of Windsor in the early 20th century, as significant details regarding the development and use of the property were not available.

Therefore, none of the built environment resources appear eligible for listing on the NRHP/CRHP under Criterion A/1.

B/2. That are associated with the lives of significant persons in our past.

Based on extensive research of the history and ownership/occupancy of the property that were evaluated, there is no evidence that any of the properties are associated with any person(s) significant to national, California, or local history.

Therefore, none of the built-environment resources appear eligible for listing on the NRHP/CRHR under Criterion B/2.

C/3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent 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.

The property consists of a ca. 1900 house and ca. 1900 barn located at 8685 Old Redwood Highway that were evaluated in association with Victorian Era architecture and Barn architecture for the period of significance of ca.1900 to ca. 1950. The ca. 1900 house is a modest example of the Victorian Era style and lacks integrity to convey significance for listing on the NRHP/CRHR, which is further detailed in the integrity section below. The ca. 1900 barn is not unique in style and commonplace in Sonoma County, in addition, the building lacks integrity to convey significance that is further explained in the section below.

Therefore, the ca. 1900 house nor the ca. 1900 barn appear eligible for listing on the NRHP/CRHR under Criterion C/3.

D/4. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).

Criterion D/4 most commonly applies to resources that contain or are likely to contain

information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D/4 can also apply to buildings that contain important information. For a building to be eligible under Criterion D/4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

None of the built environment resources that include the ca. 1900 house and ca. 1900 barn within the property have the ability to convey information potential that is unique or unknown in regard to an architectural style.

Integrity

The following section lists each aspect of integrity. The findings are in *italic.*

- **Location** is the place where the historic property was constructed.

  None of the built-environment resources within the two properties have moved; therefore, they all retain integrity of Location.

- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.

  None of the built-environment resources within the two properties appear to have been professionally designed or planned. However, the ca. 1900 house within the property has been altered significantly and the form, plan, space, and style have been compromised therefore it does not retain integrity of Design.

- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

  The setting around the property has changed significantly in the past 40 years from an area that once consisted of small farms and dirt roads, and now includes contemporary houses, and multi-story apartment buildings. Therefore, the property does not appear to retain integrity related to Setting.

- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

  The ca. 1900 house within the property does not appear to retain integrity of Materials, due to the cumulative loss of original materials over time from changes to the house that include additions as well as modifications from its use as a single-family home to a two-unit house. These changes include new siding, replacement metal windows, and new window and door

openings. Despite some changes, the ca. 1900 barn appears to retain a majority of original materials.

Therefore, the ca. 1900 house does not retain integrity of Materials; however, the ca. 1900 barn appear to retain integrity of Materials.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.

  The ca. 1900 house and ca. 1900 barn do not display evidence of local workmanship that conveys woodworking craft or skill associated with a particular period of time. Therefore, integrity of workmanship is not applicable.

- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.

  The ca. 1900 house does not appear to retain integrity of Feeling related to a historic Victorian-era house during the early 20th century; however, the ca. 1900 barn due to its location with an undeveloped field that was part of the 1.66-acre land farmed by the Millers, appears to retain integrity of Feeling. Therefore, the ca. 1900 house does not appear to retain integrity of Feeling, but the ca. 1900 barn does appear to retain integrity of Feeling.

- **Association** is the direct link between an important historic event or person and a historic property.

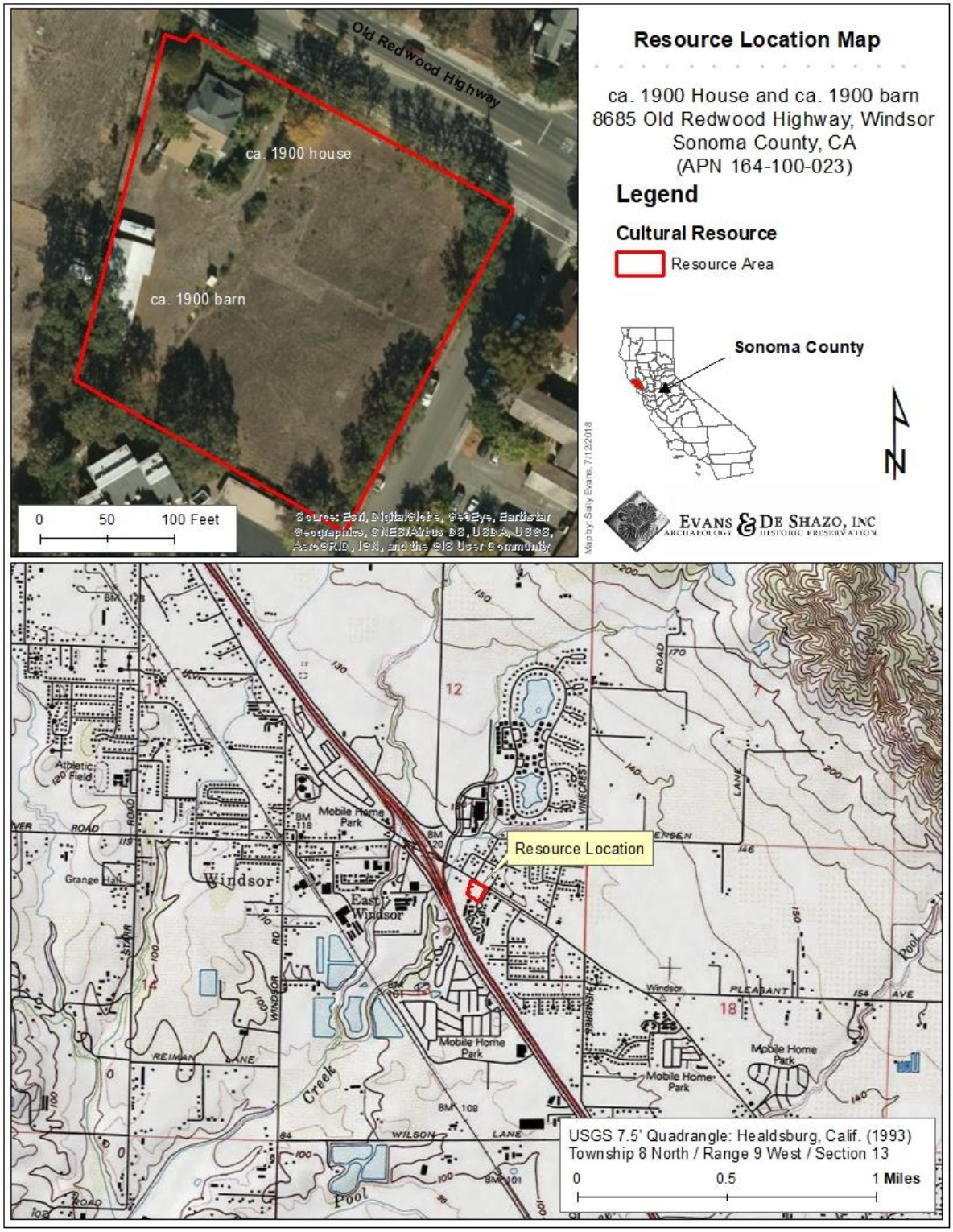
  None of the built-environment resources within the two properties have the ability to convey association with farming in the early 20th century due to significant changes to the overall setting of the surrounding area. Also, based on extensive research, none of the buildings are associated with an important person or specific event. Therefore, none of the built-environment resources retain integrity of Association.

Overall, the built-environment resources within the property retain sufficient integrity, but were not found to be significant under NRHP/CRHR Criterion A/1 for the theme related to farming, nor under NRHP/CRHR Criterion B/2 for association with important persons, nor under NRHP/CRHR Criterion C/3 for Victorian Era architecture, or Barn architecture, nor under NRHP/CRHP Criterion D/4 for potential to yield important information related to history.

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 12 **of** 12 ***Resource Name or #** 8685 Old Redwood Highway

***Map Name:** Healdsburg ***Scale:** 1:24,000 ***Date of map:** 1993



State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #__
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** 8635 Old Redwood Highway
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Sonoma County **and**

***b. USGS 7.5' Quad** Healdsburg **Date** 1993 **T** 8N ; **R** 8W ; ☐ **of** ☐ **of Sec** 13; MD **B.M.**

c. Address 8635 Old Redwood Highway City Windsor Zip 95492

d. UTM: Zone 10S, 517078 mE/ 4266295 mN

e. Other Locational Data: The property is located on a 0.57-acre parcel at 8635 Old Redwood Highway, situated at the southwest corner of the intersection of Old Redwood Highway and Courtyards East in the City of Windsor within Assessor Parcel Number 164-100-024.

***P3a. Description:** The ca. 1910 house is designed in what appears to be a mainly Queen Anne-inspired architecture. Access to the house was limited to street view and the first story of the building was almost entirely blocked from public view due to extensive vegetation and fencing. The house consists of multi-gabled roofs and appears to be the original form from the time of construction, with the exception of what appears to be a shed addition along the rear of the house. The house is clad in horizontal wood shiplap siding and the gables along the north, west, and south elevations consist of decorative and variegated wood shingles and brackets. There appear to be original wood, double-hung windows throughout, and the front entry door and transom appear to be original. There are also palm trees in front of the house that are part of the Old Redwood Highway Palm Tree designation that are protected by the Town of Windsor. (*See Continuation Sheet, Page 2)*

P5a. Photograph or Drawing

***P3b. Resource Attributes:** HP2 – Single-family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: West elevation, facing south/southeast, 08/03/2018

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both ca.1910

***P7. Owner and Address:** Unknown

***P8. Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 6876 Sebastopol Avenue, Sebastopol, CA 95472

***P9. Date Recorded:** August 3, 2018

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation**:
Stacey De Shazo, M.A. (2018): Historic Resource Evaluation for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California

***Attachments:** ☐NONE ■Location 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):

(Continued from Primary, Page 1)

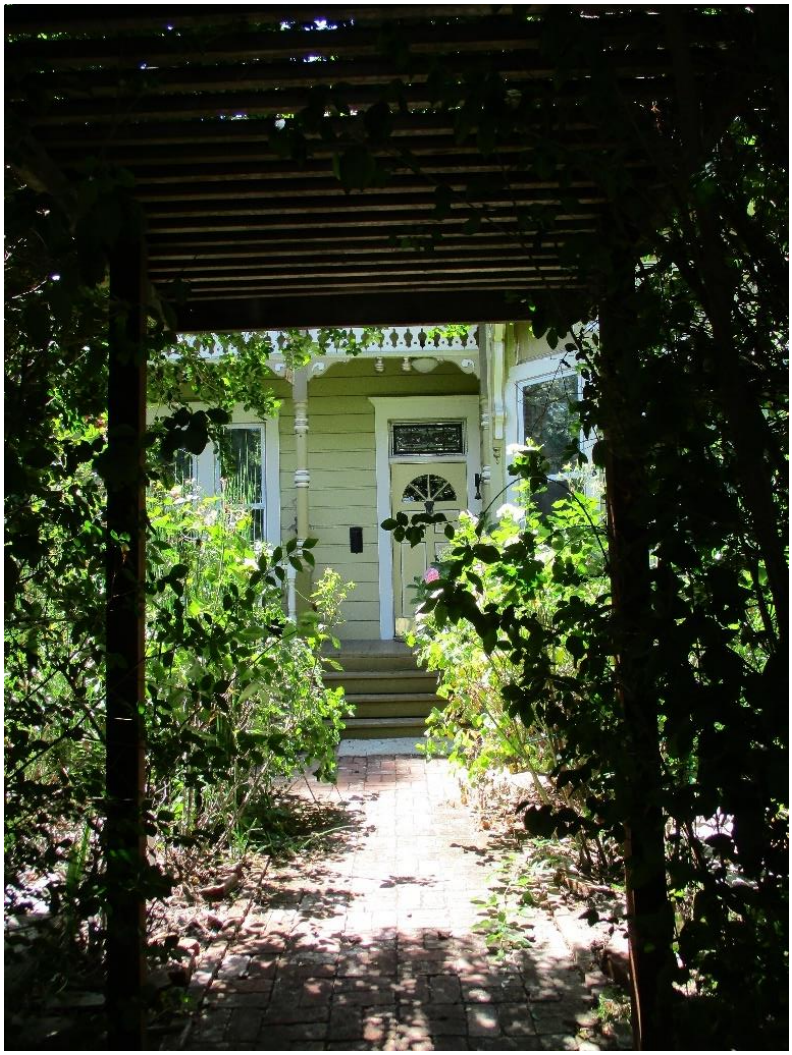


Photo showing the north elevation, facing south.

Photo showing the west elevation, facing east.

Photo showing the south and west elevations, facing north.

NRHP/CRHR Evaluation

The ca. 1910 house is defined with a period of significance associated with its estimated construction date of ca. 1910.

The following section examines the eligibility of the ca. 1910 house for listing on the NRHP and the CRHR. After a thorough analysis, it was determined that the ca. 1910 house may qualify for listing on the CRHR, but likely does not qualify for listing on the NRHP for the following reasons.

NRHP/CRHR Criterion for Evaluation

A/1. Is associated with events that have made a significant contribution to the broad patterns of our history.

Although thorough research was conducted, the ca. 1910 house does not appear to be associated with any broad patterns of history or development themes related to the development of the Town of Windsor in the early 20th century, as significant details regarding the development and use of the property were not available.

Therefore, the ca. 1910 house does not appear eligible for listing on the NRHP/CRHP under Criterion A/1.

B/2. That are associated with the lives of significant persons in our past.

Based on extensive research of the history and ownership/occupancy of the ca. 1910 house, there is no evidence that the property is associated with any person(s) significant to national, California, or local history.

Therefore, the ca. 1910 house does not appear eligible for listing on the NRHP/CRHR under Criterion B/2.

C/3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent 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.

The ca. 1910 Queen Anne house appears to be a good example of the Queen Anne architectural style and despite access limitations, the buildings appears to embody the distinctive characteristics of this style that include a steeply pitched, complex roofs, patterned shingles, gables, a partial width wrap-around porch, tall double-hung windows, and ornamental trim. However, the ca. 1910 house is not an exception example of this style and therefore would likely only qualify for listing on the CRHR.

Therefore, the ca. 1910 house appears eligible at the local level under Criterion 3 for listing on the CRHR, but does not qualify for listing on the NRHP under criterion C.

D/4. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).

Criterion D/4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D/4 can also apply to buildings that contain important information. For a building to be eligible under Criterion D/4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1910 house does not have the ability to convey information potential that is unique or unknown in regard to an architectural style. In addition, the property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. Information to related to archaeological resources can be found in the Historic Property Survey (HPS) report prepared by EDS Principal Archaeologist, Sally Evans, M.A., RPA, titled "A Historic Property Survey for the Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California" that is associated with this Project.

Historic integrity

To qualify for listing in the NRHP or the CRHR, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling and association.[1] A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built environment resources.

The following section lists each aspect of integrity. The findings are in *italic.*

- **Location** is the place where the historic property was constructed.

  The ca. 1910 house has not been moved; therefore, it retains integrity of Location.

- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.

  The ca. 1910 house does not appear to have been professionally designed or planned; however, the ca. 1910 house does not appear to have experienced alterations that have impacted its overall design. Therefore, the ca. 1910 house retains integrity of Design.

[1] *National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation.*

- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

  The setting around the ca. 1910 house has changed significantly in the past 40 years from an area that once consisted of small farms and dirt roads, and now includes contemporary houses, and multi-story apartment buildings. Therefore, the ca. 1910 house does not appear to retain integrity related to Setting.

- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

  The ca. 1910 house within the retains integrity of Materials that were part of its original construction and design. Therefore, the ca. 1910 house appears to retain integrity of Materials.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.

  The ca. 1910 house appears to retain integrity of Workmanship related to workmanship requiring a particular specialized craft as a woodworker. Therefore, the ca. 1910 house retains integrity of Workmanship.

- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.

  The ca. 1910 house retains the ability to convey Feeling as part of a specific period in time. Therefore, the ca. 1910 house appears to retain integrity of Feeling.

- **Association** is the direct link between an important historic event or person and a historic property.

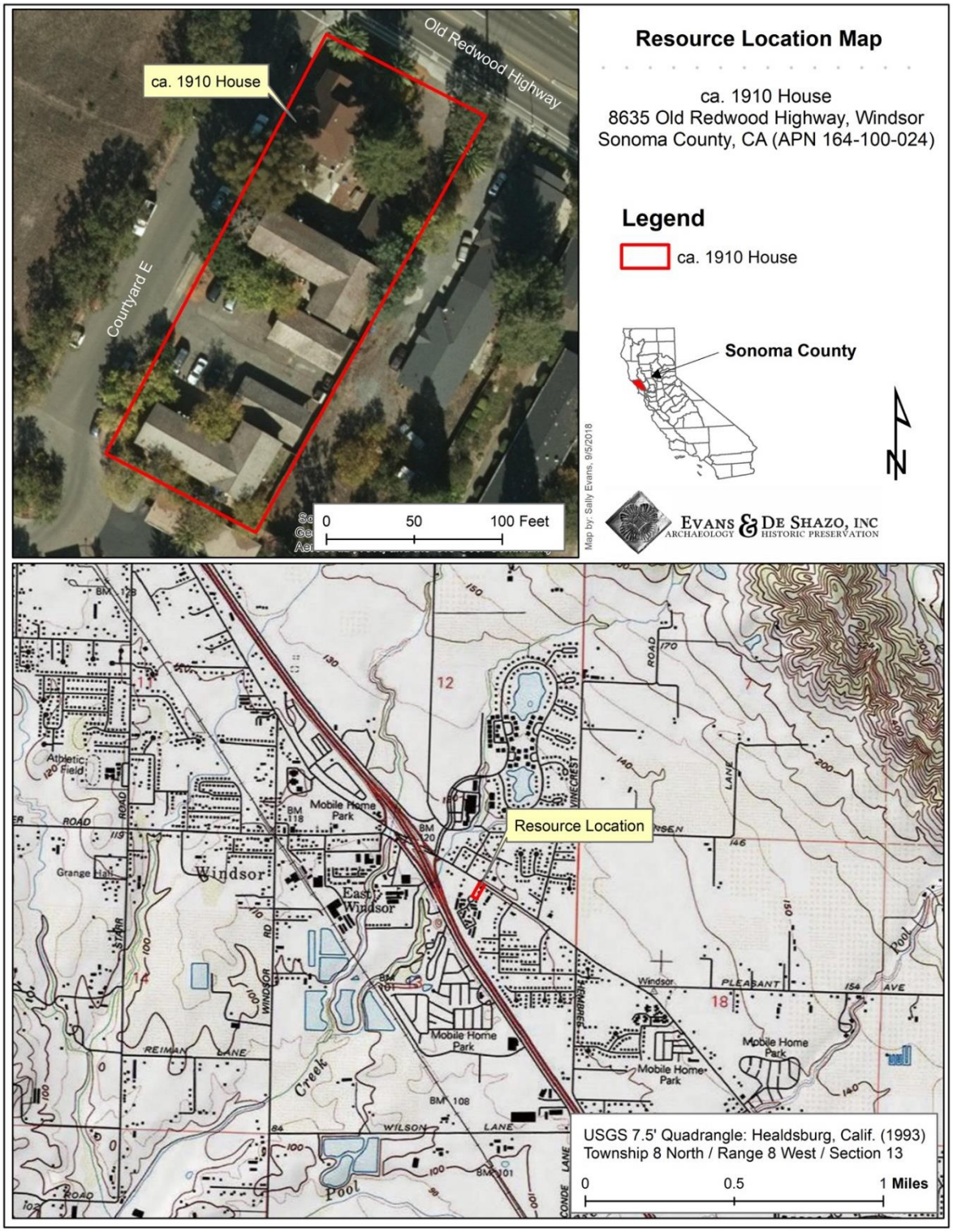
  The ca. 1910 house does not have the ability to convey association with farming in the early 20th century due to significant changes to the overall setting of the surrounding area. Also, based on extensive research, the ca. 1910 house is not associated with an important person or specific event. Therefore, the ca. 1910 house does not retain integrity of Association.

While the ca. 1910 house was not found to have architectural significance to an extent that would warrant eligibility for listing in the NRHP, it appears to retain integrity for listing on the CRHR under Criterion 3 for its association with Queen Anne architecture.

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 7 **of** 7 ***Resource Name or #** 8635 Old Redwood Highway

***Map Name:** Healdsburg ***Scale:** 1:24,000 ***Date of map:** 1993



May 23, 2019

Mr. Michael Weyrick
MW Development
3911 N. Ventura Avenue
Ventura, CA 93001

RE: Results of An Extended Phase I Archaeological Study for the Proposed Heritage Park Apartments Project, 8685 Old Redwood Highway, Windsor, Sonoma County, California

Evans & De Shazo, Inc. (EDS) was retained by Michael Weyrick with MW Development to conduct an Extended Phase I (XPI) Archaeological study to determine the presence or absence of sub-surface prehistoric archaeological resources within the proposed development area at 8685 Old Redwood Highway in Windsor, Sonoma County, California that includes Assessor Parcel Number (APN) 164-100-023 that totals 1.66-acres (Project Area) (Figure 1). The Project Area currently contains a ca. 1900 house and ca. 1900 barn. The proposed project entails the demolition of an existing house and barn that were constructed ca. 1900, and the construction of 31 affordable to very low-income housing units (Project).

In October 2018, a Historic Property Survey (HPS) was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA and a Historic resource evaluation (HRE) of the existing ca. 1900 house and ca. 1900 barn was conducted by EDS Principal Architectural Historian, Stacey De Shazo, M.A., in accordance with Section 106 of the National Historic Preservation Act (NHPA) regulations and guidelines to determine if there are any historic properties, or cultural resources that could qualify as a historic property within the direct Area of Potential Effect (APE) that includes the 1.66-acre Project Area at 8685 Old Redwood Highway. The HPS and HRE did not result in the identification of any historic properties within or adjacent to the Project Area; however, the HPS study determined that the Project Area's potential to contain buried prehistoric or historic resources was high and so an XPI was recommended. In accordance with this recommendation, EDS completed a XPI of the Project Area. The fieldwork was completed on March 21, 2019, by EDS Archaeologists, Bee Thao, M.A. (candidate) and Stacey De Shazo, M.A. In addition, Daniel Ross, Tribal Monitor from the Federated Indians of Graton Rancheria (FIGR), was present during the XPI Archaeological study. The methods used to complete the XPI Archaeological study and the results of the study are provided below.

METHODS

The methods used to complete the XPI Archaeological study included the mechanical excavation of four trenches using a small BOBCAT excavator fitted with an 24-inch bucket with teeth. The location of the four trenches were distributed throughout the Project Area to ensure adequate coverage while avoiding the built-environment and associated underground utilities (Figure 2). Each of the four trenches measured approximately 7.2-feet long and 2-feet wide (220 centimeters (cm) long x 70cm wide), and where possible, extended to a depth of at 3.9-4.5 feet (120-137cm) below the current surface grade. The sidewall profiles of each trench were inspected and approximately 2.5 cubic feet of soil excavated from each of the trenches was screened on-site through 1/4-inch mesh; and upon completion of the screening, each trench was backfilled. The location of each trench was recorded using a GPS (Global Positioning System) receiver capable of sub-meter accuracy, and the GPS data file was downloaded and post-processed with GPS Pathfinder Office 3.1 software.

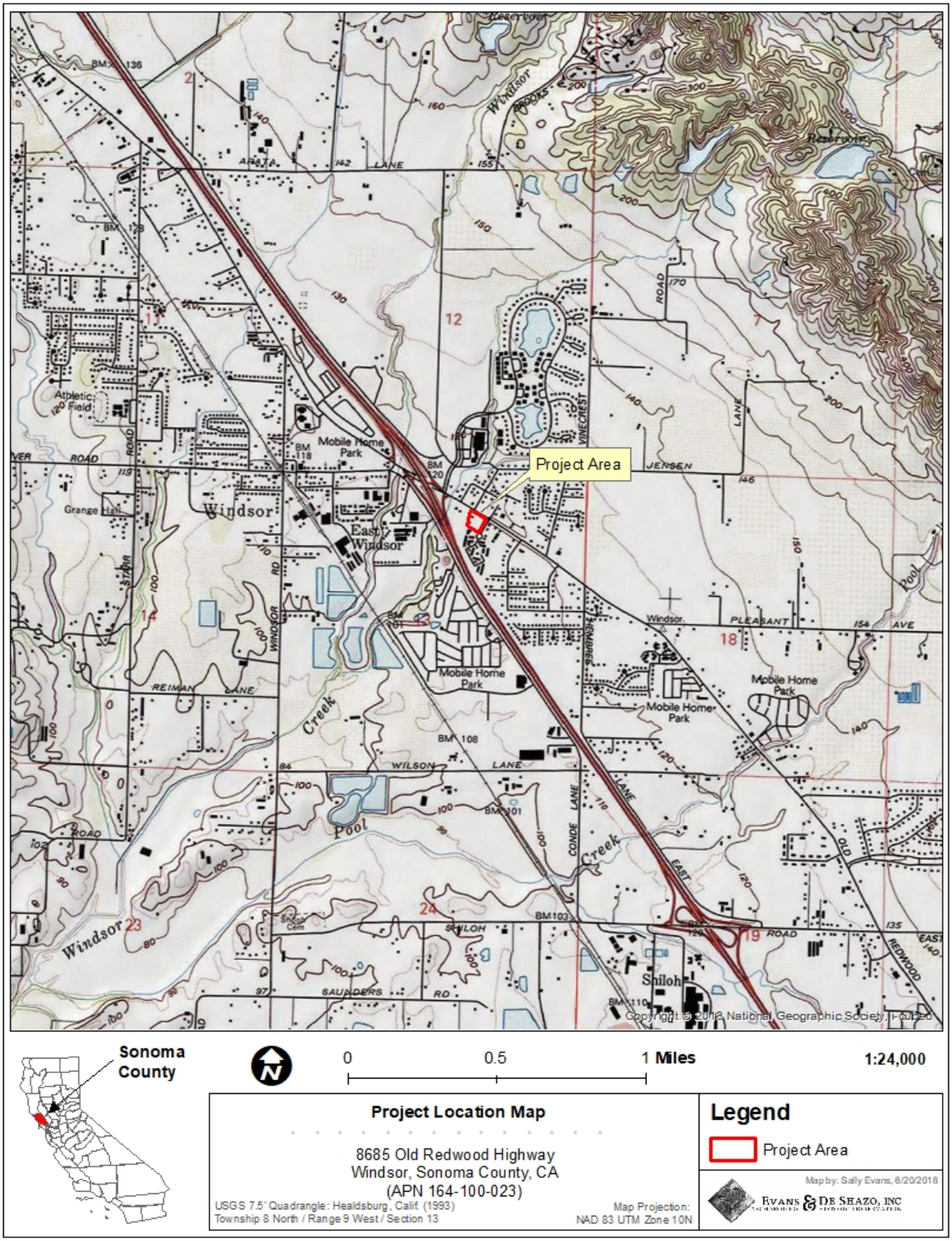


Figure 1: Project Location Map.

Figure 2: Aerial map of Project Area showing trench locations.

RESULTS OF TRENCH EXCAVATION

The section below, provides a brief description of the four trench excavations followed by a summary of the findings.

Trench 1

Trench Dimensions: 220cm long x 70cm wide x 122cm depth below surface (dbs)

Soils: 0-50cm dbs was brown (Munsell 10YR 5/3) sandy clay loam; 50-60cm dbs was a grayish brown (Munsell 10YR 5/2) very gravelly clay loam; 60 – 122cm dbs was grayish brown (Munsell 10YR 5/2) sandy clay loam.

Notes: Soil was very moist. Upper 10cm consist of grass with small and medium sized roots. Soil contained approximately 20 percent gravels including several (approximately 15) small pebbles of obsidian and basalt.

Artifacts: No prehistoric or historic-period archaeological resources were identified.

Figure 3: Trench 1 soil profile, south/southeast wall at 80cm dbs.

Trench 2

Trench Dimensions: 220cm long x 70cm wide x 125cm dbs

Soils: 0-50cm dbs was grayish brown (Munsell 10YR 5/2) sandy clay loam; 50-70cm dbs was light brownish gray (Munsell 10YR 6/2) very gravelly clay loam; 70 – 125cm dbs was brown (Munsell 10YR 5/3) sandy clay.

Notes: Soil was very moist. Soil contained approximately 20 percent gravels including small pebbles and a few cobbles of obsidian and basalt with a lesser amount of Franciscan chert and quartz.

Artifacts: No prehistoric archaeological resources were encountered. One historic-period white earthenware ceramic fragment was found within the upper 50cm of the southeastern sidewall.

Figure 4: Trench 2 soil profile, south/southeast wall, at 130cm dbs.

Trench 3

Trench Dimensions: 220cm long x 70cm wide x 120cm dbs

Soils: 0-45cm dbs was grayish brown (Munsell 10YR 5/2) sandy clay loam; 45-60cm dbs was a light brownish gray (Munsell 10YR 6/2) very gravelly clay; 60 – 120cm dbs was brown (Munsell 10YR 5/3) sandy clay.

Notes: Soil was very moist. Soil contained approximately 20 percent gravels including six small pebbles of obsidian, as well as one cobble of Franciscan chert (Figure 6).

Artifacts: No prehistoric archaeological resources were encountered. One historic-period white earthenware ceramic fragment with a floral transferware pattern was found within the trench spoils.

Figure 5: Overview of Trench 3, showing heavy root presence and gravel layer on the south/southeast wall.

Figure 6: One Franciscan chert cobble and six obsidian pebbles observed in trench spoils.

Trench 4

Trench Dimensions: 220cm long x 70cm wide x 137cm dbs

Soils: 0-25cm dbs was grayish brown (Munsell 10YR 5/2) sandy clay loam; 25-65cm dbs was grayish brown (Munsell 10YR 5/2) sandy clay loam; 65-125cm dbs was brown (Munsell 10YR 5/3) sandy clay; and 125-137 was light yellowish brown (Munsell 10YR 6/4 wet) gravelly clay.

Notes: Soil was very moist. Soil contained approximately 20 percent gravels. Three small pebbles of obsidian were observed, including two shattered and heavily water worn fragments of obsidian (Figure 8).

Artifacts: No prehistoric or historic-period artifacts were observed.

Figure 7: Trench 4 soil profile, north/northwest sidewall, measuring at 120cm depth.

Figure 8: Three obsidian pebbles observed in Trench 4 spoils.

SUMMARY OF FINDINGS

The mechanical excavation of the four trenches within the Project Area did not result in the identification of any sub-surface prehistoric archaeological resources. Several small pebbles and a few cobbles of (non-cultural) obsidian, basalt, Franciscan chert, and quartz were observed within the soil, indicating the soil deposits within the Project Area are comprised of Pleistocene-aged deeply dissected alluvial fan deposits that mantles, or has been eroded into by fluvial processes, the Glen Ellen Formation; and this geological formation has been documented to contain sparse obsidian pebbles and Franciscan chert gravels. Overall, the soil profile observed in each of the four trenches indicates the upper 50 to 70cms (19 to 27 inches) has been previously disturbed, and this is likely due to past agricultural activities including orchard cultivation that occurred within the Project Area during the mid-twentieth century.

In summary, the XPI Archaeologist study did not result in the identification of any prehistoric artifacts, deposits or features. Therefore, it does not appear that development within the Project Area will impact any prehistoric Native American archaeological resources.

CONCLUSIONS AND RECOMMENDATIONS

Since no prehistoric archaeological resources were identified within the Project Area, it is concluded that the proposed Project will not adversely affect any known prehistoric archaeological resources that have the potential to be considered a Historical Resource or Tribal Cultural Resource under CEQA. However, due to the potential to encounter historic-period archaeological resources during project activities, EDS recommends the following.

1. Due to the potential for buried historic-era archaeological resources to be present within the Project Area, specifically in areas located near the existing buildings, EDS recommends that a Secretary of Interior qualified archaeologist be retained to monitor on a spot-check basis ground-disturbing activities that include grading, over-excavation, and utility trenching in previously undisturbed soil. The frequency of spot checks will be determined by the qualified archaeologist based on the quantity of soil disturbed by these activities, and the duration in which these ground-disturbing activities will take place (estimated to be less than one week). If any significant archaeological resources are found during ground-disturbing activities, monitoring shall occur full-time for the duration of grading, over-excavation, and utility trenching in previously undisturbed soil, or until the qualified archaeologist determines that full-time monitoring is no longer warranted. A report shall also be prepared to document negative findings after construction is complete and if no archaeological resources are encountered.

2. EDS recommends that if an archaeological deposit or archaeological materials are encountered during project activities and an archaeologist is not present that all work within 25 feet of the discovery be redirected until the archaeologist assesses the find, consults with agencies as appropriate, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the NRHP. If the deposit is determined eligible for the NRHP, adverse effects shall be mitigated[1]. Mitigation of adverse effects may include excavation of the archaeological deposit in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological

[1] Mitigation of adverse effects for prehistoric resources shall be determined and carried out in consultation with interested Native American Tribes.

Documentation, which may include data recovery using standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the Project applicant, Town of Windsor, and the NWIC upon completion of the resource assessment.

3. EDS also recommends that Project supervisors, contractors, and equipment operators are familiarized with the types of artifacts that could be encountered during earth-disturbing activities and the procedures to follow if subsurface cultural resources are unearthed during construction. To accomplish this, EDS recommends that a professional archaeologist conduct Cultural Resource Awareness Training prior to commencement of ground-disturbing activities to familiarize the team with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered within the Direct APE, and procedures to follow if archaeological deposits and/or artifacts are identified during construction and an archaeologist is not present.

Historic-era resources potentially include all by-products of human land use greater than 50 years of age, including alignments of stone or brick, foundation elements from previous buildings, minor earthworks, brick features, surface scatters of farming or domestic type material, and subsurface deposits of domestic type material (glass, ceramic, etc.). Artifacts that are typically found associated with prehistoric sites in the area include humanly modified stone, shell, bone or other materials such as charcoal, ash and burned rock that can be indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, house floor depressions and mortuary features consisting of human skeletal remains.

If human remains are encountered within the APE during construction, all work must stop in the immediate vicinity of the discovered remains and the County Coroner must be notified immediately. If the remains are suspected to be those of a prehistoric Native American, then the Native American Heritage Commission (NAHC) must be contacted by the Coroner so that a “Most Likely Descendant” can be designated to provide further recommendations regarding treatment of the remains. An archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site.

Sincerely,

Sally Evans, M.A., RPA (RPA# 29300590)
Principal Archaeologist
sally@evans-deshazo.com

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

April 23, 2018 File No.: 17-2453

Kim Voge, Project Planner
Town of Windsor
Planning Department
P.O. Box 100
Windsor, CA 95492-0100

re: 17-19 / 8685 Old Redwood Highway / Michael Weyrick

Dear Kim,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

Site Plan and Design Review for a three-story, 33-unit affordable apartment project, including 4 1BR units, 16 2BR units, and 13 3BR units on a 1.66-acre parcel. Proposed density is 18.7 du/acre. Because the project is 100% affordable, the developer is entitled to up to three concessions from Town development standards and zoning requirements. Two of these concessions are (1) the elimination of a required commercial component and (2) a parking reduction. A third concession may be requested for setback accommodations. Access is proposed via two driveway connections to Courtyards East on the east side of a parking lot located behind the building. An arborist report and biological study are underway, and a traffic study will be initiated soon.

Previous Studies:
XX This office has no record of any previous cultural resource studies for the proposed project area *(see recommendation below)*.

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

__XX__ The 1933 USGS Healdsburg 15' quad depicts a building in the proposed project area. Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if these, or similarly aged buildings, are present then it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Sonoma County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Kaelyn Stiving

Kaelyn Stiving
Designated Researcher

cc: Michael Weyrick, michaelweyrick@mwdevelopment.org

State of California • Natural Resources Agency
Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

[VIA EMAIL]
April 14, 2020

Refer to HUD_2020_0312_002

Ms. Jessica Jones
Community Development Director
Town of Windsor

Re: Heritage Park Apartments Multifamily Affordable Housing Development Project at 8685 Old Redwood Highway, Windsor, CA

Dear Ms. Jones:

The California State Historic Preservation Officer received your submittal for the above referenced undertaking for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Undertaking
You have informed us that the Town of Windsor proposes to use U.S. Department of Housing and Urban Development (HUD) funds for the Heritage Park multifamily affordable housing development project. The undertaking involves the demolition of an existing single family residential building and barn at 8685 Old Redwood Highway, and the construction of a three story, 33-unit apartment building on the 1.66-acre site.

Area of Potential Effects (APE)
The Town has defined the APE as subject site and adjacent parcel. We believe this is an adequate definition for the work associated with this undertaking.

Identification of Historic Properties
In an effort to identify potential historic properties within the APE the Town and their consultants, Evans & De Shazo, Inc., obtained a records search for the project area from the Northwest Information Center (NWIC) of the CHRIS located at Sonoma State University. The Tow's consultants also obtained a Sacred Lands File search with the Native American Heritage Commission (NAHC) and contacted recommended tribes. Finally, the consultants, with expertise in both archeology and the built environment., conducted built environment and archeological field surveys of the APE. The Town of Windsor, and consultants, Evans & De Shazo, Inc.'s, efforts did not identify any historic properties within the APE. Our office believes

that the Town of Windsor made reasonable and good faith identification efforts for this undertaking.

Finding of Effects

The Town "has determined that a finding of 'No Historic Properties Affected' is appropriate for the undertaking, because there are not historic properties within the APE." Pursuant to 36 CFR Section 800.4(d) the California Office of Historic Preservation does not object to the Town of Windsor's finding of *No historic properties affected* for the undertaking. However, the Town may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800 in the event that historic properties are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

We appreciate the Town of Windsor's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov .

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

TOWN OF
WINDSOR

Town of Windsor
9291 Old Redwood Highway
P.O. Box 100
Windsor, CA 95492-0100
Phone: (707) 838-1000
Fax: (707) 838-7349
www.townofwindsor.com

Mayor
Bruce Okrepkie

Vice Mayor
Dominic Foppoli

Councilmembers
Debora Fudge
Mark Millan
Sam Salmon

Town Manager
John Jansons

May 29, 2018 *Certified/Return Receipt*

Middletown Rancheria of Pomo Indians
Jose Simon III, Chairperson
P. O. Box 1035
Middletown, CA 95461

SUBJECT: TRIBAL CONSULTATION REQUEST (AB52) FOR HERITAGE PARK APARTMENTS, FILE NO. 17-19, 8685 OLD REDWOOD HIGHWAY, WINDSOR, CA (APN 164-100-023)

Dear Mr. Simon:

The Town of Windsor has received an application from Michael Weyrick to construct 33 affordable apartments (the "Heritage Park" project). This project is subject to compliance with the California Environmental Quality Act (CEQA), and it is expected that a Notice of Mitigated Negative Declaration will be filed. The Town of Windsor is the lead CEQA agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52). This letter provides a brief description and history of the proposed project, its location, and lead agency contact information.

Background
A similar proposal for the site was under consideration in 2008, at which time the project was called "Vintage Oaks." Vintage Oaks was a 43-unit, 4-story apartment building that required a General Plan Amendment to allow the proposed density. Tribal notification was conducted for Vintage Oaks under SB18 in January 2008, due to the request for a General Plan Amendment. Due to the loss of redevelopment funds, the Vintage Oaks application was later withdrawn.

Project Location and Surrounding Area
The project site is located at the southwest corner of Old Redwood Highway and Courtyards East (AKA Second Street) in the Town of Windsor, Sonoma County, California. The Township and Range numbers are TOWNSHIP 8N, RANGE 9W, SECTION 13. Land uses in the surrounding area include a State Farm office building, vacant parcel, and a new Holiday Inn to the west; and multi-family and single-family homes to the south and east. On the north side of Old Redwood Highway, opposite the project site, there are several restaurants, a park, and a residential neighborhood.

The project site is mostly flat, with an average elevation of 118 feet above mean sea level. Vegetation is primarily non-native grasses and weeds, although 0.05 acres of seasonal wetlands have been identified in the eastern portion of the site. Oak trees that line the northern and eastern edges of the site were given a marginal health rating in 2008 due to pit scale. A large native oak tree that was noted in the 2008 arborist report has since fallen and been removed. The site is vacant, other than a house and tractor shed (believed to be from the 1920s or later) located in the northwestern corner.

Project Description
Heritage Park is a 100% affordable housing project that has been granted funding from the Town of Windsor to assist with development. Pursuant to the Town's recent General Plan update, the site is now designated for Neighborhood Commercial/Mixed Use development. The current proposal is for a 33-unit, 3-story apartment building. A

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General Plan Amendment is not required for the proposed density. The existing structures on site would be demolished. A revised arborist's report will inform decision makers on whether to retain the oak trees along the northern and eastern edges of the site, or to allow removal and development of standard sidewalk improvements.

Documents Enclosed
The following documents have been included to assist with your review:

- Phase 1 Cultural Resources Assessment, dated March 24, 2008
- Memorandum regarding consultation with the Lytton Band of Pomo Indians, dated May 28, 2008
- Memorandum regarding consultation with Federated Indians of Graton Rancheria Letter, dated June 9, 2008
- Arborist Report, dated April 9, 2008 (update requested)
- Biological Assessment, dated May 29, 2009 (update requested)
- Northwest Information Center Letter, dated April 23, 2018
- Project plans, submitted March 20, 2018

Contact Information
The Town of Windsor lead contact for AB52 Consultation on this project is:

Ken MacNab
Community Development Director
9291 Old Redwood Hwy
Windsor, CA 95492
kmacnab@townofwindsor.com

Request
If the Middletown Rancheria wishes to consult with the Town regarding the Heritage Park project, please indicate in writing via letter or email addressed to the lead contact provided above within 30 days (on or before June 27, 2018) and provide the name of the tribe's designated lead contact person.

Sincerely,

Ken MacNab
Community Development Director

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TOWN OF
WINDSOR

Town of Windsor
9291 Old Redwood Highway
P.O. Box 100
Windsor, CA 95492-0100
Phone: (707) 838-1000
Fax: (707) 838-7349
www.townofwindsor.com

Mayor
Bruce Okrepkie

Vice Mayor
Dominic Foppoli

Councilmembers
Debora Fudge
Mark Millan
Sam Salmon

Town Manager
John Jansons

May 29, 2018 *Certified/Return Receipt*

Lytton Rancheria
Brenda Tomaras
10755-F Scripps Poway Parkway #281
San Diego, CA 92131

SUBJECT: TRIBAL CONSULTATION REQUEST (AB52) FOR HERITAGE PARK APARTMENTS, FILE NO. 17-19, 8685 OLD REDWOOD HIGHWAY, WINDSOR, CA (APN 164-100-023)

Dear Ms. Tomaras:

The Town of Windsor has received an application from Michael Weyrick to construct 33 affordable apartments (the "Heritage Park" project). This project is subject to compliance with the California Environmental Quality Act (CEQA), and it is expected that a Notice of Mitigated Negative Declaration will be filed. The Town of Windsor is the lead CEQA agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52). This letter provides a brief description and history of the proposed project, its location, and lead agency contact information.

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Contact Information
The Town of Windsor lead contact for AB52 Consultation on this project is:

Ken MacNab
Community Development Director
9291 Old Redwood Hwy
Windsor, CA 95492
kmacnab@townofwindsor.com

Request
If the Lytton Rancheria wishes to consult with the Town regarding the Heritage Park project, please indicate in writing via letter or email addressed to the lead contact provided above within 30 days (on or before June 27, 2018) and provide the name of the tribe's designated lead contact person.

Sincerely,

Ken MacNab
Community Development Director

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TOWN OF
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Debora Fudge
Mark Millan
Sam Salmon

Town Manager
John Jansons

May 29, 2018 *Certified/Return Receipt*

Federated Indians of Graton Rancheria
Sacred Sites Protection Committee
Attn: Nick Tipon, Chairman
P. O. Box 14428
Santa Rosa, CA 95402

SUBJECT: TRIBAL CONSULTATION REQUEST (AB52) FOR HERITAGE PARK APARTMENTS, FILE NO. 17-19, 8685 OLD REDWOOD HIGHWAY, WINDSOR, CA (APN 164-100-023)

Dear Mr. Tipon:

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- Memorandum regarding consultation with Federated Indians of Graton Rancheria Letter, dated June 9, 2008
- Arborist Report, dated April 9, 2008 (update requested)
- Biological Assessment, dated May 29, 2009 (update requested)
- Northwest Information Center Letter, dated April 23, 2018
- Project plans, submitted March 20, 2018

Contact Information

The Town of Windsor lead contact for AB52 Consultation on this project is:

Ken MacNab
Community Development Director
9291 Old Redwood Hwy
Windsor, CA 95492
kmacnab@townofwindsor.com

Request

If the Federated Indians of Graton Rancheria wish to consult with the Town regarding the Heritage Park project, please indicate in writing via letter or email addressed to the lead contact provided above within 30 days (on or before June 27, 2018) and provide the name of the tribe's designated lead contact person.

Sincerely,

Ken MacNab
Community Development Director

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Town of Windsor
9291 Old Redwood Highway
P.O.Box 100
Windsor, CA 95492-0100

Middletown Rancheria of Pomo Indians
Jose Simon III, Chairperson
22223 Hwy 29 @ Rancheria Rd
Middletown, CA 95461

Tribal Office #1035

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Town of Windsor
9291 Old Redwood Highway
P.O.Box 100
Windsor, CA 95492-0100

Federated Indians of Graton Rancheria
Nick Tipon, Vice Chair
Sacred Sites Protection Committee
6400 Old Redwood Highway, Suite 300
Rohnert Park, CA 94928

Received back to Town Offices 5-31-18, Resent.

From: Ken MacNab
To: Voge, Kimberly
Subject: EXTERNAL: FW: Lytton Rancheria Response for 17-19
Date: Wednesday, June 13, 2018 5:42:40 PM

Hi Kim-

FYI below from the Lytton Rancheria RE: the Heritage Park referral.

Ken

From: Brenda L. Tomaras <btomaras@mtowlaw.com>
Sent: Wednesday, June 13, 2018 3:54 PM
To: Ken MacNab <kmacnab@Townofwindsor.com>
Cc: Brenda L. Tomaras <btomaras@mtowlaw.com>
Subject: Lytton Rancheria Response for 17-19

Mr. MacNab,

This shall serve as the Lytton Rancheria's acknowledgment of receipt of the above-referenced referral for AB52 purposes. The Tribe would request that the conditions requested in its April 9, 2008 letter still be applied to the project.

Thankyou.

Brenda L. Tomaras
Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway #281
San Diego, CA 92131
(858) 554-0550
(858) 777-5765 Facsimile

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it is confidential and may be legally privileged. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply e-mail or by telephone at (858) 554-0550, and destroy the original transmission and its attachments without reading them or saving them. Failure to follow this process may be unlawful.

From:	Stephanie Reyes
To:	Kim Voge
Cc:	kfernandez@middletownrancheria.com
Subject:	Re: EXTERNAL: Re: AB52 Notification
Date:	Tuesday, June 12, 2018 11:55:29 AM

Kim,

Thank you for sending the Town's boundary map. Please accept this notice that we do not have any cultural sites or resources within the Town's boundary and do not require any future notifications.

Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

P.O. Box 1035
Middletown, CA 95461
Office (707) 987-3670 ext 115
Fax (707) 987-9091
Cell (707) 349-1772

slreyes@middletownrancheria.com

"Culture shouldn't change to adapt to our life styles...our life styles should change to adapt to Culture" - Preservation

On Tue, Jun 12, 2018 at 11:52 AM, Voge, Kimberly <Kimberly.Voge@mbakerintl.com> wrote:

> Hi Stephanie,
>
> No problem at all. We're just trying to get the information to the right people.
>
> The Town's boundary map is attached for you.
>
> Best,
>
> Kim
>
> **From:** Stephanie Reyes <slreyes@middletownrancheria.com>
> **Sent:** Monday, June 11, 2018 4:56 PM
> **To:** Voge, Kimberly <Kimberly.Voge@mbakerintl.com>
> **Cc:** kfernandez@middletownrancheria.com

Subject: EXTERNAL: Re: AB52 Notification

Kimberly,

I do apologize for any inconvenience this has caused. Our current address is the same that is listed in your email.

Can you please send us a map of the area that the Town of Windsor assumes jurisdiction?

Thank you,

Stephanie L. Reyes

Tribal Historic Preservation Officer

Middletown Rancheria

P.O. Box 1035

Middletown, CA 95461

Office (707) 987-3670 ext 115

Fax (707) 987-9091

Cell (707) 349-1772

slreyes@middletownrancheria.com

"Culture shouldn't change to adapt to our life styles...our life styles should change to adapt to Culture" - Preservation

On Mon, Jun 11, 2018 at 1:18 PM, Voge, Kimberly <Kimberly.Voge@mbakerintl.com> wrote:

> Hello Ms. Reyes,
>
> I am writing on behalf of the Town of Windsor Community Development Department to try to get an AB52 Tribal Notification to the Middletown Rancheria of Pomo Indians. We have had trouble getting these to you. On May 29th, we sent a package regarding a proposal at 6114 and 6122 Old Redwood Highway, Windsor ("The Oaks" project, File No. 14-22). This package seems to have been held at the post office and was returned to the Town office on Monday. Here is the address we used:
>
> Middletown Rancheria of Pomo Indians
>
> Jose Simon III, Chairperson
>
> P. O. Box 1035
>
> Middletown, CA 95461
>
> If there is new contact information, could you please let me know so that I may update the Town's records?
>
> Also, I have attached The Oaks' notification letter and attachments for your consideration. If you have any questions, please let me know.
>
> Best regards,
>
> Kim

From: Ken MacNab
To: Voge, Kimberly
Subject: EXTERNAL: FW: Lytton Rancheria Response for 17-19
Date: Wednesday, June 13, 2018 5:42:40 PM

Hi Kim-

FYI below from the Lytton Rancheria RE: the Heritage Park referral.

Ken

From: Brenda L. Tomaras <btomaras@mtowlaw.com>
Sent: Wednesday, June 13, 2018 3:54 PM
To: Ken MacNab <kmacnab@Townofwindsor.com>
Cc: Brenda L. Tomaras <btomaras@mtowlaw.com>
Subject: Lytton Rancheria Response for 17-19

Mr. MacNab,

This shall serve as the Lytton Rancheria's acknowledgment of receipt of the above-referenced referral for AB52 purposes. The Tribe would request that the conditions requested in its April 9, 2008 letter still be applied to the project.

Thankyou.

Brenda L. Tomaras
Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway #281
San Diego, CA 92131
(858) 554-0550
(858) 777-5765 Facsimile

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Memorandum

TO: File Number 07-55
FROM: Peter Chamberlin, Planning Director
SUBJECT: Native American Consultation (SB18)
DATE: May 28, 2008

The Planning Director held a formal consultation with Brenda Tomaras representing the Lyton Tribe. Under SB18, consultation with local Native American groups is required for General Plan amendments. Attorney Brenda Tomaras represented the Lytton's and Peter Chamberlin represented the Town. Attached are two letters outlining the consultations requests from Ms. Tomaras.

The Town generally agrees to meet the consultation requests of Ms. Tomaras and has provided her with the requested Town documents. In addition, she is requesting a copy of the project biology report when completed. The Town is requesting that Ms. Tomaras provide a letter from the Tribal Chair authorizing Ms. Tomaras to represent the Lytton tribe for consultations with the Town. She also requested that some of the consultations be conducted by telephone.

Attachments

I:\60 - Planning & Building Dept\Planning Department\07\07-55 Vintage Oaks-Simpson-MCA\Tribal\Consultation Memo.Doc

TOMARAS & OGAS, LLP

10755-F Scripps Poway Parkway #281 • San Diego, California 92131
Telephone (858) 554-0550 • Facsimile (858) 777-5765 • www.mtowlaw.com

Kathryn A. Ogas
Brenda L. Tomaras

kogas@mtowlaw.com
btomaras@mtowlaw.com

February 11, 2008

Kevin Thompson
Senior Planner
Town of Windsor
9291 Old Redwood Highway
P.O. Box 100
Windsor, CA 95492

Re: 8685 Old Redwood Highway

Dear Mr. Thompson:

As I indicated on our telephone conference earlier today, our firm represents the Lytton Band with respect to cultural resources matters. This comment letter is submitted on behalf of the Lytton Band of Pomo Indians (hereinafter, "Lytton Band" or "Tribe"), a federally recognized Indian tribe and sovereign government. The Lytton Tribe is responding to a request by the Town of Windsor for tribal consultation, as outlined in the SB18 process. We submit the following comments in response to the initial contact letter for the Project. Additional comments may be submitted directly by Lytton or through their attorneys. We request that all such comments be part of the official record for the approval of this Project.

We understand that the Project is within an already developed area, but that this property only has a house on it and likely minimal ground disturbance. We also understand that the Project is just beginning and thus most of the reports have not been completed. However, in order to complete our consultation, ***we request that the Town of Windsor provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available, for our comment.***

Lead Agency Consultation with the Lytton Tribe Required
Pursuant to Cal. Govt. C. §§ 65351, 65352, 65352.3, and 65352.4
(Senate Bill 18 – Traditional Tribal Cultural Places law)

The Lead Agency is required to consult with the Lytton Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18) (Cal. Govt. C. § 65352.3) whenever a project involves a general plan amendment or specific plan. Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas

which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB 18, Chapter 905, Section 1(4)(b)(3)). All official consultations shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency; and seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB 18, Chapter 905, Section 1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character, and use of those places and associated features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

As such, the Lytton Tribe officially requests consultation with the Town of Windsor, as well as requesting that it receive official notice pursuant to the Tribal Traditional Cultural Properties law. The Tribe requests that this letter be considered part of the official record for SB 18 purposes and CEQA purposes.

Project Impact on Cultural Resources

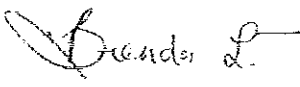
The Lytton Tribe is not opposed to this apartment Project. The Lytton Tribe's primary concerns stem from the Project's possible impacts on Native American cultural resources.

Once it has reviewed the cultural survey and/or archaeological report for the project, the Tribe may be providing additional comment. However, in the meantime the Lytton Tribe would request that a condition be placed on the Project which would require notification of the Tribe if any Native American cultural resources or Native American human remains are uncovered during any development activity. However, if further information comes to light through this approval process indicating that there are cultural resources present on the Project area, the Lytton Band requests further consultation with the City to address appropriate mitigation.

If you have any questions, please do not hesitate to contact me at (858) 554-0550 ext. 4. Thank you for the opportunity to submit these comments.

Very Truly Yours,

TOMARAS & OGAS, LLP



Brenda L. Tomaras
Attorneys for the Lytton Band of Pomo Indians

TOMARAS & OGAS, LLP

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Kathryn A. Ogas kogas@mtowlaw.com
Brenda L. Tomaras btomaras@mtowlaw.com

April 9, 2008

VIA E-MAIL

Kevin Thompson
Senior Planner
Town of Windsor
9291 Old Redwood Highway
P.O. Box 100
Windsor, CA 95492

Re: 8685 Old Redwood Highway

Dear Mr. Thompson:

This comment letter is submitted on behalf of the Lytton Band of Pomo Indians (hereinafter, "Lytton Band" or "Tribe"), a federally recognized Indian tribe and sovereign government. The Lytton Band requests that these comments, as well as any subsequent comments submitted by the Lytton Band be included in the record of approval for the Project. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project").

THE LYTTON BAND IS CULTURALLY AFFILIATED WITH THE PROJECT AREA

The Tribe has a legal and cultural interest in the proper protection of sacred places and all Pomo cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Pomo village sites and archaeological items which would be displaced by development, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of development and improvements within the City.

The Pomo people traditionally occupied the geographical area encompassed by the current Sonoma County area for thousands of years. This is verified through stories and songs of the Pomo people that are cultural evidence of the Tribe's cultural affiliation with these lands. Occupation is also evidenced through anthropological studies, archaeological studies, and

histories of the area. In addition, Tribal ties to these territories have been maintained to the present day through cultural and governmental actions.

PROJECT IMPACTS TO CULTURAL RESOURCES

The Lytton Band's primary concerns stem from the Projects' likely impacts on Native American cultural resources. The Lytton Band is concerned about both the protection of unique and irreplaceable cultural resources, such as Pomo village sites, and archaeological items which would be displaced by ground-disturbing work on the Projects, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

Further, the Tribe believes that if human remains are discovered, State law would apply and the mitigation measures and conditions of approval for the Projects must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains.

It is the Tribe's understanding that the proposed Project will be a four-story, multi-family project (with 43 housing units) with recreation and parking areas as well. There is an existing structure which will be removed. As such, it appears there will be a significant amount of ground disturbance during the Project development. While the archaeological report indicates that there are no known prehistoric cultural resources on the Project site itself and no recorded sites within a half-mile of the Project area, the Tribe believes that there is still some potential for the discovery of previously unknown subsurface resources, and possibly additional unknown sites. The Tribe is aware that the Town has policies addressing protection and preservation of cultural resources which might be impacted by projects. As such, we would request that you include the following conditions for the Project approvals:

1. If cultural resources are discovered during the Project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.

2. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

The Tribe appreciates the opportunity to provide these comments on the archaeological report for the Project and to provide input with proposed project conditions. Unless there is a significant change in project design or additional impacts to cultural resources discovered, the Tribe will not be requesting any face-to-face consultation on this Project.

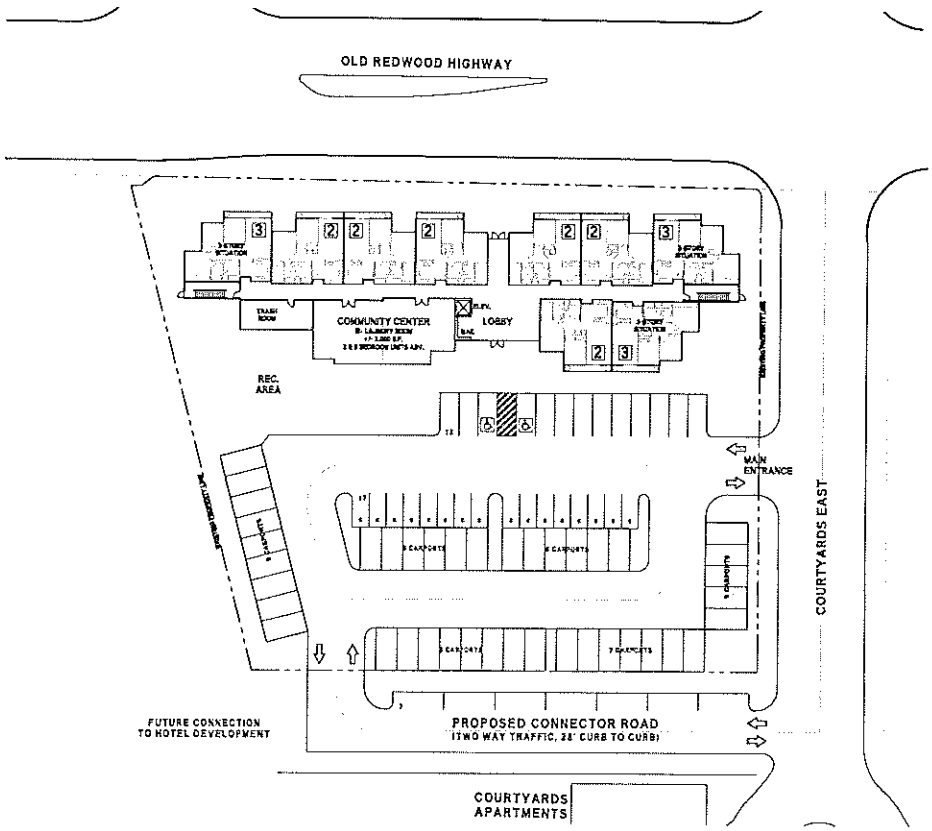
The Lytton Band looks forward to working together with the Town of Windsor in protecting the invaluable Pomo cultural resources which might be found within the Project area. Please do not hesitate to contact me with any questions at (858) 554-0550.

Very Truly Yours,

TOMARAS & OGAS, LLP

Brenda L. Tomaras

Brenda L. Tomaras
Attorneys for the Lytton Band of Pomo Indians



SITE SUMMARY

PROJECT ADRESS:	8665 OLD REDWOOD HWY WINDSOR CA 95492
NET ACREAGE	1.40 AC (61,134 SF) 27.9 DU/AC
DEDICATED ACREAGE:	0.26 AC (11,154 SF)
TOTAL PROJECT AREA:	1.66 AC (72,288 SF) 23.5 DU/AC
PROPOSED USE:	MULTI-FAMILY APARTMENTS (4-STORY) HEIGHT: ##

PROPOSED UNITS:

2 BEDROOM (955 SF)	= 27 (69%)
3 BEDROOM (1,055 SF)	= 12 (31%)
TOTAL	= 39
REC CENTER	= +/- 2,000 S.F.

PARKING:

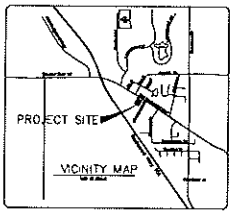
CARPORTS	= 41 SPACES
OFF-STREET (FULL SIZE)	= 13 SPACES
OFF-STREET (COMPACT)	= 17 SPACES
ON-STREET (PARALLEL):	= 7 SPACES
TOTAL:	= 78 SPACES (2.0/UNIT)

Note: Includes 2 handicap spaces

OPEN SPACE:

GROUND LEVEL:	+/- ##### S.F.
BALCONIES:	*(NOT INCLUDED)*
TOTAL	+/- ##### S.F. (### S.F./UNIT)

**Note: Ground level open space calculated using a minimum dimension of 20 ft. and minimum area of 400 s.f.*



0' 20' 40' 80' 120'

DISCLAIMER: THIS EXHIBIT IS BASED ON GRAPHIC INFORMATION AND SHOULD NOT BE USED FOR CALCULATION PURPOSES

Simpson Housing Solutions
320 Golden Shore, Suite 200
Long Beach, CA 90802
Tel: 562.256.2171
Fax: 562.256.9715

Vintage Oaks

Windsor, California

KTGY GROUP, INC.
Architecture ■ Planning
1411 5th St. Suite 300 Santa Monica CA 90401
Main 310.394.2823 Fax 310.394.2825

Project # 2007035400 4/30/08