Appendix F2

Cultural Resources Study

CULTURAL RESOURCES STUDY

QUME & COMMERCE DRIVE PROJECT

SAN JOSÉ, SANTA CLARA COUNTY, CALIFORNIA

Submitted to:

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Project No. QMC2101

LSA

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EXECUTIVE SUMMARY

Qume & Commerce LLC is planning a new commercial development on an approximately 31.6-acre site in the International Business Park, a 375-acre industrial complex in the City of San José (City), Santa Clara County, California. The project site currently contains three detached commercial buildings constructed between 1979 and 1984. The southwestern corner of the project site contains an SBA Communications Corporation cell tower. LSA conducted background research, field survey, and resource documentation as part of this Cultural Resource Study prepared for the Qume and Commerce Project. LSA identified the following built environment resources in the project site:

- A single-story, 61,940 ft^2 industrial building constructed 1983 at 2150 Commerce Drive /Assessor Parcel Number (APN) 244-15-003;
- A single-story, 81,500 ft^2 industrial building constructed 1984 at 2222 Qume Drive/APN 244-15-020; and
- A single-story, 237,570 ft^2 square-foot industrial building constructed 1979 at 2350 Qume Drive /APN 244-15-026.

Based on background research and the field survey, LSA concludes the buildings listed above are associated with the late-20th century growth of San José. The buildings are within the International Business Park, a commercial and light-industrial planned development covering 375 acres in northeastern San José, between the Joseph P. Sinclair Freeway (Interstate 680) and the Nimitz Freeway (Interstate 880). The International Business Park is a built environment resource common in San José, Santa Clara County, Silicon Valley, and industrial/research & development areas throughout California. The buildings possess several characteristics of a general Modernist-influenced utilitarian building type associated with late-20th century industrial and commercial development in San José, Santa Clara County, and statewide.

For these reasons, LSA concludes that the buildings listed above do not appear individually or collectively eligible for inclusion under any of the evaluative criteria of the California Register of Historical Resources due to a lack of historical significance. For the same reasons, LSA concludes that these built environment resources do not appear eligible for inclusion in the San José HRI as individual City Landmark(s), Structure(s) of Merit, or Identified Site/Structure or as Contributing Structure(s) to a potential historic district. Therefore, the portion of the International Business Park District evaluated in this study does not qualify as a "historical resource" for the purposes of the California Environmental Quality Act (CEQA) as defined at PRC §5020.1(c).

No archaeological resources were identified in the project site during the course of this study. However, the entire project site has moderate to high sensitivity for buried precontact archaeological deposits. Accordingly, archaeological monitoring is recommended for all ground-disturbing construction activities. Following demolition of the existing facilities, subsurface testing (e.g., shovel test probes) is recommended in areas of high sensitivity to determine whether there are existing subsurface archaeological resources in the project site that would need to be evaluated per CEQA prior to construction of the proposed development. If the results of shovel test probes are positive, then additional investigation may be necessary, including but not limited to, exploratory excavation units, manual or mechanical borings, and mechanical trenching.

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TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor Parcel Number
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of San José
CRHR	California Register of Historical Resources
DPR 523	California Department of Parks and Recreation 523 series forms
EMT	Early Middle Transition
HRI	City of San José Historic Resource Inventory
HSC	California Health and Safety Code
IBP	International Business Park
MLD	Most Likely Descendent
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OHP	Office of Historic Preservation
PRC	Public Resources Code
SOI	Secretary of the Interior
STP	Shovel Test Probes
USGS	United States Geological Survey

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1.0 INTRODUCTION

Qume & Commerce LLC is planning a new commercial development on an approximately 31.6-acre site in the International Business Park, a 375-acre industrial complex in the City of San José (City), Santa Clara County, California. The project site currently contains three detached commercial buildings constructed between 1979 and 1984.[1] The southwestern corner of the project site contains an SBA Communications Corporation cell tower. LSA conducted background research, field survey, and resource documentation as part of this Cultural Resource Study prepared for the Qume and Commerce Project. LSA identified the following built environment resources in the project site:

- A single-story, 61,940 ft^2 industrial building constructed 1983 at 2150 Commerce Drive /Assessor Parcel Number (APN) 244-15-003;
- A single-story, 81,500 ft^2 industrial building constructed 1984 at 2222 Qume Drive/APN 244-15-020; and
- A single-story, 237,570 ft2 square-foot industrial building constructed 1979 at 2350 Qume Drive /APN 244-15-026.

Based on the background research and field survey, LSA concludes that the properties identified in the project site do not appear individually or collectively eligible for inclusion under any of the evaluative criteria of the California Register of Historical Resources (CRHR), nor do they appear to be contributing elements to a potential, yet unidentified district, nor do they appear eligible on the local level as a City Landmark, Candidate City Landmark, Structure of Merit, Contributing Structure, or Identified Site/Structure. Accordingly, the project site's built environment does not qualify as a "historical resource" for the purposes of the California Environmental Quality Act (CEQA).

1.1 PROJECT SITE LOCATION AND DESCRIPTION

The 31.6-acre project site is located on the east side of Qume Drive and the south side of Commerce Drive at 2150 Commerce Drive, and 2222 and 2350 Qume Drive in the International Business Park in the northern area of the City (Figures 1, 2, and 3). The proposed project would demolish the existing built environment and construct four new detached commercial buildings. The estimated maximum depth of construction-related excavation is 14 feet.

1.1.1 Environmental Setting

The project site is located in an unsectioned portion of Township 6 South / Range 1 East, Mount Diablo Base Line and Meridian, in unsectioned lands of *Pueblo Lands of San Jose*, as depicted on the United States Geological Survey (USGS) *Milpitas, Calif.* 7.5-minute topographic quadrangle (USGS 1980). At approximately 70 feet in elevation, the project site sits on a gently sloping alluvial plain

[1] Fifty years is the general age threshold for eligibility for inclusion in the National Register of Historic Places (NRHP). The California Register of Historical Resources (CRHR), an analogue to the NRHP and the instrument for identifying historical resource for CEQA planning purposes, generally follows the NRHP in terms of significance, criteria and age requirements. However, the CRHR *does not* specify a strict fifty year (or any specific year threshold) rule, but rather that "sufficient time has passed to understand its historical importance" (California Code of Regulations §4852(d)(2)).

below the western flank of the Diablo Mountain Range at the southern end of the San Francisco Bay region. No perennial water sources are currently located in the immediate proximity. Historical maps show the project site situated ca. 1 to 2 miles east of Penitencia Creek and Coyote Creek, respectively (USGS 1889, 1899). The southern end of the project site appears to historically have been bisected by an intermittent stream connecting to the north with Berryessa Creek (Byrd and Allen 2010:87).

The project site falls within coastal prairie-scrub mosaic (Küchler 1977), which historically contained native grasses and shrubs including *Baccharis spp.*, *Danthonia spp.*, and *Festuca spp*. This vegetation community supports a variety of wildlife. Historically, this may have included native fauna such as Tule elk (*Cervus elaphus nannodes*), black-tailed deer (*Odocoileus hemionus*), grizzly bear (*Ursus horribilis*), and mountain lion (*Puma concolor*), and various smaller mammals, reptiles, and birds. Geologic mapping of the northern Santa Clara Valley show two surficial deposits in the project site: Holocene-age alluvial fan levee deposits (Qhl) along the historical intermittent stream channel bisecting the southern end of the project site, and Holocene-age alluvial fan deposits (Qhf) in the remainder of the project site (Byrd and Allen 2010:87,90).

Three soil types are mapped within the project site (NRCS 2021). The Elpaloalto soil unit covers the north half of the project site (roughly corresponding to the parcel at 2350 Qume Drive), and the far south end of the project site (most of the parcel at 2150 Commerce Drive). This soil forms on alluvial fans and consists of silty clay loam typically extending at least 71 inches below surface. A previous geoarchaeological study in the area identified an associated paleosol ca. $\geq$68 inches below surface (Byrd and Allen 2010:88). The Landelspark soil unit is mapped across most of the parcel at 2222 Qume Drive, sandwiched between the areas containing the Elpaloalto soil. This soil forms on channel levees in alluvial fans, and likely is associated with the intermittent stream that historically bisected this part of the project site. Landelspark soil typically features an upper A horizon consisting of sandy loam that is separated by a layer of gravelly sand from a buried A horizon consisting of sandy to clay loam, which starts 23 inches below surface and continues at least to 79 inches (NRCS 2021; Byrd and Allen 2010:88). The Still soil unit stretches along Commerce Drive in the far south end of the project site (along the north edge of the parcel at 2150 Commerce Drive). This soil forms on alluvial fans and typically features an upper soil profile consisting of sandy loam and silt loam that overlies a buried soil profile consisting of loam, which starts 33 inches below surface and continues at least to 72 inches (NRCS 2021; Byrd and Allen 2010:88).

1.1.2 Report Preparers

LSA cultural resources staff Michael Hibma and Kendra Kolar prepared this cultural resource study.

Mr. Hibma meets the Secretary of the Interior's *Professional Qualifications Standards* as a Historian and Architectural Historian (48 CFR 44716; 36 CFR Part 61) and has over 14 years of experience in cultural resources management. He holds an M.A. in History from California State University, Sacramento and is certified by the American Institute of Certified Planners (AICP #32009). Mr. Hibma conducted background research, property specific archival research, and prepared the Historical and Architectural contexts and the background and archival research sections, the NWIC records search, conducted a pedestrian field survey, and prepared the built environment evaluations in the DPR 523 from records.

Ms. Kolar meets the Secretary of the Interior's *Professional Qualifications Standards* for Archaeology and has over 10 years of cultural resource management experience in California and the Pacific Northwest. She holds a B.A. in Anthropology from the University of California, Berkeley, and a M.A. in Applied Anthropology (Archaeology, Cultural Resource Management) with a secondary emphasis in Geomorphology/Geology from Oregon State University, Corvallis. Ms. Kolar prepared the Environmental, Precontact Archaeology, Ethnographic Context, and Geoarchaeological Sensitivity sections of the study.

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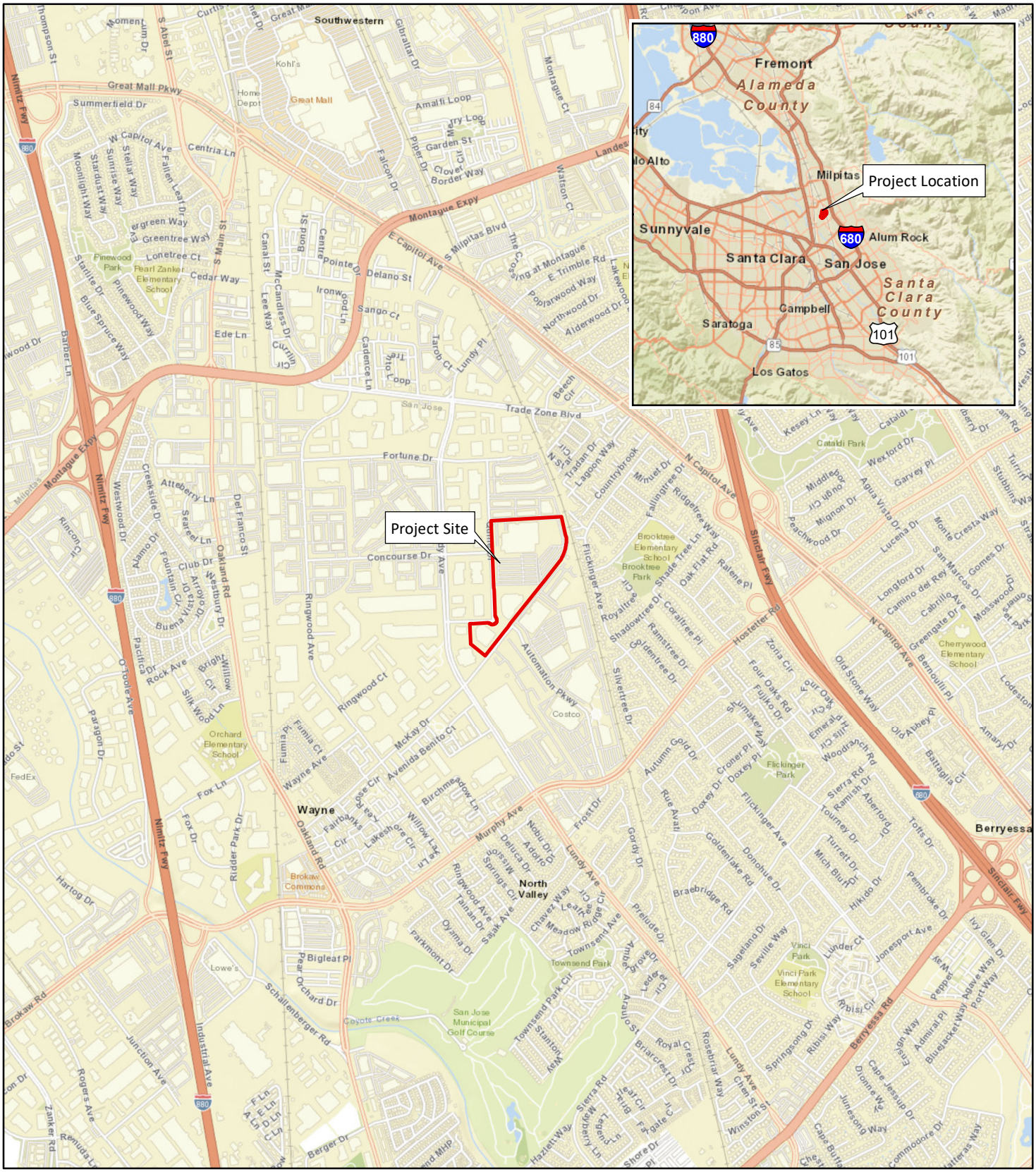

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FIGURE 1

N

0 1000 2000

FEET

Cultural Resources Study for the
Qume and Commerce Drive Project
City of San José, Santa Clara County, California

Regional Location

SOURCE: ESRI World Street Map (2020).

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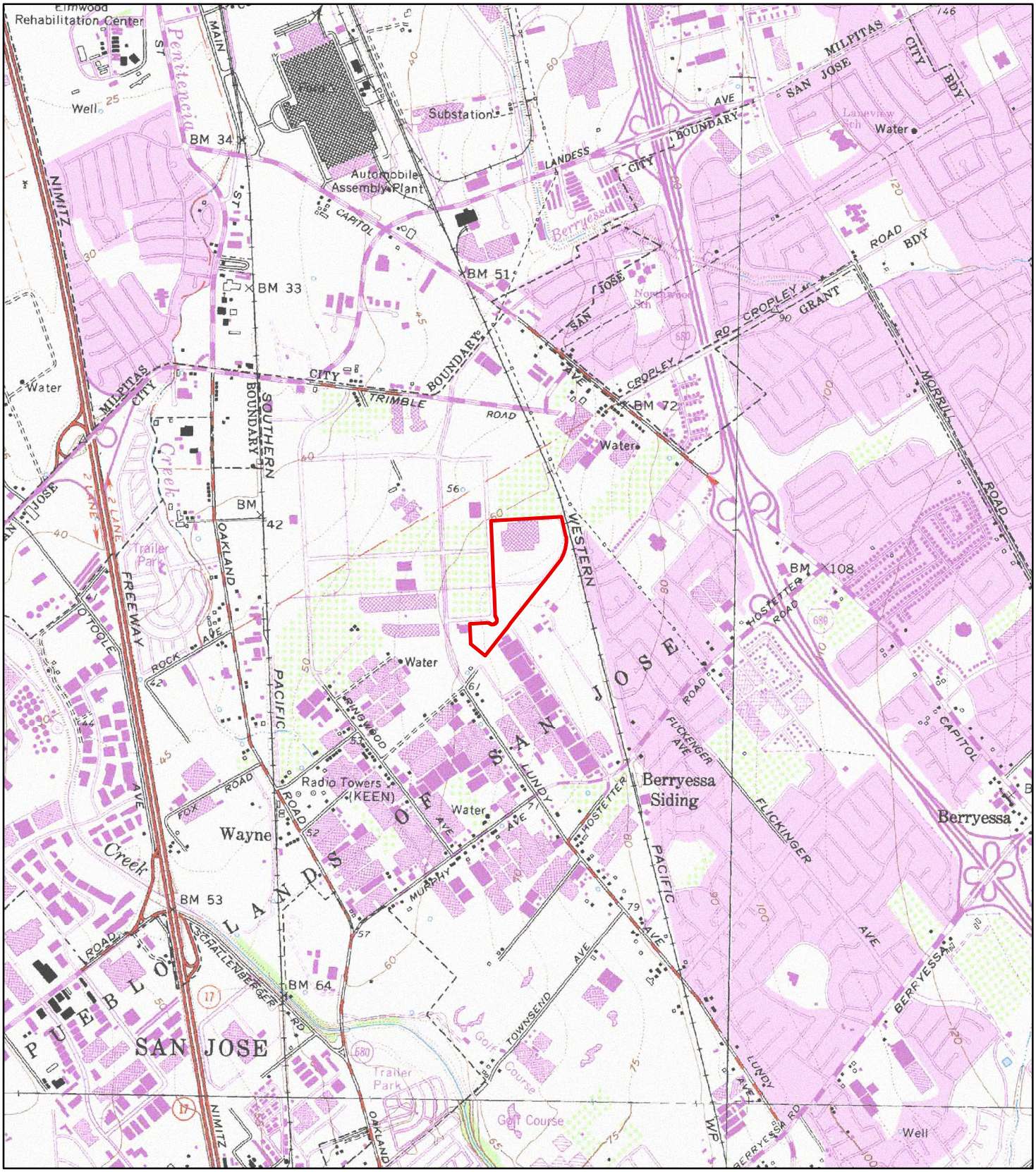

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LEGEND

Project Site

FIGURE 2

Cultural Resources Study for the
Qume and Commerce Drive Project
City of San José, Santa Clara County, California

Project Site

0 1000 2000
FEET

SOURCE: USGS 7.5-minute *Milpitas, Calif.,* (1980); *Calaveras Reservoir, Calif.,* (1980); *San Jose West, Calif.,* (1980) and; *San Jose East, Calif.,* (1980).

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Project Site

Project Parcels

Map Key

Map Reference 1: 2150 Commerce Drive (244-15-003)
Map Reference 2: 2222 Qume Drive (244-15-020)
Map Reference 3: 2350 Qume Drive (244-15-026)

FIGURE 3

Cultural Resources Study for the
Qume and Commerce Drive Project
City of San José, Santa Clara County, California
Cultural Resource Locations

0 150 300
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SOURCE: Esri World Imagery (c)2018.

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2.0 REGULATORY CONTEXT

2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14(3) §15002(i)). CEQA states that it is the policy of the State of California to "take all action necessary to provide the people of this state with… historic environmental qualities…and preserve for future generations examples of the major periods of California history" (Public Resources Code [PRC] §21001(b), (c)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) §15064.5(b)).

CEQA §21084.1 defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources;
- Listed in a local register of historical resources (as defined at PRC §5020.1(k));
- Identified as significant in a historical resource survey meeting the requirements defined at PRC §5024.1(g); or
- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of "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…Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the [California Register]" (CCR Title 14(3) §15064.5(a)(3)).

2.1.1 California Register of Historical Resources

The CRHR is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The CRHR helps government agencies identify and evaluate California's historical resources (California Office of Historic Preservation 2001b:1), and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC §5024.1(a)). Any resource listed in, or eligible for listing in, the CRHR is to be considered during the CEQA process (California Office of Historic Preservation 2001a:7).

The CRHR is modeled after the National Register of Historical Places (NRHP), and its significance and integrity criteria are parallel those of the NRHP. A resource eligible for the NRHP is eligible for the CRHR. The NRHP criteria, however, have been modified for state use by the California Office of Historic Preservation (OHP) to include a range of historical resources which better reflect the history of California (California Office of Historic Preservation 2001c:69-70; 2006:1). There are three instances in which a resource not eligible for the NRHP may be CRHR eligible: moved resources; resources achieving significance in the past 50 years; and reconstructed resources (California Office of Historic Preservation 2006):

- *Moved buildings, structures, or objects*. A moved building, structure, or object that is otherwise eligible may be listed in the CRHR if it was (1) moved to prevent its demolition at its former location; and (2) if the new location is compatible with the original character and use of the historical resource.
- *Reconstructed buildings*. A building less than 50 years old may be listed in the CRHR if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices (e.g., a Native American roundhouse).
- *Historical resources achieving significance within the past 50 years*. Resources less than 50 years old may be listed in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance.

2.1.1.1 Significance CriteriaA cultural resource is evaluated under four CRHR criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria.

Is associated with events that have made a significant contribution to the broad pattern of

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

2.1.1.2 AgeIn addition to meeting one or more of the above criteria, the CRHR requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (California Office of Historic Preservation 2006:3; CCR Title 14(11.5) §4852 (d)(2)). OHP recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (California Office of Historic Preservation 1995:2).

2.1.1.3 Period of SignificanceThe period of significance for a property is "the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics" (National Park Service 1999:21). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended (National Park Service 1999:21). The period of significance for an archeological property is "the time range (which is usually estimated) during which the property was occupied or used and for which the property is

likely to yield important information" (National Park Service 2000:34). Archaeological properties may have more than one period of significance.

2.2 INTEGRITY

In order to be eligible for the NRHP and/or CRHR, a cultural resource must be significant under one or more criteria and must retain enough of its historic character and appearance to possess integrity, which is defined as the ability to convey the reasons for its significance (CCR Title 14 §4852(c)). The evaluation of integrity must be grounded in an understanding of a resource's physical features and its environment, and how these relate to its significance. "The retention of specific aspects of integrity is paramount for a property to convey its significance" (National Park Service 1997:44). Generally, a cultural resource must be 50 years old or older to qualify for the NRHP.[2]

National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997:2), states that the quality of significance is present in districts, sites, buildings, structures, and objects that possess integrity. There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association; these aspects are described below.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
- *Setting* is the physical environment of a historic property. Setting refers to the character of the place where the property played its historic role. Physical features that comprise the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and a historic property.

[2] While fifty years is the general age threshold for eligibility for inclusion in the NRHP, the CRHR does not specify a specific year threshold rule, but rather that "sufficient time has passed to understand its historical importance" (California Code of Regulations §4852(d)(2)).

"To retain historic integrity a property will always possess several, and usually most, of the aspects" (National Park Service 1997:44).

2.3 ELIGIBILITY

National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997:3), states that in order for a property to qualify for listing in the National Register, it must meet at least one of the National Register criteria for evaluation by:

1. being associated with an important historic context *and*
2. retaining historic integrity of those features necessary to convey its significance.

Resources that meet the age guidelines, are significant, and possess integrity will generally be considered eligible for listing in the NRHP and/or CRHR.

2.3.1 City of San José

The City's Historic Resources Inventory (HRI) identifies known historic resources of relative significance, including properties listed on or eligible for listing in the National Register or California Register, or on the local level as a City Landmark, Candidate City Landmark, Structure of Merit, Contributing Structure, or Identified Site/Structure.[3]

- A City Landmark is a highly significant historic resource meeting the qualifications for landmark designation as defined in the Historic Preservation Ordinance. A City Landmark is considered a historical resource for the purposes of CEQA.
- A Structure of Merit is a special historic resource that does not merit Landmark designation, but contributes to the City's historic fabric; a Structure of Merit is not considered a historic resource for the purposes of CEQA.
- A Contributing Structure may be less significant individually when compared to an element of a National Register-eligible historic district, City Landmark Historic District, or Conservation Area. A Contributing Structure may be considered a historical resource for the purposes of CEQA, if the larger resource it contributes to is eligible for national state, or local listing per California Public Resources Code (PRC) §21084.1.
- The category of Identified Site/Structure (IS) is applied when further evaluation of the significance of the structure should be undertaken.

[3] City of San José Municipal Code, §13.48.110-120: https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR

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3.0 METHODS

LSA conducted records searches (including at the Northwest Information Center and Native American Heritage Commission), literature and map review, and a field survey to prepare the study. These tasks were conducted to identify the project site's land use history, identify potentially significant associations, prepare a historic context for cultural resources within the project site, and assess the potential for undiscovered archaeological deposits in the project site. Each task is summarized below.

3.1 RECORDS SEARCHES

3.1.1 Northwest Information Center

At LSA's request, the staff of the Northwest Information Center (NWIC) of the California Historical Resources Information System conducted a records search (#21-0580) on October 28, 2021. The NWIC, an affiliate of the Office of Historic Preservation (OHP), is the official State repository of cultural resources records and reports for Santa Clara County. The search consisted of a review of records for cultural resources studies, archaeological sites, and built-environment resources within the project site and a 0.25-mile radius.

As part of the records search, LSA also reviewed the following federal and state cultural resource inventories:

- *California Inventory of Historic Resources* (California Office of Historic Preservation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *California Historical Landmarks* (California Office of Historic Preservation 2021a); and
- *Built Environment Resource Directory for Santa Clara County* (California Office of Historic Preservation 2021b).

3.1.1.1 Records Search Results

No previously recorded cultural resources were identified within the project site.

One recorded cultural resource was identified within a 0.25-mile radius of the project site:

- **P-43-002654/CA-SCL-000945H, Western Pacific Railroad – San Jose Branch**.[4] This resource, located east of and adjacent to the project site was previously evaluated in 2002 by JRP Historical Consulting Services as part of the Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives. The segment evaluated was approximately 11.75-miles long. The northern terminous was at a point north of the Warm Springs Yard in Fremont (near South Grimmer Boulevard). The southern terminus was at East Santa Clara Street in San José. This segment of

[4] This resource was co-assigned resource number #P-01-002190 for segments in neighboring Alameda County.

the Western Pacific Railroad was evaluated and found not eligible for listing in the NRHP "nor does the line appear to be a historical resource for the purposes of CEQA" (JRP Historical Consulting Services 2002). This segment is currently used by the Bay Area Rapid Transit System's Berryessa/North San Jose line.

The NWIC record search identified seventeen previously prepared studies, listed below in Table A that overlapped or encompassed the project site.

Table A: Record Search Results

Author(s), Year, Title, NWIC S#	Resource/Study Type	Location of Study
Holman, Miley Paul. 1982. *An archaeological field reconnaissance of the proposed J-3 development, International Business Park, Northeast San Jose, California*. Holman & Associates; S-005665	No resources found. Letter Report; field study.	Undetermined.
Holman, Miley Paul. 1982. *An archaeological field reconnaissance of the Oliver Flach property, International Business Park, northeast San Jose, California*. Holman & Associates; S-005667	No resources found. Letter Report; field study.	Undetermined.
Holman, Miley Paul. 1984. *Archaeological Reconnaissance of Further Murphy Road/Wayne Road Development Parcels*. Holman & Associates; S-006505	No resources found. Letter Report; field study.	Undetermined.
Baker, Suzanne. 1984. *Archaeological Reconnaissance of the Century Research Center, San Jose, California*. Archaeological Consultants; S-006578	No resources found. Letter Report; field study.	South of and adjacent to project site.
Baker, Suzanne. 1984. *Addendum to Archaeological Reconnaissance of the Century Research Center, San Jose, California*. Archaeological Consultants; S-006666	No resources found. Letter Report; field study.	South of and adjacent to project site.
Oglesby, Fred M. 1981. *A Cultural Resource Assessment of 1861-1811 North Capitol Avenue, San Jose, CA*. S-008547	No resources found. Letter Report; 15-acre field study.	Undetermined.

Table A: Record Search Results

Author(s), Year, Title, NWIC S#	Resource/Study Type	Location of Study
Holman, Miley Paul. 1981. *An Archaeological Field Reconnaissance of the International Business Center in northeast San Jose, California*. Holman & Associates; S-008576	No resources found. Letter Report; 97-acre field study.	North of and adjacent to the project site.
Holman, Miley Paul. 1987. *Archaeological Field Reconnaissance of Murphy and Hostetter Area Project Zone, Santa Clara County, CA*. Holman & Associates; S-010433	No resources found. Letter Report; 40-acre field study.	South of and adjacent to project site.
Holman, Miley Paul. 1988. *Archaeological Inspection of Lundy at McKay Project Area, San Jose, Santa Clara County, California*. Holman & Associates; S-010446	No resources found. Letter Report; 4-acre field study.	Undetermined.
Holman, Miley Paul. 1989. *Archaeological Field Inspection of the Fortune and Lundy Project Area, San Jose, Santa Clara County, California*. S-010805	No resources found. Letter Report; 2-acre field study.	Undetermined.
Chavez, David and Jan M. Hupman. 1990. *Cultural Resources Evaluation for the Proposed Santa Clara County BART Extension Corridor*. David Chavez and Associates; S-012438	Three resources P-43-000369; -000473; - 001010 recorded. Archaeological report, survey of 7 unrecorded historic buildings and residential properties were within the project area for that study.	South of the project site.
Cartier, Robert, Allika Ruby, Jason Bass, and Mike Kelley. 1992. *Evaluation of Archaeological Resources for the San Jose/Santa Clara Nonpotable Water Reclamation Project*. Archaeological Resource Management; S-014230	2 unrecorded prehistoric resources: C-167 (midden deposit) & C-872 (fire cracked rock). Letter Report; 48.5 linear miles survey.	Undetermined.
Archaeological Resource Management. 1996. *Cultural Resource Evaluation for the Flextronics Fortune Drive Project in the City of San Jose*. Archaeological Resource Management; S—018668	No resources found. Letter Report; 5-acre field study.	Undetermined.

Table A: Record Search Results

Author(s), Year, Title, NWIC S#	Resource/Study Type	Location of Study
Carier, Robert R. 2000. *Cultural Resource Evaluation of Approximately 11 Acres of Land at the Intersection of Qume and Fortune Drives in the City of San Jose*. Archaeological Resources Management; S-022638	No resources found. Letter Report; 0.5-acre field study.	Undetermined.
McKale, George. 1999. *Cultural/Historical Resources, SF-584-03, 2102 Commerce Drive, San Jose, California*. VERTEX Project No. 1831. Anthropological Studies Center, Sonoma State University; S-023234	No resources found. Letter Report; 0.25-acre field study.	Southwest of and adjacent to the project site.
Basin Research Associates, Inc. 2003. *Proposed General Plan Amendment, 17.2-Acres at Lundy and McKay Drive (APNs 244-20-002, -014, -037, -038), City of San Jose, Santa Clara County, California*. Basin Research Associates, Inc.; S-028953	No resources found. Evaluation Report; 17.2-acre field study.	Undetermined.
Rosenthal, Jeffery and Charlene Duval. 2008. *Archaeological Survey and Geoarchaeological Trenching for the Freight Railroad Relocation and Lower Berryessa Creek Project in the Cities of Fremont and Milpitas, California*. Far Western Anthropological Research Group, Inc.; S-034869	No resources found. Evaluation Report; 9.3 linear mile survey.	Undetermined.
Busby, Colin I. 2009. *Archaeological Monitoring of Coring Operations, 1703 Lundy Avenue, City of San Jose, Santa Clara County*. Basin Research Associates, Inc.; S-039061.	Archaeological monitoring report.	Undetermined.
Byrd, Brian F., Rebecca Allen, Jack Meyer, Jeffrey Rosenthal, Adie Whitaker, and Charlene Duval. 2010. *Archaeological Research Design and Treatment Plan for the Berryessa Extension Project,*	An unconfirmed precontact midden (C-1414) is noted near the project's APE.* A historic farmstead site and two unrecorded historic-era refuse deposits are noted within the	Adjacent to project site to north and east.

Table A: Record Search Results

Author(s), Year, Title, NWIC S#	Resource/Study Type	Location of Study
Fremont, Milpitas, and San Jose, California. Far Western Anthropological Research Group, Inc. and Past Forward, Inc.; S-049626.	project's APE. 193 buildings with potential historic significance were also identified. Archaeological and historical architectural report, Resource management and planning report, with 10 sub-designated studies.	

Source: Northwest Information Center, Sonoma State University, Rohnert Park, California. *According to the NWIC records map, the location of C-1414 is unclear, but may be near the proposed Qume and Commerce project. According to the report by Byrd et al. (2010), C-1414 is located near Montague Expressway, which is outside the 0.25-mile search radius for the proposed Qume and Commerce project.

3.2 SAN JOSÉ HISTORIC RESOURCE INVENTORY

LSA examined the current online version of the City of San José's Historic Resource Inventory (HRI), available on line (City of San José 2016).

3.2.1 Results

A review of the current San José HRI did not include any properties in or adjacent to the project site.

3.3 LITERATURE AND MAP REVIEW

LSA reviewed the following publications, maps, and websites for historical information about the project site and its vicinity:

- *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers, San Francisco Section 1977);
- *California Place Names* (Gudde 1998);
- *Historic Spots in California* (Kyle 2002);
- *California 1850: A Snapshot in Time* (Marschner 2000);
- *An Architectural Guidebook to San Francisco and the Bay Area* (Cerny 2007);
- *Architecture of the San Francisco Bay Area: A History & Guide* (Schwarzer 2007);
- *San Francisco Architecture* (Woodbridge, Woodbridge and Byrne (1992, 2005);
- *A Living Legacy: Historic Architecture of the East Bay* (Wilson 1987);
- USGS topographic quadrangle maps (1889, 1897, 1899, 1953, 1961, 1968, 1973, 1980); and
- Historical aerial photos (University of California, Santa Barbara 1939, 1958, 1965, 1980).

3.3.1 Results

The literature and map review indicated that the project site remained relatively rural with minimal organized development until the 1940s. The results of the topographic map and aerial photograph review are presented below in Table B.

Table B: Topographic Map and Aerial Photograph Review

Map/Photograph	Results
1889 *San Jose, Calif.*, 15-minute USGS topographic quadrangle (1:62,500)	No buildings or structures are depicted within the project site. The map indicates the project site is near the northern boundary of the original *Pueblo Lands of San Jose* grant. A segment of modern Cropley Avenue – northeast of and outside the project site overlays the boundary.
1897 *San Jose, Calif.*, 15-minute USGS topographic quadrangle (1:62,500)	No buildings or structures are depicted within the project site. This map depicts the same area development shown eight years before.
1899 *San Jose, Calif.*, 15-minute USGS topographic quadrangle (1:62,500)	This map depicts the same built environment as shown in 1889 and 1897.
1953 *San Jose, Calif.*, 15-minute USGS topographic quadrangle (1:62,500)	This map depicts the project site amidst a densely cultivated area – presumably orchard crops. A segment of Lundy Avenue is depicted. The segment of P-43-002654/CA-SCL-000945H, Western Pacific Railroad – San Jose Branch is depicted east of and adjacent to what would become the project site.
1961 *San Jose, Calif.*, 15-minute USGS topographic quadrangle (1:62,500)	This map depicts the same land use pattern, built environment, and infrastructure shown in 1953.
1953 *Milpitas, Calif.*, 7.5-minute USGS topographic quadrangle (1:24,000)	This map depicts the same land use pattern, built environment, and infrastructure shown in the 1953 *San Jose* topographic map.
1961 *Milpitas, Calif.*, 7.5-minute USGS topographic quadrangle (1:24,000)	This map depicts the same land use pattern, built environment, and infrastructure shown in the 1961 *San Jose* topographic map
1968 *Milpitas, Calif.*, 7.5-minute USGS topographic quadrangle (1:24,000)	This map depicts the same land use pattern, built environment, and infrastructure shown in 1961.
1973 *Milpitas, Calif.*, 7.5-minute USGS topographic quadrangle (1:24,000)	This map depicts the same land use pattern, built environment, and infrastructure shown in 1968. There is increasing development to the east and south that indicates a waning of agricultural uses and an emerging modern suburban and industrial development pattern.
1980 *Milpitas, Calif.*, 7.5-minute USGS topographic quadrangle (1:24,000)	This map depicts the building at 2350 Qume Drive and a paved road that encircles it and connects to

Table B: Topographic Map and Aerial Photograph Review

Map/Photograph	Results
	Qume Drive. The buildings at 2222 Qume Drive and 2150 Commerce Drive are not depicted. The project site vicinity is depicted increasingly developed with large, rectangular-shaped buildings interspersed with remnant orchards.
1948 Aerial Photograph	This black and white photograph depicts the project site amidst orchards oriented northeast/southwest. No buildings, structures, or objects are depicted in the project site.
1956 Aerial Photograph	This black and white photograph depicts the same land use pattern depicted in 1948.
1960 Aerial Photograph	This black and white photograph depicts the same land use pattern depicted in 1956.
1968 Aerial Photograph	This black and white photograph depicts the same land use pattern depicted in 1960. The orchards appear to be thinning indicating removal of older orchards in advance of future development or planting newer trees as older trees became unproductive.
1980 Aerial	This black and white photograph depicts the building at 2350 Qume Drive and the emerging network of surface streets that connect the project site with the nearby arterials and highway system. The project site vicinity is depicted are increasingly developed with large, rectangular-shaped buildings interspersed with remnant orchards.
1982 Aerial Photograph	This color photograph depicts the buildings at 2350 Qume Drive and 2150 Commerce Drive.
1987 Aerial Photograph	This color photograph depicts the buildings in the project site.

Sources: USGS Historical Topographic Map Explorer, https://livingatlas.arcgis.com/topoexplorer/index.html; Nationwide Environmental Title Research, aerial photographs of project site, https://www.historicaerials.com/viewer.

Sanborn Fire Insurance maps do not provide coverage of the project site or vicinity, indicating that physical development was too sparse to warrant inspection by the insurance industry in the late 19th and the early- to mid-20th centuries.

Architectural guidebooks of the San Francisco Bay Area and the East Bay do not include the project site (Woodbridge, Woodbridge, and Byrne 1992, 2005; Cerny 2007; Schwarzer 2007; Wilson 1987). No other built environment resources in or adjacent to the project site are listed or depicted in the publications, maps, and websites reviewed by LSA. Please see the References Cited in Section 6 for a complete list of materials and sources reviewed.

3.4 GEOARCHAEOLOGICAL SENSITIVITY

Large-scale environmental changes significantly altered the landscape in the Bay Area over the past 15,000 years. This has important implications for the archaeological record since humans have been in the region since at least 10,000 B.P., and many of these changes have resulted in the burial and/or submergence of large segments of the landscape that were once available for human use and occupation (Meyer and Rosenthal 2007:7; ASC 2013:43). Thus, much of the evidence relating to past occupation of the Bay Area, especially that predating 3,000-4,000 years ago, is also buried (Caltrans 2017:4-1).

Fundamentally, there is an inverse relationship between landform age and the potential for buried precontact archaeological deposits. Pleistocene-age landforms (1.8 million years to ca. 11,500 cal B.P.) predate human occupation of the region; archaeological deposits on these landforms, if present, would be located at or near the surface. In contrast, landforms that formed during the Holocene (ca. 11,500 years ago to the present) may contain buried surfaces (paleosols) that would have been available in the past for human habitation (Meyer and Rosenthal 2007).

Geoarchaeological studies in the region identify landform age, type, and position in the landscape as important criteria for assessing the potential for buried archaeological deposits. In their regional geoarchaeological study and sensitivity model, which included nine San Francisco Bay Area counties, Meyer and Rosenthal (2007) identified Holocene-age landforms as having a general potential for containing buried precontact archaeological deposits. They further determined that precontact archaeological sites tend to be situated at the base of hills near sources of water, and on stream terraces, and buried beneath a few inches to several feet of alluvial soils.

As described earlier in this report (Section 1.1.1), the project site sits on two surficial geologic deposits: Holocene alluvial fan levee deposits (Qhl) along the historical stream corridor, and Holocene alluvial fan deposits (Qhf) in the remainder of the project site. Based on the age and distribution of these surface deposits and proximity to the historical-period stream, areas of sensitivity for buried precontact archaeological resources are identified within the project site (Figure 4) (Byrd and Allen 2010:87−91). In the area with Holocene alluvial fan levee deposits (Qhl) in the southern half of the project site, there is high potential for buried sites to be present. For the remainder of the project site, sitting on Holocene alluvial fan deposits (Qhf), there is moderate buried site potential.

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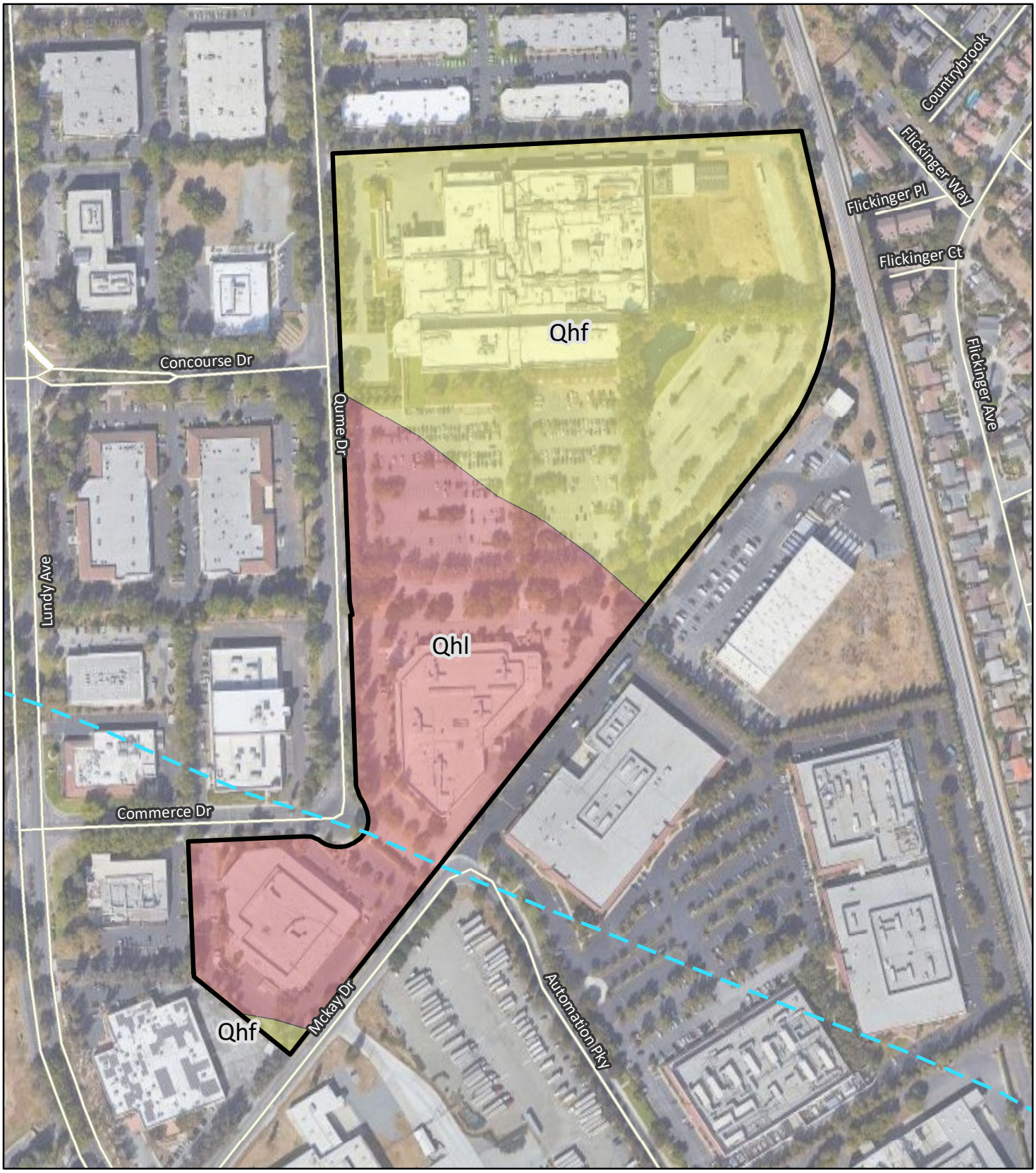

LSA

FIGURE 4

LEGEND

Project Site

Historical Intermittent Stream

Geology

Holocene alluvial fan levee deposits (Qhl): High Archaeological Sensitivity

Holocene alluvial fan deposits (Qhf): Moderate Archaeological Sensitivity

N

0 150 300

FEET

SOURCE: Esri World Imagery (c)2018.

Cultural Resources Study for the Qume and Commerce Drive Project City of San José, Santa Clara County, California

Areas of Archaeological Sensitivity within Proposed Project Site

I:\QMC2101\GIS\Maps\Cultural\Figure 4_Areas of Archaeological Sensitivity within Proposed Project Site.mxd (12/8/2021)

Soil units with associated paleosols are mapped within the project site (NRCS 2021; Byrd and Allen 2010:88), all with dates falling within the last 3,800 years. The Elpaloalto soil unit (covering the north half and far south end of the project site) typically features a buried soil ca. >6ft deep. The Landelspark soil unit, sandwiched between the areas containing the Elpaloalto soil, is documented as having a buried soil ca. 2 ft deep. The Still soil unit (stretching along Commerce Drive in the far south end of the project site) typically has a buried soil ca. 2.7 ft deep.

Researchers have identified a relationship between age and subsurface depth based on radiocarbon-dated cultural and natural contexts associated with alluvial landforms around the margins of the southern San Francisco Bay. They found that most archaeological deposits, and dates from most natural contexts, that are less than 13,500 years old occur at depths less than 16.4 feet below surface. This pattern suggests that vertical disturbances within this depth interval "have the greatest potential to impact buried sites" (Byrd and Allen 2010:92).

3.5 ARCHIVAL RESEARCH

On October 13, 2021, LSA Architectural Historian Michael Hibma conducted archival research in Local History Collection in the California Room on the fifth floor of the Dr. Martin Luther King Junior Library in San José. Materials reviewed included aerial photographs, and local telephone directories.

3.5.1 Results

A review of local telephone directories published from 1980 to 1989 indicates that the building at 2350 Qume Drive was home to the Qume Corporation from 1980 to 1988 when the building became the location of Fluor Engineers Inc., and a year later jointly occupied by Fluor-Daniel, Inc., and Becton Dickinson (BD) Inmmunocytometry Systems. The building at 2222 Qume Drive was unlisted until 1988 when Exor Corporation (a Netherlands-based holding company) is listed. The building at 2150 Commerce Drive was unlisted until 1984 when the Excel Microelectronics, Inc. is listed.

According to a Phase 1 Environmental Site Assessment (Phase 1 ESA) prepared in June 2021 by Corona, California-based Ardent Environmental Group, phone directories published after 1989, but not on file at the California Room, list the subsequent occupancy histories of the buildings in the project site. Each building's subsequent occupancy is listed chronologically below (please note the instances of overlapping occupancy):

- **2350 Qume Drive:** Qume Corporation (1981-1988); ITT Information Systems (1986); Fluor-Daniel Inc., (1991); Matric Pharmaceutical Inc. (1994); Genpharm International (1990-2000); BMI and Clontech Lab, Inc. (2004); Guckenheimer Enterprises, Inc. (2004-2009); and Becton, Dickinson & Company (BD Biosciences, and etc.) (1991-current).

- **2222 Qume Drive:** EXAR Corp Marketing (1994); Sierra Semiconductor Corp (1996); IMS International Manufacturing (1999-2000); T. Nguyen (2004).

- **2150 Commerce Drive:** Excel Microelectronics, Inc. (1985-2000); Ueda Kelzo (1991); Rohm Corporation (1996-2004); Magepower Semiconductor Corp. (1999-2000); Unknown (2004); Dynamic Details, Inc. and VMS LLC (2009); and Becton Dickinson & Company (2014-current) (Ardent Environmental 2021).

3.6 NATIVE AMERICAN HERITAGE COMMISSION

LSA submitted a request to the Native American Heritage Commission (NAHC) to search the Sacred Lands File (SLF) for Native American cultural resources that may be impacted by the proposed project. The NAHC maintains the SLF database and is the official State repository of Native American sacred-site location records in California.

Ms. Katy Sanchez, NAHC Associate Environmental Planner, responded to the SLF search request on November 16, 2021, stating that the results were negative and that there were no known Native American cultural resources in the project site (Appendix B). She noted, that however, "the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area." Ms. Sanchez provided a list of Native American individuals to contact for additional information regarding the potential for cultural resources in the project site.

LSA understands that the City of San Jose is responsible for conducting Native American consultation per Assembly Bill 52 for this project.

3.7 FIELD SURVEY

On October 13, 2021, LSA Architectural Historian Michael Hibma conducted a pedestrian field survey to identify built environment cultural resources within the project site, and to obtain information about the architectural context and land use patterns of the project site and its vicinity. The purpose of the survey was to identify potential cultural resources with the project site. Mr. Hibma took photographs of the building in the project site and their collective setting.

The survey also identified apparent alterations to the buildings in the project site. The field survey was documented through field notes and photographs taken with an Olympus Stylus *Tough* TG-4, 16-megapixel digital camera. The entire project site was surveyed thoroughly. Much of it contains three commercial and light industrial buildings, a cellular communication tower and infrastructure, landscaped areas, or parking lots.

An archaeological survey was not undertaken due to the developed and landscaped nature of the project site, and the presence of surficial fill in the northeastern corner (Ruffatto and Tran 2021), where the sole expanse of soil was accessible.

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4.0 ELIGIBILITY EVALUATION

This section presents the precontact, ethnographic, historical, and architectural contexts of the project site and evaluates the project site under CRHR evaluative criteria. Please see Appendix A for a presentation of CRHR and City-based resource evaluations.

4.1 PRECONTACT ARCHAEOLOGY

The Paleo-Archaic-Emergent cultural sequence developed by Fredrickson (1974) is commonly used to interpret precontact occupation of the Bay Area. Fredrickson's cultural sequence has been updated (Milliken et al. 2007), however, to account for new radiocarbon and archaeological data informing the timing and nature of Native Californian occupation during the precontact period. The updated sequence—briefly summarized below—consists of the Pleistocene-Holocene Transition/Paleo-Indian Period (cal 11,500 to 8,000 B.C.), the Early Holocene/Lower Archaic (cal 8,000-3,500 B.C.), the Early Period/Middle Archaic (cal 3,500-500 B.C.), the Lower Middle Period/Initial Upper Archaic (cal 500 B.C.-A.D. 430), the Upper Middle Period/Late Upper Archaic (cal A.D. 430-1050), the Initial Late Period/Lower Emergent (cal A.D. 1050 to 1550), and the Terminal Late Period/Upper Emergent (cal A.D. 1550 to contact).

The Paleo-Indian Period began with the first entry of people into California, with the San Francisco Bay area presumably being settled between 11,500 to 8,000 B.C. (Milliken et al. 2007:114). Human populations during the Paleo-Indian period were low and probably consisted of small groups moving frequently in order to exploit plant and animal resources. Current research, however, is indicating more sedentism, plant processing, and trading than previously believed.

The Early Holocene is characterized by "a generalized mobile forager pattern," as indicated by assemblages containing millingslabs and handstones, and large wide-stemmed and leaf-shaped projectile points (Milliken et al. 2007:114). Early Holocene archaeological sites are rare, although this may in part be due to ancient deposits likely underlying several feet of sediment or having been submerged by sea-level rise (Meyer and Rosenthal 2007). Early Holocene sites have been identified in interior Contra Costa County at Los Vaqueros Reservoir, where a radiocarbon date of 9870 cal B.P. (7920 cal B.C.) was obtained from charcoal beneath an inverted millingslab associated with a deeply buried component (Meyer and Rosenthal 1997:III.64-III.65).

Although local variations occur, increased sedentism, regional trade, and symbolic integration generally mark the Early Period. Trade and symbolic integration is evidenced by marine shell ornaments, including rectangular *Olivella* and *Haliotis* shell ornaments (Elsasser 1978:38). A transition from a forager adaption to semi-sedentism is indicated in the archaeological record of bayshore shellmounds during this period.

Symbolic integration systems and technology evolved during the Lower Middle Period. At the onset of the Middle Period—referred to as the Early-Middle Transition (EMT)—rectangular shell beads, markers of the Early Period, are replaced in the archaeological record with stylistically new beads, including split-beveled and saucer *Olivella.* Other artifacts were also introduced during this period, including barbless fish spears, elk femur spatula, tubes, whistles, and bone basketry awls (Elsasser

1978:39). Culturally distinct traits appear by the Upper Middle Period, suggesting migration of a new population. This new population, known as the Meganos Aspect, is primarily characterized by its mortuary complex, which typically includes extended burial posture. The Meganos Aspect spread from the San Joaquin Delta during the EMT to the Livermore Valley, reaching the Walnut Creek/San Ramon Valley by the Upper Middle Period (Bennyhoff 1994a).

The Initial Late Period is marked in part by increased sedentism, status ascription and social stratification observed in burial practices, and the introduction of new technology. The latter consists notably of the bow and arrow, which is evidenced in the archaeological record by arrow-sized projectile points. Other artifacts associated with the Initial Late Period include *Haliotis* "banjo" ornaments, *Olivella* callus cup beads, and collared smoking pipes (Bennyhoff 1994b). It has been suggested that these changes in burial practices and artifacts is associated with the emergence of the Kuksu Cult, a ceremonial system found throughout northern California at European contact.

Sudden cultural changes occurred during the Terminal Late Period, which are indicated by changes in artifact types. These include replacement of Initial Late Period shell bead types with clamshell disk beads, as well the appearance of toggle harpoon tips. The presence of magnesite tube beads and corner-notched arrowheads from the North Coast Ranges, and Desert side-notched points from the central coast, along with other evidence, indicates widespread exchange of material culture in the Bay Area. This suggests considerable population movement and regional integration, and may represent development of new regional cultural pattern that was interrupted by Spanish incursion into the Bay Area (ASC 2013:64).

4.2 ETHNOGRAPHIC CONTEXT[5]

The APE is situated within the ethnographic territory of the Ohlone, which stretched along the coast from the San Francisco peninsula to south of Monterey Bay and inland as far as Livermore and Soledad. Ohlone is a linguistic subfamily of the Penutian language stock that consisted of eight distinct language branches (researchers are unsure whether these were dialects or distinct languages). Each of these was spoken in a particular geographic location by the resident tribelet(s) (Caltrans 2017:3-28). The City of San Jose, where the APE is located, falls within the area associated with the Tamyen tribelet (Ibid:3-29).

The tribelet comprised the basic unit of political organization for the Ohlone, consisting of a "territory-holding group of one or more associated villages and smaller temporary encampments… Permanent villages were established near the coast, the bay, and along river drainages, while temporary camps were located in prime resource-processing areas. Some tribelets occupied a central village, while others had several villages within a few miles of each other" (Caltrans 2017:3-28). In the San Jose area, many of these villages were located along waterways, including the ethnographic villages of *Ulis-tak* and *Tamie-n* in the Coyote Creek drainage (Kroeber 1925).

[5] Portions of this section are adapted from *Archaeological Data Recovery at the Yerba Buena Site (CA-SFR-114) for the Moscone Center Expansion Project, San Francisco, California* (Brian F. Byrd, et. al. 2018) and the *San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4* (Office of Cultural Resource Studies, Caltrans District 4, Oakland, 2017).

The Ohlone traditionally utilized a wide variety of seasonally available food resources. These included plant foods (acorns, nuts, seeds, greens, and bulbs) and terrestrial mammals (deer, pronghorn, tule elk, and smaller animals), and sea mammals and waterfowl. They also fished and collected shellfish (oysters, mussels, and abalone), relying heavily on marine resources for food as evidenced by "the proliferation of shell middens throughout the Bay Area" (Byrd et al. 2018:16). To encourage growth of useful plant species and large game forage, the Ohlone regularly burned areas in their landscape.

Plants and animals were also important sources of raw materials. Tule, for example, was used for making canoes, mats, and baskets; plant materials, generally, were made into cordage, nets, and baskets, and shelters, sweathouses, and fences (Levy 1978:492). Animal bones, teeth, beaks, and claws were made into awls, pins, knives, and scrapers. Pelts and feathers became clothing and bedding, while sinews were used for cordage and bow strings. Feathers, bone, and shells were crafted into ornaments. Shell was also fashioned into beads, which were used for ornamentation, gaming, and trading.

Trade relations with neighboring villages and groups were well established with "bows, arrows, basketry materials, paints, and feather blankets…procured from the east, while the Ohlone traded mussels, dried abalone, salt, and abalone shells to the neighboring Yokut groups and provided the Sierra Miwok with *Olivella* and abalone shell beads" (Byrd et al. 2018:16). Obsidian was also acquired through trade, and along with locally procured chert and other stone types, was used to produce a range of tools including knives, arrow and spear points, handstones and millingslabs, mortars and pestles, net sinkers, anchors, and pipes.

Ohlone culture was disrupted by the influx of European explorers and then radically transformed by the subsequent establishment of Spanish missions in the late 18th century. Colonization and occupation quickly reduced Ohlone populations, displaced them, and dramatically altered their traditional way of life. As a result, ethnographic information for the Ohlone is limited, compared to Native groups in other regions of California, coming primarily from early European accounts (by explorers and mission staff) and a few 20th century interviews by anthropologists who gathered information on remembered lifeways (Caltrans 2017:3-27).

4.3 HISTORICAL CONTEXT

4.3.1 Spanish Period

Recorded Spanish activity in the Bay Area begins in 1769 with the Gaspar de Portola Expedition. The subsequent years brought more expeditions that favorably noted the fresh water, adequate timber, and rich soils of the Bay Area. In 1777, a party of settlers from San Francisco led by Lieutenant Moraga set out for the Santa Clara Valley to establish, on the banks of the Guadalupe River, the first civic settlement in California. Spain's colonization policy goals were to pacify native peoples, encourage settlement by those of European heritage, and preempt foreign claims in Spanish territory. Implementing this policy utilized three institutions: missions, presidios, and pueblos designed to operate in an interdependent relationship to reinforce each other and secure the land for the Spanish Crown.

The land that would become *Pueblo de San José de Guadalupe* was granted on July 22, 1778, by Governor Felipe de Neve in the name of King Charles III under provisions of the *Recompilacion de Leyes de los Reynos de las Indias*, a four-volume codex of Spanish colonial law to standardize Spanish colonial town planning. Based loosely on ancient Roman military camp layouts, the regulations required arranging streets in a gridiron plan and spread out four blocks deep from a central square that in turn was fixed by the location of the church (Reps 1979, 35-38, 97-98, 103-108). Instead of four blocks, the codex called for the boundaries of a pueblo grant to be four leagues square of flat ground, one square league in each cardinal direction from a central plaza (Hall 1871:334; Munro-Fraser 1881:370).

4.3.2 Mexican Period

After Mexico declared independence in 1821, the republican ethos of the Mexican state favored secular growth over ecclesiastical, disbanded the mission system in 1834, and emancipated tens of thousands Native American neophytes from church custody and making available hundreds of thousands of acres that up to then was held in trust by the church for the Spanish Crown. Mexican governors liquidated church lands into land grant ranchos to populate the countryside with politically aligned citizens and assert its sovereignty. As a result, the total number of ranchos in California doubled by 1844. During this time, political developments in central Mexico distracted the Mexican government. Consequently, the Spanish-speaking native-born Alta Californians, or Californios, enjoyed peace and a high degree of political, social, and economic autonomy with minimal intrusion into their affairs by the Mexican state (Works Progress Administration 1939:47-50; Bancroft 1888 II:607-627; McWilliams 1973:38, Monroy 1990:123-132; Marschner 2000:4-6; Robinson 1948:29-31).

4.3.3 Gold Rush and Statehood

As more Anglo-Americans, mostly single young men from the United States came to California sympathies for joining the Union spread. The Mexican American War, the Treaty of Guadalupe Hidalgo, and the discovery of gold on the American River in January 1848, set in motion the Californios' loss of California (Laffey 1992:5). Following the Mexican American War, the United States annexed California in 1848 and occupied it via a military government. Statehood was granted as part of the Compromise of 1850, which settled, among other issues, a four-year political impasse in the United States Senate between free and slave states regarding whether slavery could expand into territories won during the war. California entered the Union as a free state.

4.3.4 Santa Clara County

Santa Clara County was one of the original 27 counties created by the State Legislature after California joined the Union in 1850. A year after California joined the Union, residents of the rapidly growing bayshore Contra Costa County communities of Oakland and Berkeley increasingly complained of inconveniences and unresponsiveness from the Contra Costa County seat 20 miles away in Martinez. In response, the California Legislature created a new county in 1853 by combining part of southern Contra Costa and northern Santa Clara counties to form Alameda County (Coy 1923:61-63; 91-92; 245-247; Munro-Fraser 1883:166-167; Scott 1959:35). By 1878, Santa Clara County covered 820-square-miles and was politically subdivided into six townships to allocate local authority and create representative districts (Munro-Fraser 1883:172-173).

4.3.5 San José[6]

San José is California's oldest civil settlement. It was founded on the banks of the Guadalupe River at what is now the corner of Hobson and Vendome streets, approximately 3.75 miles southwest of the project site. The first courthouse in the region, an adobe known as the *juzgado*, was built in 1783; a second was built five years later on higher ground to avoid flooding. This building remained the seat of local government until 1850, when work began on the county courthouse that remains, though somewhat modified, a major presence on today's St. James Square. San José served briefly as California's first capital. However, the city was judged too damp and the Legislature relocated first in in Vallejo, then Benicia, and, finally, Sacramento.

In the years following the Civil War, the farming town continued to grow. During the 19th-century, the Santa Clara Valley was famous for its orchards, fruit drying, and produce packing plants. The French prune, introduced to the region by Louis Pellier at his nursery, City Gardens, on St. James Street, became an important regional crop (Kyle 2002:438). Fruit production and processing was a mainstay of San José's economy until the 1960s. During the 1930s and 40s, when San José's population was approximately 70,000, between 20,000 and 25,000 men, women and children found seasonal employment in San José's more than 2 dozen fruit canneries. Cannery work was difficult, requiring laborers to stand for long hours performing repetitive tasks. The take-home pay at the canneries was higher than at many other occupations, which meant that despite the difficult working conditions, many workers were willing to stay through the canning season.

San José has always been known for being on the cutting edge of developments in electronics – and as the site of some notorious technical failures. In 1881, J.J. Owen, then-editor of the *San José Mercury*, convinced the city to install a 237-foot-tall light tower that would, he claimed, make night become day in downtown. The tower, straddling the intersection of Santa Clara and Market streets, failed to illuminate the city as claimed. The tower was badly damaged in a 1915 windstorm and collapsed later that year. In 1909, the city was the site of a more successful technical endeavor: Dr. Charles Herrold established the world's first radio broadcast station at the corner of First and San Fernando streets. The station, which later became KCBS, broadcasts today from San Francisco.

In the years following World War II, the Santa Clara Valley experienced tremendous growth. Electronics, aviation, and semiconductor companies opened offices and factories in "Silicon Valley," creating thousands of jobs for returning military personnel, defense workers, and their families. Between 1960 and 1990, according to an article in *BusinessWeek*, companies started in the South Bay by graduates of Stanford University created over 250,000 jobs. These workers needed housing, and the valley's fruit orchards soon gave way to housing developments. San José transformed from a market town with an agricultural economic base to a business and residential community known for its high-technology companies.

[6] Unless cited, this section is adapted from the Downtown Strategy 2040 Integrated Final Environmental Impact Report. David J. Powers, December 2018; page 99. Electronic document, https://www.sanjoseca.gov/home/showpublisheddocument/44054/637082061948370000, accessed various.

4.3.6 Project Site[7]

The project site is located within the City of San José near the northern border of the original *Pueblo Lands of San Jose* grant, established by Governor de Neve and settled by Lt. Moraga. Background research indicates that the project site was largely undeveloped until the early-20th century when the area became intensively cultivated with stone fruit trees and other orchard crops. The Southern Pacific Railroad (SPRR) and later the Western Pacific Railroad (WPRR) connected famers with distant markets, further spurring growth. Historical maps from the late-19th century and aerial photographs from the mid-20th century depict the project site and vicinity showing few buildings or structures and the alignments the SPRR and later the WPRR (JRP Historical 2002:5-6). The general area remained intensively cultivated until the mid-1970s as topographic maps and aerial photograph depict new industrial and commercial buildings to the north, east, and south of the 31.6-acre project site (USGS 1973, 1980; Nationwide Environmental Title Research 1968, 1980). This development became part of the International Business Park.

4.3.6.1 International Business Park

The creation of the International Business Park (IBP) was announced in 1975 as a master planned, multi-phase business-industrial development of a "$100 million, 375-acre industrial complex on Trimble Road east of the Nimitz Freeway in north San Jose" (*Oakland Tribune* 1975:49). President Gerald Ford formally dedicated the opening of IBP in a May 26 ceremony although "the scissors jammed as he tried to cut a red ribbon to dedicate" forming what the *San Francisco Examiner* described as a "typical Ford day" (*San Francisco Examiner* 1976:9). The first phase of IBP's development would include a 30-acre Free Trade Zone, designed to incentivize international development "without paying duty or certain other taxes."

Over time industrial tenants, retail suppliers, and manufacturers favored the IBP for its relatively inexpensive and developable land composed of larger parcels near I-880, I-680, and the Norman Y. Mineta Airport. During the late 1970s and early 1980s, new tenants moved in, such as San José-based Castle & Cooke Foods, the Palo-Alto-based Watkins-Johnson Company, the Olympus Corp. of America's Medical Instrument Division (*San Francisco Examiner* 1978:112, 53). By April 1981, IBP contained "almost 3 million square feet of building space" (*San Francisco Examiner* 1981:66). The growth and development of the IBP occurred in an area peripheral to the "Golden Triangle" bounded by I-880, and highways 101 and 237 that contains a variety of high technology firms and related businesses. The Golden Triangle is a prime employment location for East Bay and Central Valley commuters to reach. The Golden Triangle is home to many research & development (R&D) firms, offices, and related tech firms such as Cisco Systems, Brocade, Samsung, and Verizon (StrategicEconomics 2016:46-49).

[7] This section is adapted from a *Phase I Environmental Site Assessment of the Hemenez Property, San Leandro, California*. Prepared August 23, 2019 by San Ramon-based ENGEO. A map of IBP is available here: https://www2.sjpd.org/exo/dcr/assets/international_business_park_map_201410021848436502.pdf.

4.3.6.2 Qume Corporation

Qume Corporation was the original occupant of 2350 Qume Drive and the namesake of Qume Drive. Founded in Hayward in 1974, Qume refined the "daisywheel" printer invented in 1970 by Dr. Andrew Gabor of Diablo Data Systems that revolutionized word processing by printing "letter-quality" documents at faster speeds than by typewriter. As noted by the *Oakland Tribune*, "the daisywheel printer through which a computer can spew out 55 characters a second, compared with the word processing industry's current standard of 15." The *Tribune* article noted that that by 1979, Qume had a workforce of "2,000, of which 1,600 are based in Hayward, San Jose and Sunnyvale. Additionally, the company has facilities at two Puerto Rican sites" (*Oakland Tribune* 1979:48; *Miami Herald* 1979:52).

In recognition of their rapid growth, Qume, relocated its headquarters from Hayward to "a 9.25 million structure under construction in the [IBP] in southeast [sic] San Jose. A 400-foot-long atrium, with the state's largest water system for such an industrial application, will bisect the entire length of the 232,000-squre-foot building" (Ibid). In the September 21, 1980, edition of the *Arizona Republic*, Qume placed a job announcement for a Senior Systems Programmer. The job announcement described the-then newly constructed building at 2350 Qume Drive as "… a place that is a pleasure to work … among lush interior gardens with natural light from skylights … landscaped walkways and watercourse; a place where it is a pleasure to socialize … in the sunken cafeteria … around a man-made lake … on the complete Par Course" (*Arizona Republic* 1980:164).

By this time, International Telephone & Telegraph (ITT) acquired Qume for $164 million. By 1982, Qume had offices in eight states with an international presence in West Germany, the United Kingdom, France, and Canada and held "a small segment of the $3 billion-a-year printer business"[8] (Qume 1982; *Palm Beach Post* 1981:D12). Four years later, facing steep losses, Qume laid off 600 employees, described at the time in an *Arizona Republic* article as "the largest to hit California's Silicon Valley, […] since Atari Inc. laid off 1,700 workers in February." At time of the layoff announcement, "a typical assembly worker at Qume earns about $8 an hour or $10.50 an hour including benefits."[9] The article went on to state that layoffs would "affect 40 percent of Qume's local work force" (*Arizona Republic* 1984:58).

In 1987, ITT sold Qume to the France-based *Compagnie Generale d'Electricite*, which in turn was owned by Alcatel N.V., "the second largest telecommunications company in Europe" (*San Francisco Examiner* 1988:51, 55). However, by the late 1980s, demand for daisy wheel printers dropped as laser and dot matrix printers rendered daisywheel printers obsolete and Qume "has not come out with a very attractive new product in the last three years. In this business" stated former CEO David Lee, "new products are very important" (*San Francisco Examiner* 1988:51, 55). By 1988, Qume was no longer located at 2350 Qume Drive. Qume remained part of ITT until 1995 when WYSE acquired it. The computer technology company Dell in turn acquired WYSE in 2012.

[8] $3 billion in 1979 dollars is equivalent to $10.7 billion in 2020 (Federal Reserve Bank of Minneapolis, 2021).
[9] This pay scale is equivalent to $20 - $26 an hour in 2020 (Federal Reserve Bank of Minneapolis 2021).

4.4 ARCHITECTURAL CONTEXT

Architecture in and around the project site follows trends elsewhere in mid- to late-20th century California. This section provides an overview of the major architectural trends represented by these resources.

4.4.1 International

The International style has its roots in the rise of industrial manufacturing during the late-19th century. During this period of intense American industrial and commercial growth, a new form of building was needed to house workers in the increasingly dense and expensive downtown commercial core areas. Expanding horizontally was not a viable or affordable option, so the obvious solution was to expand vertically. Two practical innovations made this possible: steel-framed superstructure and elevators (Kunstler 1993:65). The origins of the steel superstructure and elevators are found in the Comstock Lode mining operations of the 1870s. Mining technical journals of the period depicted a representative mine supported by the "Deidesheimer Square," a heavy-timber cube developed by German mining engineer Philip Deidesheimer. His square allowed miners to create underground cavities of any size and link them together roughly forming a honeycomb of structural support. This structural system allowed miners to exploit deep veins of ore.

All that was needed to transform the downtown landscape was to replicate the Deidesheimer Square aboveground in metal, creating a virtual atmospheric mine shaft. Along with Deidesheimer's boxed frame, other underground innovations, such as forced-air ventilators, elevators, electrical and proto-telephone systems, connected miners with the surface (Brechin 2006:67-70). These support and communications systems were readily adapted to above ground uses. For architects, the boxed steel frame used in buildings no longer made the use of heavy timbers, stone, or brick necessary. Several architects, such as Louis Sullivan, seized on this new method and mocked the continued use of stone and/or wood by architects as obsolete. The outer wall now became a veneer, and could be clad with metal, glass, porcelain, or tiles (Kunstler 1993:65).

During the early-20th century, architects gradually embraced a minimally decorated façade and began to strip historically sourced symbols and motifs from their commercial buildings. The embrace of the machine age favored a sleeker, more refined appearance. While some architects created eclectic interpretations of traditional design and forms, other architects disregarded such influences as archaic. The World War I experience further disillusioned many architects and artists who regarded traditional forms as representations of "a failed social and political structure" (Wiseman 2000:149). Seeking to forget the trauma of the war years, Americans found diversion in raucous jazz, speakeasies, sports heroes, and an unparalleled period of Wall Street-driven prosperity of the 1920s. In architecture, this was symbolized in the Art Deco, with zigzags, sunbursts, rich colors, and materials set in dramatic angles As stated by Professor Morris in his cultural history of the period, "If jazz parlance abhors a square, the Deco designer abhors a right angle, anything that would impede the flow" (Dickstein 2009:436).

Following the October 1929 crash of the New York Stock Exchange and the ensuing Great Depression, designers stripped away Art Deco's rich materials and jazzy ornamentation to emphasize a sense of smooth motion via clean lines that according to professor Morris Dickstein,

conveyed “the very qualities of speed, motion, and forward energy that are built into the streamlining of Deco” (Dickstein 2009:436). Streamlining was a design concept that reflected the hope held by many that science and technology would rejuvenate the economy. Applying a streamlined, aerodynamic approach to machines such as automobiles, train locomotives, and ships reflected the need for increased speed and efficiency (Gelernter 1999:248-250). When applied to architecture, this design aesthetic was known as Streamline Moderne. Finding a broader and wider exposure in commercial and industrial applications, this new image replaced Art Deco as the signature modern design, and “both served in tandem with the New Deal, to get people moving again, to lift sagging morale and stimulate optimism about the future” (Dickstein 2009:437). Although shorn of most decorative elements and historical references, the subdued and streamlined Moderne architecture of the 1930s set the stage for the rapid adoption and expansion of Modern architecture in the United States following World War II (Longstreth 2000:126-127; Gelernter 1999:226-227, 250-251).

The 1930s set the stage for the International-styled design of European architects Walter Gropius, Mies van der Rohe, and Le Corbusier. These and other architects applied the basic principles of Deidesheimer’s Square to create a building that required no load bearing exterior walls. Sheets of glass or metal panels replaced bricks, stone, and concrete. This found widespread favor as reflective of post-war American society’s optimism and prosperity. It soon spread to all major cities and outlying areas (Gelernter 1999:262-263). International-styled buildings were economical to build and easily replicated, as their simple design did without elaborate ornamentation, qualities that appealed to businesses (Wiseman 2000:149).

The general character-defining features of the International style are:

- Square or rectangular footprint;
- Flat or very low pitched roof;
- Subdued color schemes;
- Minimal amount of façade ornamentation to draw attention of passersby to the inside;
- Simple cubic "extruded rectangle" massing;
- Windows running in broken horizontal or vertical rows forming a grid;
- Façade angles at 90 degrees; and
- Building materials are steel, formed concrete, chrome, or plated surfaces (Gelernter 1999:248-249; McAlester 2013:616-627).

4.4.2 Business Parks

During the late-19th century, manufacturing shifted from a desperate assortment of distinct supporting entities situated near a canal or railroad line to consolidation under one roof, typically a building with a power source. Industrial historian Betsey Hunter Bradley notes that the reverse was also true, “large works were subdivided and reused by a number of smaller operations” similar

to modern repurposing of industrial buildings as artist lofts, live-work spaces, or as small business incubators (Bradley 1999:79). These proto-industrial parks were often located next to rail lines to ship and transfer products and raw materials. Two early examples, one in Brooklyn and the other in Chicago combined rail access with either a "standardized multitenant industrial lofts […] leased as manufacturing space" or "individualized facilities with spur rail service […] designed and erected for each tenant" (Bradley 1999:79). By the 1920s, formally organized and planned industrial districts with reliable electrical or steam power near transcontinental rail service created an industrial park "more orderly than their predecessors" (Mozingo 2011:151). The Ford Motor Company's huge Rouge River Plant near Dearborn, Michigan "hoped to internalize the multiplying effects of [Ford's] investment under the single roof of his own company" (Levy 2021:344). A development pattern emerged during the 1920s whereby "speculative developers subdivided land, established zoning and title, and put in roads and rail spurs to create what they came to call industrial parks with ready lots for sale or lease for manufacturing and warehouse uses" (Mozingo 2011:151). These developments provided a standard level of electrical power, fire suppression, use of current building construction codes and practices, logistical infrastructure, density limits, street setbacks, landscaping and green space, and buffer space between buildings "intended to make the industrial park a good neighbor to other types of development" (Bradley 1999:81).

Construction of industrial parks based on this model boomed nationwide after WWII, often in areas outside of the expensive central business districts and in or near newly built suburban developments. The attractiveness of uniform construction, aesthetic design, street setbacks, and buffers contrasted starkly with older notions associating industrial areas with smoke, dust, noise and general uncleanliness that city planners, civic boosters, and voters wanted out from their cities. American corporations soon realized that industrial parks could also provide suitable and attractive spaces for regional or district-level offices and administrative operations – often near where their middle-class management level employees lived. Historian Louise Mozingo notes "[i]n the San Francisco Bay Area, this expansion of office uses in industrial parks accounted for the first wave of midcentury management suburbanization." Mozingo goes on to state the "high technology firms of the Bay Area emerging in the late 1940s and 1950s located in peripheral industrial districts." However, integration of white and blue-collar workers failed as "industrial parks were too closely associated with production and labor to be broadly acceptable middle-class managers and office workers" (Mozingo 2011:152-153). Mid-level corporate operations and support staff would consolidate into office parks often located near upscale residential areas with close access to airports and peripheral regional arterial routes or secondary highways.

By 1950, American businesses enjoyed a period of remarkable and unprecedented growth. With the former Allied and Axis nations recovering from the war, and pent-up domestic consumer demand after two decades of severe economic depression followed by wartime rationing, the future of American business looked bright. American banks possessed 70 percent of global gold reserves, American businesses controlled over 60 percent of global industrial production and half of the global manufacturing capacity (Levy 2021:462-466). American business changed from the traditional, hierarchical, and nepotistic organizational model to a new administrative model based on merit. The nation's cities were also changing. Living and working in the "dirty, smelly, and dangerous" cities was not how most now-mobile and affluent Americans wanted to arrange their lives. Public transportation systems in the major cities were by-then nearly 50 years old, operating with worn out

and increasingly-unreliable equipment, and financially strained after years of price and wage controls to meet wartime demands. Post-war Americans used instead their personal automobiles to bring them to and from their new, government-backed mortgaged homes in the less-dense outlying suburban areas with their decentralized land use patterns and "green spaces," which strongly attracted 20th century Americans seeking reconnection with a 19th century pastoral past.

The "correlation of greenness with goodness" gave a mild, pastoral appearance to the rough-and-tumble nature of capitalism. The corporate campus first appeared in the late 1940s to manage research, attract university scientists, and convey a high-minded institutional feel to create a corporate identity.[10] Traditional college and university campus design informed the arrangement of buildings, roads, medians, margins, water features, infrastructure, green space, and parking lots. The business park would evoke the feel of a university campus, where the mission to innovate, market, and develop products and commercial growth would occur in a quiet, quasi-natural pastoral setting interspersed with stately buildings, which, it was believed, would enable progress and attract suburban-living workers. As more Americans graduated college, a campus-like setting that reminded them of their student days was an effective recruiting tool. However the business park was "more likely surrounded by highways than by countryside" (Duany et al, 2000:6). Moreover, the relocation to the urban periphery, away from public transportation, required the personal automobile to access thereby "drastically filtered the employee pool along racial lines" (Mozingo 2011:178).

Landscape design played a major role in engineering the desired pastoral setting and feeling. Landscape architects demonstrated the restrained, functional, logical philosophy of modernist design. Typical aspects in landscape design included linear tree lines, margins with evergreen ground cover, rectangles of open lawn, and thick plantings of uniformly spaced trees bordering the site. Names like "research park," "executive park," "industrial park," "business park," "office park," and "technology park" emphasized the park-like idea. Educated and ambitious Americans desired a pastoral suburban setting cleared of the clutter, noise, dust found in dense urban settings. Companies found that a quasi-university, pastoral setting instilled a pride of place in their employees, and staff turnover dropped.

Once inside the business park, an open, flexible interior design and layout reinforced the emphasis on collaboration, mixing the informality of the academy with the formality of capitalism, and team-oriented thinking. The design of the interior spaces reflected a "systems engineering" approach where floors would be open and departments logically arranged so those working in related fields would collaborate more easily "mixing formality with informality [. . .] mix procedures of exchange,

[10] In her book, *Pastoral Capitalism* Professor Louise Mozingo created three suburban workplace typologies: **Corporate Estate**, **Corporate Campus**, and **Office Park**. Closely related to the Corporate Campus, the Corporate Estate served as the headquarters for top management and was set in vast landscape designed to convey power and prestige. Considered a "lower cost, flexible alternative to the corporate campus and corporate estate," the Office Park contained "multiple businesses [and] lower-level regional corporate management, corporate back office functions, start-up companies, and corporate services providers." By the mid-1960s, once specific resource types (e.g., research park, corporate campus or estate, and office park) fused into the term "business park." Professor Mozingo states, "[s]low growing industrial parks set aside zones for white-collar offices" (Mozingo 2011:179). For these reasons, the definition of "Business Park" befits the International Business Park District.

of information, of documentation with means of insuring bypasses and endruns." The flow and arrangement stressed the restrained, functional, unadorned modernist design. Glass curtain walls allowed those inside to have a full view of trees, vegetation, arranged in a generally "pinched yet present pastoral aesthetic" (Mozingo 2011:161). Building layouts typically consisted of an extended office or laboratory connected by an architectural bridge, which generally expressed a generally Modernist ethos. Glass panels were enframed with glazed, colored brick, concrete block, or treated metal. As the typical business park was located outside a city, land was cheap, buildings made shorter and spread out to cover more area (Pincetl 1999:228). Distinguished architects commissioned to design the more elaborate and prestigious flagship corporate campuses or estates "were not working on office parks, as buildings tended to be generic" (Mozingo 2011:161).

The suburban-like commercial development significantly changed how the American post-war business community reorganized itself and accommodated itself to the sensibilities of the modern workforce. Many came to believe that you had to have a park-like setting to realize progress and foster discovery and innovation. Famous examples include Stanford University Research Park (est. 1951), North Carolina's Research Triangle Park (est. 1959), and a prime example of corporate campus design and philosophy was IBM's 650-acre Almaden Research Center (est. 1986) in then-rural Santa Clara County. The *San Jose Modernism Historic Context Statement* also calls attention to the IBM Cottle Road Campus (Past Consultants 2009:51-52). Professor William Wyckoff notes that "research parks from Palo Alto, San Jose, and Livermore in the north and San Diego, Torrey Pines and others in the Pacific Northwest" continue the merger between for-profit capitalism and the university's quest for knowledge (Wyckoff 2014:328-329). However, it is the business park that proved to be particularly adaptable to technological, information, and service ventures" that defined 20th century America set in an earlier 19th-century pastoral setting (Mozingo 2011:193).

4.5 ELIGIBILITY EVALUATION

The following section presents an evaluation to assess whether or not the portion of the International Business Park District evaluated in this study is eligible for inclusion in the CRHR or for local designation, thereby qualifying as a historical resource for the purposes of CEQA.

4.5.1 Application of CRHR Criteria – International Business Park District

CRHR Criterion 1: Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?

Research indicates that the portion of the 375-acre International Business Park District evaluated in this study is associated with the growth of San José in the mid- to late-20th century. These buildings were designed and built to accommodate a wide range of commercial and light-industrial uses. The buildings in the portion of the District evaluated in this study were designed and constructed between 1979-1984 by undetermined architects and builders. They are among hundreds of similar office and light industrial buildings associated with this period of growth in San José, Santa Clara County, and California. Background research indicates these building housed a variety of light industrial, administrative office, and research and development firms and businesses. Collectively, these buildings do not possess specific, important associations with the context of San José's late-20th century growth to distinguish them from other buildings with a

similar construction history and use. No evidence was located to elevate the properties at 2150 Commerce Drive or 2222 or 2350 Qume Drive in associative stature.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated in this study is not significant under CRHR Criterion 1.

CRHR Criterion 2: Is it associated with the lives of persons important in our past?

Background research did not identify the architect(s) or builder(s) responsible for designing and constructing the buildings in the portion of the 375-acre International Business Park District evaluated in this study. Background research identified previous owners of the buildings in the project site. However, the individuals themselves or their representative groups (investment groups, holding companies, life insurance companies, and so on) would not have lived within the project site, as these buildings were used for commercial and light-industrial purposes. Accordingly, their potential associations with the project site was secondary and primarily served to generate income from rents, leases, or manufacturing and sales of merchandise by owner-operators, an arrangement common historically and in modern times. Accordingly, these buildings do not appear associated with the lives of individuals important to the history of San José, Santa Clara County, or California. For these reasons, the portion of the International Business Park District evaluated in this study does not appear significant under Criterion 2.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated in this study is not significant under CRHR Criterion 2.

CRHR Criterion 3: Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values?

The International Business Park District contains representative examples of a general Modernist-influenced utilitarian commercial or light industrial building type associated with mid- to late-20th century development in San José, Santa Clara County, and California. A review of popular architectural guides of the Bay Area and a database of West Coast architect biographies did not indicate that the portion of the International Business Park District's built environment evaluated in this study is notable for its individual or collective architectural or design qualities or as an important example of an architectural aesthetic. The portion of the International Business Park District evaluated in this study shows evidence of modification, which is common to these building types that subsequent owners modify for new uses, expansion, upgrades, or repair damage.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated in this study is not significant under CRHR Criterion 3.

CRHR Criterion 4: Has it yielded, or may it be likely to yield, information important in prehistory or history?

This criterion provides the means to evaluate the potential for archaeological deposits to contain information important in San José's historic-period and precontact past. Its application to architecture and the built environment is less common in eligibility evaluations due to modern written sources, plans, and other forms of technical analysis. Information about its general Modernist-influenced utilitarian architectural aesthetic and construction methods, as represented

by the portion of the 375-acre International Business Park District's built environment evaluated in this study, can be obtained from other widely available sources on this and other common architectural styles. The portion of the International Business Park District evaluated in this study is unlikely to yield information important to the history of San José, Santa Clara County, or California.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated in this study is not significant under CRHR Criterion 4.

4.5.2 Integrity Assessment

In addition to being significant under one or more criteria, a resource must retain enough of its historic character and appearance to be recognizable as an historical resource and retain integrity, which is defined as the ability of a resource to convey the reasons for its significance. There are seven aspects of integrity used to measure a property's ability to convey its significance: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association* (National Park Service 1997:45). A property's integrity is assessed only after its significance is established. The buildings in the project site (2350 Qume Drive, 2222 Qume Drive and 2150 Commerce Drive) do not appear eligible for listing in the CRHR or for local designation; therefore, their integrity was not assessed.

4.5.3 Conclusion

The International Business Park District is a late-20th century commercial and light-industrial planned development covering 375 acres in northeastern San José, between the Joseph P. Sinclair Freeway (Interstate 680) and the Nimitz Freeway (Interstate 880). As identified by this study, the portion of the District is comprised of a single-story, 61,940 ft^2 industrial building constructed 1983 at 2150 Commerce Drive /Assessor Parcel Number (APN) 244-15-003; a single-story, 81,500 ft^2 industrial building constructed 1984 at 2222 Qume Drive/APN 244-15-020; and a single-story, 237,570 ft^2 square-foot industrial building constructed 1979 at 2350 Qume Drive /APN 244-15-026. These elements represent commercial/industrial building types common along transportation corridors in San José, Santa Clara County, the San Francisco Bay Area, and statewide.

It appears that similar properties are located north along Qume Drive and south along Lundy Avenue, and as maps and aerial photographs depict, the portion of the International Business Park District evaluated here forms a portion of the eastern edge of a wide swath of similar buildings and uses extending west through San José, Santa Clara and to Sunnyvale, composing much of modern Silicon Valley. However, identification of those properties was beyond the scope of this analysis, and additional research may revise the final District boundary configuration. Due to a lack of significance, LSA concludes that the portion of the potential International Business Park District evaluated in this study does not appear eligible for inclusion in the CRHR. For the same reasons, LSA concludes that these built environment resources do not appear eligible for inclusion in the San José HRI as individual City Landmark(s), Structure(s) of Merit, or Identified Site/Structure or as Contributing Structure(s) to a potential historic district. Therefore, the potential International Business Park District does not qualify as a "historical resource" for the purposes of CEQA (as defined by Public Resources Code §21084.1).

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5.0 CONCLUSION

Based on background research and the field survey, LSA concludes the commercial properties in the project site are associated with the late-20th century growth of San José. The buildings are within the International Business Park, a commercial and light-industrial planned development covering 375 acres in northeastern San José, between the Joseph P. Sinclair Freeway (Interstate 680) and the Nimitz Freeway (Interstate 880). The International Business Park is a built environment resource common in San José, Santa Clara County, Silicon Valley, and industrial/research & development areas throughout California. The buildings possess several characteristics of a general Modernist-influenced utilitarian building type associated with late-20th century industrial and commercial development in San José, Santa Clara County, and statewide.

For these reasons, LSA concludes that the properties identified in the project site at 2150 Commerce Drive and 2222 and 2350 Qume Drive do not appear individually or collectively eligible for inclusion under any of the evaluative criteria of the CRHR due to a lack of historical significance. For the same reasons, LSA concludes that these built environment resources do not appear eligible for inclusion in the San José HRI as individual City Landmark(s), Structure(s) of Merit, or Identified Site/Structure or as Contributing Structure(s) to a potential historic district. Therefore, the portion of the International Business Park District evaluated in this study does not qualify as a "historical resource" for the purposes of CEQA as defined at PRC §5020.1(c). As the project site does not appear significant under any evaluative criteria of the CRHR or the City of San José HRI, integrity was not assessed. See Table C below for a summary of the resource status of buildings in the project site:

Table C: Resource Status Summaries

Resource	City Landmark?	Structure of Merit?	Contributing Structure?	Identified Site/Structure?	Tally Sheet Score*	CEQA Historical Resource?
2350 Qume Drive	No	No	No	No	27.64	No
2222 Qume Drive	No	No	No	No	22.67	No
2150 Commerce Drive	No	No	No	No	22.67	No

* According to the City of San José's Revised Guidelines for Historic Reports (Revised February 26, 2010) the Hierarchy of Significance for Tally Sheet scores is as follows: for resources that score 0-32 points = non-significant structure. Resources that score 33 points or higher is a Potential Historic Resource and should be evaluated for as a candidate City Landmark or eligibility for inclusion it the CRHR.

No archaeological resources were identified in the project site during the course of this study. However, the entire project site has moderate to high sensitivity for buried precontact archaeological deposits. Accordingly, archaeological monitoring is recommended for all ground-disturbing construction activities. Following demolition of the existing facilities, subsurface testing is recommended in areas of high sensitivity to determine whether there are existing subsurface archaeological resources in the project site that would need to be evaluated per CEQA prior to

construction of the proposed development. If the results of the STPs are positive, then additional investigation may be necessary, including but not limited to, exploratory excavation units, manual or mechanical borings, and mechanical trenching.

The entire project site has moderate to high sensitivity for precontact archaeological deposits, which extends subsurface for the full depth of anticipated construction-related ground disturbance. Accordingly, archaeological monitoring is recommended for all ground-disturbing construction activities. These include removal of foundations, asphalt, and concrete during demolition, and grading, utility trenching, and foundation-related excavation. Following demolition, Extended Phase 1 subsurface testing consisting of shovel test probes (STPs) is recommended in the area of high sensitivity (see Figure 4) to determine whether there are existing subsurface archaeological resources in the project site that would need to be evaluated per CEQA prior to commencement of ground-disturbing construction activities. If the results of the STPs are positive, then additional investigation may be necessary, including but not limited to, exploratory excavation units, manual or mechanical borings, and mechanical trenching.

5.1 ACCIDENTAL DISCOVERY OF ARCHAEOLOGICAL DEPOSITS

The following procedures should be followed in the event that archaeological deposits are identified during project activities:

> *If deposits of precontact or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel should not collect or move any archaeological materials. Archaeological materials can include flaked-stone tools (e.g., projectile points, knives, and choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, bones, and other cultural materials); and stone-milling equipment (e.g., mortars, pestles, and handstones). Precontact archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.*

It is recommended that impacts to archaeological cultural resources be avoided by project activities. If such deposits cannot be avoided, the Applicant should, in consultation with the City and (if applicable) local California tribal groups, evaluate the significance of the find under CEQA. If the find is determined to qualify as a historical resource (PRC §21084.1) or unique archaeological resource (PRC §21083.2), impacts to the deposit will need to be avoided or such impacts must be treated. If treatment is required, a plan should be developed in consultation with the Applicant and City to mitigate, avoid, or minimize impacts to cultural resources. Treatments may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; accessioning recovered archaeological materials at an appropriate curation facility; and community outreach. All reports produced as part of the evaluation and treatment of cultural resources identified during the project shall be submitted to

the City and State Historic Preservation Office for review and comment. All final documents should be submitted to the NWIC.

5.2 ACCIDENTAL DISCOVERY OF HUMAN REMAINS

The following procedures should be followed in the event that human remains are identified during project activities:

> *If human remains are encountered during project activities, work within 25 feet of the discovery shall be redirected and the Santa Clara County Coroner's Bureau notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.*

The archaeologist should prepare a report, at the Applicant's expense, that provides recommendations for the treatment of the human remains and any associated cultural materials, and includes proposed or implemented methods and results from excavation and analysis. Treatment of the remains and associated cultural materials should be done in coordination with the recommendations of the City and (if appropriate) MLD. The final report should be submitted to the NWIC.

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APPENDIX A

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION 523 SERIES FORMS

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International Business Park District

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
PRIMARY RECORD
Trinomial
NRHP Status Code: 6Z
Other Listings:
Review Code _____ **Reviewer** _____**Date**

 Resource Name: International Business Park District

P1. Other Identifier: See attached Primary and Continuation sheets.

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

- **a. County:** Santa Clara
- **b. USGS 7.5' Quad:** *Milpitas, Calif.* **Date:** 1980**; T**6S/**R**1E, *Pueblo Lands of San Jose*; Mount Diablo B.M.
- **c. Addresses:** 2350 Qume Drive; 2222 Qume Drive; and 2150 Commerce Drive **City:** San José; **Zip:** 95131
- **d. UTMs:** Zone 10S: 598371**mE**/4139657**mN** (NW corner); 598687**mE**/4139679**mN** (NE corner); **mE**598723/4139528**mN** (SE corner); 598368**mE**/4139065**mN** (SW corner)
- **e. Other Locational Data:** APNs: 244-15-003; -020; -026; Building 1, Buildign2, Building 3.

P3a. Description: This resource consists of a 31.6-acre portion of the 375-acre International Business Park District (District). This portion of the District evaluated in this record contains three, detached, one- and two-story light industrial and commercial buildings on three parcels at the addresses listed above. The portion of the District evaluated here is adjacent to the former Southern Pacific/Western Pacific Railroad right-of-way (currently owned and operated by Bay Area Rapid Transit) and forms a portion of the eastern boundary of a larger 375-acre business park in northeastern San José, between the Joseph P. Sinclair Freeway (Interstate 680) and the Nimitz Freeway (Interstate 880) which in turn is part of a relatively intact swath of these building types and uses extending to the west through Santa Clara and San José to Sunnyvale. These buildings were constructed 1979 and 1984.

P3b. Resource Attributes: (HP6) 1-3 story commercial building; (HP8) Industrial building

P4. Resources Present: ☒ District

P5a. Photograph:

P5b. Description of Photo: International Business Park District. Google Earth satellite image (9/4/2020).

P6. Date Constructed/Age and Source: 1979-1984; ParcelQuest, Haley & Aldrich, 2021.

P7. Owner and Address:
Becton Dickinson & Co, Inc.
2350 Qume Drive
San José, California 95131-1812

P8. Recorded by:
Michael Hibma, M.A., AICP
LSA Associates
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/1/2021

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael. 2021. *Cultural Resources Study – Qume & Commerce Drive Project, San José, Santa Clara County, California.* LSA, Point Richmond, California.

Attachments: ☒District Record ☒Location Maps ☒Primary Records ☒Continuation Sheets

D1. **Historic Name:** 2350 Qume Drive; 2222 Qume Drive; and 2150 Commerce Drive

D2. **Common Name:** Building 1 (2350 Qume Drive; Building 2 (2222 Qume Drive; and Building 3 (2150 Commerce Drive).

D3. **Detailed Description**: The portion of the International Business Park District (District) evaluated in this record is comprised of three, late-20th century light industrial and commercial buildings constructed between 1979 and 1984 on three separate parcels that cover a total of 31.6-acres. The portion of the District evaluated here is adjacent to the former Southern Pacific/Western Pacific Railroad right-of-way (currently owned and operated by Bay Area Rapid Transit) and forms a portion of the eastern boundary of a 375-acre site in northeastern San José, between the Joseph P. Sinclair Freeway (Interstate 680) and the Nimitz Freeway (Interstate 880) which in turn is part of a relatively intact swath of these building types and uses extending to the west through Santa Clara and San José to Sunnyvale. The District's contributing buildings possesses several character-defining features of a general Modernist-influenced utilitarian commercial or light industrial building type on various sized parcels with wide streets, asphalt-paved parking lots and loading bays, and no sidewalks (aside from internal circulation paths). Setbacks are generally uniform, with some variability, and landscaping consists of mature trees, shrubs, and parking lot islands. These buildings are one- or two-story in height, possess a simple rectangular massing and are generally unadorned and utilitarian in character. This style represents a cost-effective, minimalist approach to protecting interior working spaces from the elements. These building types are common along transportation corridors in Santa Clara County, the San Francisco Bay Area, and statewide.

D4. **Boundary Description:** As identified by this study, the portion of the District currently comprises three buildings on three parcels located at 2350 Qume Drive (APN 244-15-026); 2222 Qume Drive (APN 244-15-020); and 2150 Commerce Drive (APN 244-15-003). The District is bounded via the cumulative outside boundaries of these three parcels. It appears that similar properties are located west along Qume Drive and beyond; however, identification of those properties was beyond the scope of this analysis, and additional research may revise the final configuration of the boundary of the District.

D5. **Boundary Justification:** The boundary encompasses three buildings on three parcels that embody a unifying general Modernist-influenced utilitarian commercial or light industrial building type – all situated on adjoining parcels within a 375-acre master-planned business park.

D6. **Significance:** **Theme** Commercial and industrial development; **Area:** San José, Santa Clara County, California
Period of Significance: N/A **Applicable Criteria:** N/A

The District contains light industrial and commercial buildings constructed between 1979 and 1984 in an eastern portion of the City of San José. Research indicates that the District is associated with the mid- to-late-20th century commercial and industrial growth of San José and Silicon Valley, a development trend that made a significant contribution to the broad patterns of the history of the City and the State of California; however, these buildings represent a building type commonly found along transportation corridors in Santa Clara County, Silicon Valley, the San Francisco Bay Area, and statewide. This District contains similar buildings that are associated with this theme, but no evidence was identified to elevate the District in associative stature. This District does not possess specific, important associations within the context of San José's commercial and light-industrial development or for its collective architectural aesthetic to distinguish it from hundreds of other buildings with similar design, construction history, and uses. (See continuation sheets).

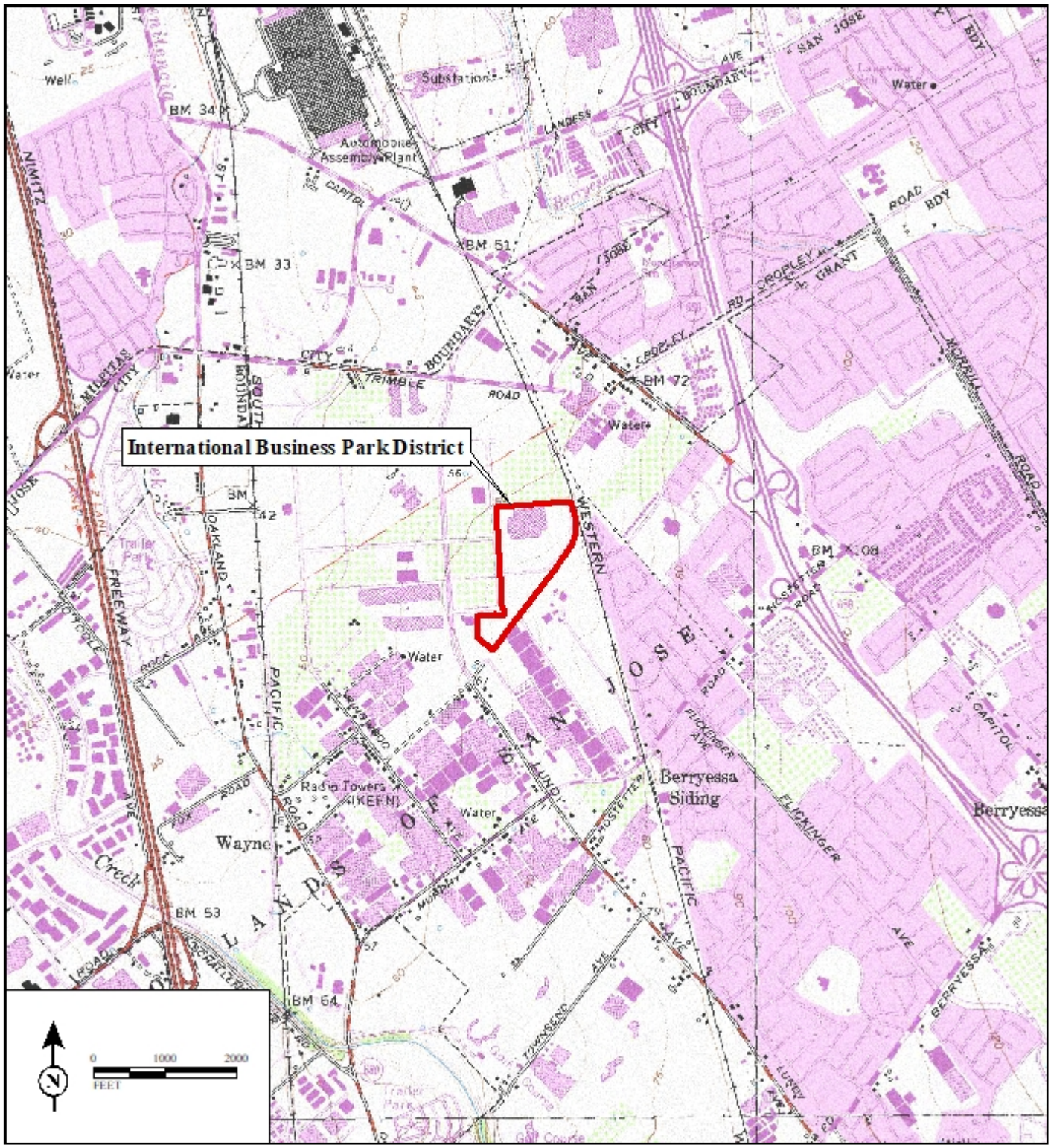
D7. **References:** Hibma, Michael. 2021. *Cultural Resources Study – Qume & Commerce Drive Project, San José, Santa Clara County, California*. LSA, Point Richmond, California. See Continuation Sheets

D8. **Evaluator:** Michael Hibma, M.A., AICP **Date:** December 1, 2021
Affiliation and address: LSA Associates, Inc., 157 Park Place, Point Richmond, California 94801

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

 Resource Name: International Business Park District

Map Names: *Milpitas, Calif.*, 7.5-minute USGS topo quadrangle **Scale:** 1:24,000 **Date of Map:** 1980



D6. Significance (continued)

Historical Context

Spanish Period. Recorded Spanish activity in the Bay Area begins in 1769 with the Gaspar de Portola Expedition. The subsequent years brought more expeditions that favorably noted the fresh water, adequate timber, and rich soils of the Bay Area. In 1777, a party of settlers from San Francisco led by Lieutenant Moraga set out for the Santa Clara Valley to establish, on the banks of the Guadalupe River, the first civic settlement in California. Spain's colonization policy goals were to pacify native peoples, encourage settlement by those of European heritage, and preempt foreign claims in Spanish territory. Implementing this policy utilized three institutions: missions, presidios, and pueblos designed to operate in an interdependent relationship to reinforce each other and secure the land for the Spanish Crown. The land that would become *Pueblo de San José de Guadalupe* was granted on July 22, 1778, by Governor Felipe de Neve in the name of King Charles III under provisions of the *Recompilacion de Leyes de los Reynos de las Indias*, a four-volume codex of Spanish colonial law to standardize Spanish colonial town planning. Based loosely on ancient Roman military camp layouts, the regulations required arranging streets in a gridiron plan and spread out four blocks deep from a central square that in turn was fixed by the location of the church (Reps 1979, 35-38, 97-98, 103-108). Instead of four blocks, the codex called for the boundaries of a pueblo grant to be four leagues square of flat ground, one square league in each cardinal direction from a central plaza (Hall 1871:334; Munro-Fraser 1881:370).

Mexican Period. After Mexico declared independence in 1821, the republican ethos of the Mexican state favored secular growth over ecclesiastical, disbanded the mission system in 1834, and emancipated tens of thousands Native American neophytes from church custody and making available hundreds of thousands of acres that up to then was held in trust by the church for the Spanish Crown. Mexican governors liquidated church lands into land grant ranchos to populate the countryside with politically aligned citizens and assert its sovereignty. As a result, the total number of ranchos in California doubled by 1844. During this time, political developments in central Mexico distracted the Mexican government. Consequently, the Spanish-speaking native-born Alta Californians, or *Californios*, enjoyed peace and a high degree of political, social, and economic autonomy with minimal intrusion into their affairs by the Mexican state (Works Progress Administration 1939:47-50; Bancroft 1888 II:607-627; McWilliams 1973:38, Monroy 1990:123-132; Marschner 2000:4-6; Robinson 1948:29-31).

Gold Rush and Statehood. As more Anglo-Americans, mostly single young men from the United States came to California sympathies for joining the Union spread. The Mexican American War, the Treaty of Guadalupe Hidalgo, and the discovery of gold on the American River in January 1848, set in motion the Californios' loss of California (Laffey 1992:5). Following the Mexican American War, the United States annexed California in 1848 and occupied it via a military government. Statehood was granted as part of the Compromise of 1850, which settled, among other issues, a four-year political impasse in the United States Senate between free and slave states regarding whether slavery could expand into territories won during the war. California entered the Union as a free state.

Santa Clara County. Santa Clara County was one of the original 27 counties created by the State Legislature after California joined the Union in 1850. A year after California joined the Union, residents of the rapidly growing bayshore Contra Costa County communities of Oakland and Berkeley increasingly complained of inconveniences and unresponsiveness from the Contra Costa County seat 20 miles away in Martinez. In response, the California Legislature created a new county in 1853 by combining part of southern Contra Costa and northern Santa Clara counties to form Alameda County (Coy 1923:61-63; 91-92; 245-247; Munro-Fraser 1883:166-167; Scott 1959:35). By 1878, Santa Clara County covered 820-square-miles and was politically subdivided into six townships to allocate local authority and create representative districts, school districts, and mail routes (Munro-Fraser 1883:172-173).

San José. San José is California's oldest civil settlement. It was founded on the banks of the Guadalupe River at what is now the corner of Hobson and Vendome streets, approximately 3.75 miles southwest of the International Business Park District. The first courthouse in the region, an adobe known as the *juzgado*, was built in 1783; a second was built five years later on higher ground to avoid flooding. This building remained the seat of local government until 1850, when work began on the county courthouse that remains, though somewhat modified, a major presence on today's St. James Square.

D6. Significance (continued)

Historical Context

San José (continued). San José served briefly as California's first capital. However, the city was judged too damp and the Legislature relocated first in in Vallejo, then Benicia, and, finally, Sacramento. In the years following the Civil War, the farming town continued to grow. During the 19th-century, the Santa Clara Valley was famous for its orchards, fruit drying, and produce packing plants. The French prune, introduced to the region by Louis Pellier at his nursery, City Gardens, on St. James Street, became an important regional crop (Kyle 2002:438). Fruit production and processing was a mainstay of San José's economy until the 1960s. During the 1930s and 40s, when San José's population was approximately 70,000, between 20,000 and 25,000 men, women and children found seasonal employment in San José's more than 2 dozen fruit canneries. Cannery work was difficult, requiring laborers to stand for long hours performing repetitive tasks. The take-home pay at the canneries was higher than at many other occupations, which meant that despite the difficult working conditions, many workers were willing to stay through the canning season.

San José has always been known for being on the cutting edge of developments in electronics – and as the site of some notorious technical failures. In 1881, J.J. Owen, then-editor of the San José Mercury, convinced the city to install a 237-foot-tall light tower that would, he claimed, make night become day in downtown. The tower, straddling the intersection of Santa Clara and Market streets, failed to illuminate the city as claimed. The tower was badly damaged in a 1915 windstorm and collapsed later that year. In 1909, the city was the site of a more successful technical endeavor: Dr. Charles Herrold established the world's first radio broadcast station at the corner of First and San Fernando streets. The station, which later became KCBS, broadcasts today from San Francisco.

In the years following World War II, the Santa Clara Valley experienced tremendous growth. Electronics, aviation, and semiconductor companies opened offices and factories in "Silicon Valley," creating thousands of jobs for returning military personnel, defense workers, and their families. Between 1960 and 1990, according to an article in BusinessWeek, companies started in the South Bay by graduates of Stanford University created over 250,000 jobs. These workers needed housing, and the valley's fruit orchards soon gave way to housing developments. San José transformed from a market town with an agricultural economic base to a business and residential community known for its high-technology companies.

International Business Park. The portion of the International Business Park District evaluated here is located near the norther border of the original Pueblo Lands grant established by Governor de Neve. Background research indicates that the portion of the International Business Park District evaluated here was largely undeveloped until the early-20th century when the area became intensively cultivated with stone fruit trees and other orchard crops. The Southern Pacific Railroad (SPRR) and later the Western Pacific Railroad (WPRR) connected famers with distant markets, further spurring growth. Historical maps from the late-19th century and aerial photographs from the mid-20th century depict the portion of the International Business Park District evaluated here and vicinity with few buildings or structures and the alignments the SPRR and later the WPRR (JRP Historical 2002:5-6). The general area remained intensively cultivated until the mid-1970s as topographic maps and aerial photograph depict new industrial and commercial buildings to the north, east, and south of the 31.6-acre portion of the International Business Park District evaluated here (USGS 1973, 1980; Nationwide Environmental Title Research 1968, 1980). This development became part of the International Business Park.

The creation of the International Business Park (IBP) was announced in 1975 as a master planned, multi-phase business-industrial development of a "$100 million, 375-acre industrial complex on Trimble Road east of the Nimitz Freeway in north San Jose" (*Oakland Tribune* 1975:49). President Gerald Ford formally dedicated the opening of IBP in a May 26 ceremony although "the scissors jammed as he tried to cut a red ribbon to dedicate" forming what the *San Francisco Examiner* described as a "typical Ford day" (*San Francisco Examiner* 1976:9). The first phase of IBP's development would include a 30-acre Free Trade Zone, designed to incentivize international development "without paying duty or certain other taxes."

D6. Significance (continued)

Historical Context

International Business Park (continued). Over time industrial tenants, retail suppliers, and manufacturers favored the IBP for its relatively inexpensive and developable land composed of larger parcels near I-880, I-680, and the Norman Y. Mineta Airport. During the late 1970s and early 1980s, new tenants moved in, such as San José-based Castle & Cooke Foods, the Palo-Alto-based Watkins-Johnson Company, the Olympus Corp. of America's Medical Instrument Division (San Francisco Examiner 1978:112, 53). By April 1981, IBP contained "almost 3 million square feet of building space" (San Francisco Examiner 1981:66). The growth and development of the IBP occurred in an area peripheral to the "Golden Triangle" bounded by I-880, and highways 101 and 237 that contains a variety of high technology firms and related businesses. The Golden Triangle is a prime employment location for East Bay and Central Valley commuters to reach. The Golden Triangle is home to many research & development (R&D) firms, offices, and related tech firms such as Cisco Systems, Brocade, Samsung, and Verizon (StrategicEconomics 2016:46-49).

Qume Corporation. Qume Corporation was the original occupant of 2350 Qume Drive and the namesake of Qume Drive. Founded in Hayward in 1974, Qume refined the "daisywheel" printer invented in 1970 by Dr. Andrew Gabor of Diablo Data Systems that revolutionized word processing by printing "letter-quality" documents at faster speeds than by typewriter. As noted by the *Oakland Tribune*, "the daisywheel printer through which a computer can spew out 55 characters a second, compared with the word processing industry's current standard of 15." The *Tribune* article noted that that by 1979, Qume had a workforce of "2,000, of which 1,600 are based in Hayward, San Jose and Sunnyvale. Additionally, the company has facilities at two Puerto Rican sites" (*Oakland Tribune* 1979:48; *Miami Herald* 1979:52).

In recognition of their rapid growth, Qume, relocated its headquarters from Hayward to "a 9.25 million structure under construction in the [IBP] in southeast [sic] San Jose. A 400-foot-long atrium, with the state's largest water system for such an industrial application, will bisect the entire length of the 232,000-squre-foot building" (Ibid). In the September 21, 1980, edition of the *Arizona Republic*, Qume placed a job announcement for a Senior Systems Programmer. The job announcement described the-then newly constructed building at 2350 Qume Drive as "… a place that is a pleasure to work … among lush interior gardens with natural light from skylights … landscaped walkways and watercourse; a place where it is a pleasure to socialize … in the sunken cafeteria … around a man-made lake … on the complete Par Course" (*Arizona Republic* 1980:164).

By this time, International Telephone & Telegraph (ITT) acquired Qume for $164 million. By 1982, Qume had offices in eight states with an international presence in West Germany, the United Kingdom, France, and Canada and held "a small segment of the $3 billion-a-year printer business" (Qume 1982; *Palm Beach Post* 1981:D12). Four years later, facing steep losses, Qume laid off 600 employees, described at the time in an *Arizona Republic* article as "the largest to hit California's Silicon Valley, […] since Atari Inc. laid off 1,700 workers in February." At time of the layoff announcement, "a typical assembly worker at Qume earns about $8 an hour or $10.50 an hour including benefits." The article went on to state that layoffs would "affect 40 percent of Qume's local work force" (*Arizona Republic* 1984:58).

In 1987, ITT sold Qume to the France-based *Compagnie Generale d'Electricite*, which in turn was owned by Alcatel N.V., "the second largest telecommunications company in Europe" (*San Francisco Examiner* 1988:51, 55). However, by the late 1980s, demand for daisy wheel printers dropped as laser and dot matrix printers rendered daisywheel printers obsolete and Qume "has not come out with a very attractive new product in the last three years. In this business" stated former CEO David Lee, "new products are very important" (*San Francisco Examiner* 1988:51, 55). By 1988, Qume was no longer located at 2350 Qume Drive. Qume remained part of ITT until 1995 when WYSE acquired it. The computer technology company Dell in turn acquired WYSE in 2012.

D6. Significance (continued)

Architectural Context. Architecture in and around the portion of the International Business Park District evaluated here follows trends elsewhere in mid- to late-20th century California. This section provides an overview of the major architectural trends represented by these resources.

International. The International style has its roots in the rise of industrial manufacturing during the late-19th century. During this period of intense American industrial and commercial growth, a new form of building was needed to house workers in the increasingly dense and expensive downtown commercial core areas. Expanding horizontally was not a viable or affordable option, so the obvious solution was to expand vertically. Two practical innovations made this possible: steel-framed superstructure and elevators (Kunstler 1993:65). The origins of the steel superstructure and elevators are found in the Comstock Lode mining operations of the 1870s. Mining technical journals of the period depicted a representative mine supported by the "Deidesheimer Square," a heavy-timber cube developed by German mining engineer Philip Deidesheimer. His square allowed miners to create underground cavities of any size and link them together roughly forming a honeycomb of structural support. This structural system allowed miners to exploit deep veins of ore.

All that was needed to transform the downtown landscape was to replicate the Deidesheimer Square aboveground in metal, creating a virtual atmospheric mine shaft. Along with Deidesheimer's boxed frame, other underground innovations, such as forced-air ventilators, elevators, electrical and proto-telephone systems, connected miners with the surface (Brechin 2006:67-70). These support and communications systems were readily adapted to above ground uses. For architects, the boxed steel frame used in buildings no longer made the use of heavy timbers, stone, or brick necessary. Several architects, such as Louis Sullivan, seized on this new method and mocked the continued use of stone and/or wood by architects as obsolete. The outer wall now became a veneer, and could be clad with metal, glass, porcelain, or tiles (Kunstler 1993:65).

During the early-20th century, architects gradually embraced a minimally decorated façade and began to strip historically sourced symbols and motifs from their commercial buildings. The embrace of the machine age favored a sleeker, more refined appearance. While some architects created eclectic interpretations of traditional design and forms, other architects disregarded such influences as archaic. The World War I experience further disillusioned many architects and artists who regarded traditional forms as representations of "a failed social and political structure" (Wiseman 2000:149). Seeking to forget the trauma of the war years, Americans found diversion in raucous jazz, speakeasies, sports heroes, and an unparalleled period of Wall Street-driven prosperity of the 1920s. In architecture, this was symbolized in the Art Deco, with zigzags, sunbursts, rich colors, and materials set in dramatic angles As stated by Professor Morris in his cultural history of the period, "If jazz parlance abhors a square, the Deco designer abhors a right angle, anything that would impede the flow" (Dickstein 2009:436).

Following the October 1929 crash of the New York Stock Exchange and the ensuing Great Depression, designers stripped away Art Deco's rich materials and jazzy ornamentation to emphasize a sense of smooth motion via clean lines that according to professor Morris Dickstein, conveyed "the very qualities of speed, motion, and forward energy that are built into the streamlining of Deco" (Dickstein 2009:436). Streamlining was a design concept that reflected the hope held by many that science and technology would rejuvenate the economy. Applying a streamlined, aerodynamic approach to machines such as automobiles, train locomotives, and ships reflected the need for increased speed and efficiency (Gelernter 1999:248-250). When applied to architecture, this design aesthetic was known as Streamline Moderne. Finding a broader and wider exposure in commercial and industrial applications, this new image replaced Art Deco as the signature modern design, and "both served in tandem with the New Deal, to get people moving again, to lift sagging morale and stimulate optimism about the future" (Dickstein 2009:437). Although shorn of most decorative elements and historical references, the subdued and streamlined Moderne architecture of the 1930s set the stage for the rapid adoption and expansion of Modern architecture in the United States following World War II (Longstreth 2000:126-127; Gelernter 1999:226-227, 250-251).

D6. Significance (continued)

Architectural Context (continued). The 1930s set the stage for the International-styled design of European architects Walter Gropius, Mies van der Rohe, and Le Corbusier. These and other architects applied the basic principles of Deidesheimer's Square to create a building that required no load bearing exterior walls. Sheets of glass or metal panels replaced bricks, stone, and concrete. This found widespread favor as reflective of post-war American society's optimism and prosperity. It soon spread to all major cities and outlying areas (Gelernter 1999:262-263). International-styled buildings were economical to build and easily replicated, as their simple design did without elaborate ornamentation, qualities that appealed to businesses (Wiseman 2000:149). The general character-defining features of the International style are: (1) square or rectangular footprint; (2) flat or very low-pitched roof; (3) subdued color schemes; (4) minimal amount of façade ornamentation to draw attention of passersby to the inside; (5) simple cubic "extruded rectangle" massing; (6) windows running in broken horizontal or vertical rows forming a grid; (7) façade angles at 90 degrees; and (8) building materials are steel, formed concrete, chrome, or plated surfaces (Gelernter 1999:248-249; McAlester 2013:616-627).

Business Parks. During the late-19th century, manufacturing shifted from a desperate assortment of distinct supporting entities situated near a canal or railroad line to consolidation under one roof, typically a building with a power source. Industrial historian Betsey Hunter Bradley notes that the reverse was also true, "large works were subdivided and reused by a number of smaller operations" similar to modern repurposing of industrial buildings as artist lofts, live-work spaces, or as small business incubators (Bradley 1999:79). These proto-industrial parks were often located next to rail lines to ship and transfer products and raw materials. Two early examples, one in Brooklyn and the other in Chicago combined rail access with either a "standardized multitenant industrial lofts […] leased as manufacturing space" or "individualized facilities with spur rail service […] designed and erected for each tenant" (Bradley 1999:79). By the 1920s, formally organized and planned industrial districts with reliable electrical or steam power near transcontinental rail service created an industrial park "more orderly than their predecessors" (Mozingo 2011:151).

The Ford Motor Company's huge Rouge River Plant near Dearborn, Michigan "hoped to internalize the multiplying effects of [Ford's] investment under the single roof of his own company" (Levy 2021:344). A development pattern emerged during the 1920s whereby "speculative developers subdivided land, established zoning and title, and put in roads and rail spurs to create what they came to call industrial parks with ready lots for sale or lease for manufacturing and warehouse uses" (Mozingo 2011:151). These developments provided a standard level of electrical power, fire suppression, use of current building construction codes and practices, logistical infrastructure, density limits, street setbacks, landscaping and green space, and buffer space between buildings "intended to make the industrial park a good neighbor to other types of development" (Bradley 1999:81).

Construction of industrial parks based on this model boomed nationwide after WWII, often in areas outside of the expensive central business districts and in or near newly built suburban developments. The attractiveness of uniform construction, aesthetic design, street setbacks, and buffers contrasted starkly with older notions associating industrial areas with smoke, dust, noise and general uncleanliness that city planners, civic boosters, and voters wanted out from their cities. American corporations soon realized that industrial parks could also provide suitable and attractive spaces for regional or district-level offices and administrative operations – often near where their middle-class management level employees lived.

Historian Louise Mozingo notes "[i]n the San Francisco Bay Area, this expansion of office uses in industrial parks accounted for the first wave of midcentury management suburbanization." Mozingo goes on to state the "high technology firms of the Bay Area emerging in the late 1940s and 1950s located in peripheral industrial districts." However, integration of white and blue-collar workers failed as "industrial parks were too closely associated with production and labor to be broadly acceptable middle-class managers and office workers" (Mozingo 2011:152-153). Mid-level corporate operations and support staff would consolidate into office parks often located near upscale residential areas with close access to airports and peripheral regional arterial routes or secondary highways.

D6. Significance (continued)

Architectural Context (continued).

Business Parks (continued). By 1950, American businesses enjoyed a period of remarkable and unprecedented growth. With the former Allied and Axis nations recovering from the war, and pent-up domestic consumer demand after two decades of severe economic depression followed by wartime rationing, the future of American business looked bright. American banks possessed 70 percent of global gold reserves, American businesses controlled over 60 percent of global industrial production and half of the global manufacturing capacity (Levy 2021:462-466). American business changed from the traditional, hierarchical, and nepotistic organizational model to a new administrative model based on merit. The nation's cities were also changing. Living and working in the "dirty, smelly, and dangerous" cities was not how most now-mobile and affluent Americans wanted to arrange their lives. Public transportation systems in the major cities were by-then nearly 50 years old, operating with worn out and increasingly-unreliable equipment, and financially strained after years of price and wage controls to meet wartime demands. Post-war Americans used instead their personal automobiles to bring them to and from their new, government-backed mortgaged homes in the less-dense outlying suburban areas with their decentralized land use patterns and "green spaces," which strongly attracted 20th century Americans seeking reconnection with a 19th century pastoral past.

The "correlation of greenness with goodness" gave a mild, pastoral appearance to the rough-and-tumble nature of capitalism. The corporate campus first appeared in the late 1940s to manage research, attract university scientists, and convey a high-minded institutional feel to create a corporate identity. Traditional college and university campus design informed the arrangement of buildings, roads, medians, margins, water features, infrastructure, green space, and parking lots. The business park would evoke the feel of a university campus, where the mission to innovate, market, and develop products and commercial growth would occur in a quiet, quasi-natural pastoral setting interspersed with stately buildings, which, it was believed, would enable progress and attract suburban-living workers. As more Americans graduated college, a campus-like setting that reminded them of their student days was an effective recruiting tool. However the business park was "more likely surrounded by highways than by countryside" (Duany et al, 2000:6). Moreover, the relocation to the urban periphery, away from public transportation, required the personal automobile to access thereby "drastically filtered the employee pool along racial lines" (Mozingo 2011:178).

Landscape design played a major role in engineering the desired pastoral setting and feeling. Landscape architects demonstrated the restrained, functional, logical philosophy of modernist design. Typical aspects in landscape design included linear tree lines, margins with evergreen ground cover, rectangles of open lawn, and thick plantings of uniformly spaced trees bordering the site. Names like "research park," "executive park," "industrial park," "business park," "office park," and "technology park" emphasized the park-like idea. Educated and ambitious Americans desired a pastoral suburban setting cleared of the clutter, noise, dust found in dense urban settings. Companies found that a quasi-university, pastoral setting instilled a pride of place in their employees, and staff turnover dropped.

Once inside the business park, an open, flexible interior design and layout reinforced the emphasis on collaboration, mixing the informality of the academy with the formality of capitalism, and team-oriented thinking. The design of the interior spaces reflected a "systems engineering" approach where floors would be open and departments logically arranged so those working in related fields would collaborate more easily "mixing formality with informality [. . .] mix procedures of exchange, of information, of documentation with means of insuring bypasses and endruns." The flow and arrangement stressed the restrained, functional, unadorned modernist design. Glass curtain walls allowed those inside to have a full view of trees, vegetation, arranged in a generally "pinched yet present pastoral aesthetic" (Mozingo 2011:161). Building layouts typically consisted of an extended office or laboratory connected by an architectural bridge, which generally expressed a generally Modernist ethos. Glass panels were enframed with glazed, colored brick, concrete block, or treated metal. As the typical business park was located outside a city, land was cheap, buildings made shorter and spread out to cover more area (Pincetl 1999:228). Distinguished architects commissioned to design the more elaborate and prestigious flagship corporate campuses or estates "were not working on office parks, as buildings tended to be generic" (Mozingo 2011:161).

D6. Significance (continued)

Architectural Context (continued).

Business Parks (continued). The suburban-like commercial development significantly changed how the American post-war business community reorganized itself and accommodated itself to the sensibilities of the modern workforce. Many came to believe that you had to have a park-like setting to realize progress and foster discovery and innovation. Famous examples include Stanford University Research Park (est. 1951), North Carolina's Research Triangle Park (est. 1959), and a prime example of corporate campus design and philosophy was IBM's 650-acre Almaden Research Center (est. 1986) in then-rural Santa Clara County. The San Jose Modernism Historic Context Statement also calls attention to the IBM Cottle Road Campus (Past Consultants 2009:51-52). Professor William Wyckoff notes that "research parks from Palo Alto, San Jose, and Livermore in the north and San Diego, Torrey Pines and others in the Pacific Northwest" continue the merger between for-profit capitalism and the university's quest for knowledge (Wyckoff 2014:328-329). However, it is the business park that proved to be particularly adaptable to technological, information, and service ventures" that defined 20th century America set in an earlier 19th-century pastoral setting (Mozingo 2011:193).

Eligibility Evaluation. The following section presents an evaluation to assess whether or not the portion of the International Business Park District evaluated in this study is eligible for inclusion in the California Register of Historical Resources (CRHR) or for local designation, thereby qualifying as a historical resource for the purposes of the California Environmental Quality Act (CEQA).

CRHR Criterion 1*: Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?*

Research indicates that the portion of the 375-acre International Business Park District evaluated in this study is associated with the growth of San José in the mid- to late-20th century. These buildings were designed and built to accommodate a wide range of commercial and light-industrial uses. The buildings in the portion of the District evaluated in this study were designed and constructed between 1979-1984 by undetermined architects and builders. They are among hundreds of similar office and light industrial buildings associated with this period of growth in San José, Santa Clara County, and California. Background research indicates these building housed a variety of light industrial, administrative office, and research and development firms and businesses. Collectively, these buildings do not possess specific, important associations with the context of San José's late-20th century growth to distinguish them from other buildings with a similar construction history and use. No evidence was located to elevate the properties at 2150 Commerce Drive or 2222 or 2350 Qume Drive in associative stature.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated here is not significant under CRHR Criterion 1.

CRHR Criterion 2*: Is it associated with the lives of persons important in our past?*

Background research did not identify the architect(s) or builder(s) responsible for designing and constructing the buildings in the portion of the 375-acre International Business Park District evaluated in this study. Background research identified previous owners of the buildings in the project site. However, the individuals themselves or their representative groups (investment groups, holding companies, life insurance companies, and so on) would not have lived within the project site, as these buildings were used for commercial and light-industrial purposes. Accordingly, their potential associations with the project site was secondary and primarily served to generate income from rents, leases, or manufacturing and sales of merchandise by owner-operators, an arrangement common historically and in modern times. Accordingly, these buildings do not appear associated with the lives of individuals important to the history of San José, Santa Clara County, or California. For these reasons, the portion of the International Business Park District evaluated in this study does not appear significant under Criterion 2.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated here is not significant under CRHR Criterion 2.

D6. Significance (continued).

Eligibility Evaluation (continued).

CRHR Criterion 3*: Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values?*

The International Business Park District contains representative examples of a general Modernist-influenced utilitarian commercial or light industrial building type associated with mid- to late-20th century development in San José, Santa Clara County, and California. A review of popular architectural guides of the Bay Area and a database of West Coast architect biographies did not indicate that the portion of the International Business Park District's built environment evaluated in this study is notable for its individual or collective architectural or design qualities or as an important example of an architectural aesthetic. The portion of the International Business Park District evaluated in this study shows evidence of modification, which is common to these building types that subsequent owners modify for new uses, expansion, upgrades, or repair damage.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated here is not significant under CRHR Criterion 3.

CRHR Criterion 4*: Has it yielded, or may it be likely to yield, information important in prehistory or history?*

This criterion provides the means to evaluate the potential for archaeological deposits to contain information important in San José's historic-period and precontact past. Its application to architecture and the built environment is less common in eligibility evaluations due to modern written sources, plans, and other forms of technical analysis. Information about its general Modernist-influenced utilitarian architectural aesthetic and construction methods, as represented by the portion of the 375-acre International Business Park District's built environment evaluated in this study, can be obtained from other widely available sources on this and other common architectural styles. The portion of the International Business Park District evaluated in this study is unlikely to yield information important to the history of San José, Santa Clara County, or California.

For these reasons, LSA concludes that the portion of the International Business Park District evaluated here is not significant under CRHR Criterion 4.

Integrity Assessment. In addition to being significant under one or more criteria, a resource must retain enough of its historic character and appearance to be recognizable as an historical resource and retain integrity, which is defined as the ability of a resource to convey the reasons for its significance. There are seven aspects of integrity used to measure a property's ability to convey its significance: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association* (National Park Service 1997:45). A property's integrity is assessed only after its significance is established. The buildings in the project site (2350 Qume Drive, 2222 Qume Drive and 2150 Commerce Drive) do not appear eligible for listing in the CRHR or for local designation; therefore, their integrity was not assessed.

Conclusion. The International Business Park District is a late-20th century commercial and light-industrial planned development covering 375 acres in northeastern San José, between the Joseph P. Sinclair Freeway (Interstate 680) and the Nimitz Freeway (Interstate 880). As identified by this study, the portion of the District is comprised of a single-story, 61,940 ft2 industrial building constructed 1983 at 2150 Commerce Drive /Assessor Parcel Number (APN) 244-15-003; a single-story, 81,500 ft2 industrial building constructed 1984 at 2222 Qume Drive/APN 244-15-020; and a single-story, 237,570 ft2 square-foot industrial building constructed 1979 at 2350 Qume Drive /APN 244-15-026. These elements represent commercial/industrial building types common along transportation corridors in San José, Santa Clara County, the San Francisco Bay Area, and statewide.

D6. Significance (continued).

Eligibility Evaluation (continued).

Conclusion (continued). It appears that similar properties are located north along Qume Drive and south along Lundy Avenue, and as maps and aerial photographs depict, the portion of the International Business Park District evaluated here forms a portion of the eastern edge of a wide swath of similar buildings and uses extending west through San José, Santa Clara and to Sunnyvale, composing much of modern Silicon Valley. However, identification of those properties was beyond the scope of this analysis, and additional research may revise the final District boundary configuration. Due to a lack of significance, LSA concludes that the portion of the potential International Business Park District evaluated here does not appear eligible for inclusion in the CRHR. For the same reasons, LSA concludes that these built environment resources do not appear eligible for inclusion in the San José HRI as individual City Landmark(s), Structure(s) of Merit, or Identified Site/Structure or as Contributing Structure(s) to a potential historic district. Therefore, the potential International Business Park District does not qualify as a "historical resource" for the purposes of CEQA (as defined by Public Resources Code §21084.1).

Resource Eligibility Status Summaries

Resource	City Landmark?	Structure of Merit?	Contributing Structure?	Identified Site/Structure?	Tally Sheet Score*	CEQA Historical Resource?
2350 Qume Drive	No	No	No	No	27.64 (not significant)	No
2222 Qume Drive	No	No	No	No	22.67 (not significant)	No
2150 Commerce Drive	No	No	No	No	22.67 (not significant)	No

* According to the *City of San José's Revised Guidelines for Historic Reports* (Revised February 26, 2010) the Hierarchy of Significance for Tally Sheet scores is as follows: for resources that score **0-32 points = non-significant structure**. Resources that score 33 points or higher is a Potential Historic Resource and should be evaluated for as a candidate City Landmark or eligibility for inclusion it the CRHR.

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1953 *Milpitas, Calif.*, 7.5-minute topographic quadrangle. USGS, Washington, D.C.
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1973 *Milpitas, Calif.*, 7.5-minute topographic quadrangle. USGS, Washington, D.C.
1980 *Milpitas, Calif.*, 7.5-minute topographic quadrangle. USGS, Washington, D.C.

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P1. **Other Identifier:** *Qume Corporation* (1981-1988); *ITT Information Systems* (1986); *Fluor-Daniel Inc.,* (1991); *Matric Pharmaceutical Inc.* (1994); *Genpharm International* (1990-2000); *BMI and Clontech Lab, Inc.* (2004); *Guckenheimer Enterprises, Inc.* (2004-2009); and *Becton, Dickinson & Company* (BD Biosciences, and etc.) (1991-current).

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

- **a.** **County:** Santa Clara
- **b.** **USGS 7.5' Quad:** *Milpitas, Calif.* **Date:** 1980**; T**6S/**R**1E; *Pueblo Lands of San Jose*; Mount Diablo B.M.
- **c.** **Address:** 2350 Qume Drive; **City:** San José; **Zip:** 95131
- **d.** **UTM: Zone** 10S**;** 598510**mE**/4139577**mN** (approx. center of building)
- **e.** **Other Locational Data:** APN: 244-15-026; Building 1

P3a. **Description:** This resource consists of one single-story building totaling 237,570 square feet used for office, manufacturing, and research & development (R&D) uses, built in 1979 on a 22.5-acre parcel in an urban setting. The building was constructed in a Modernist-influenced utilitarian building type associated with late-20th century industrial and commercial development and later substantially altered. Behind of and to the east of the building is a secondary structure, and open space including horseshoe pits and picnic tables. This building is currently used as a bio-medical sciences laboratories, materials storage, and administrative office space. Character-defining features of the building include prefabricated concrete walls, and smooth, rounded façade, long-low massing, and associated landscaping including an artificial lake. Alterations include a remodeled front façade and replacement windows in various locations. The property is in fair condition. Other landscaping elements include various trees, shrubs in landscaped areas, and asphalt-paved parking/drive areas.

P3b. **Resource Attributes: (**HP6) 1-3 story commercial building

P4. **Resources Present:** ☒ Building ☒ Element of District

P5a. **Photograph:**

P5b. Description of Photo: 2350 Qume Drive. West façade, view east. LSA photograph, 10.13.2021.

P6. Date Constructed/Age and Source: ☐ Historic 1979; Source: ParcelQuest.com; Ardent Environmental 2021.

P7. Owner and Address:
Becton, Dickinson & Company
2350 Qume Drive
San José, California 95131

P8. Recorded by:
Michael Hibma, M.A., AICP
LSA Associates, Inc.
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/1/21

P10. Survey Type: Intensive

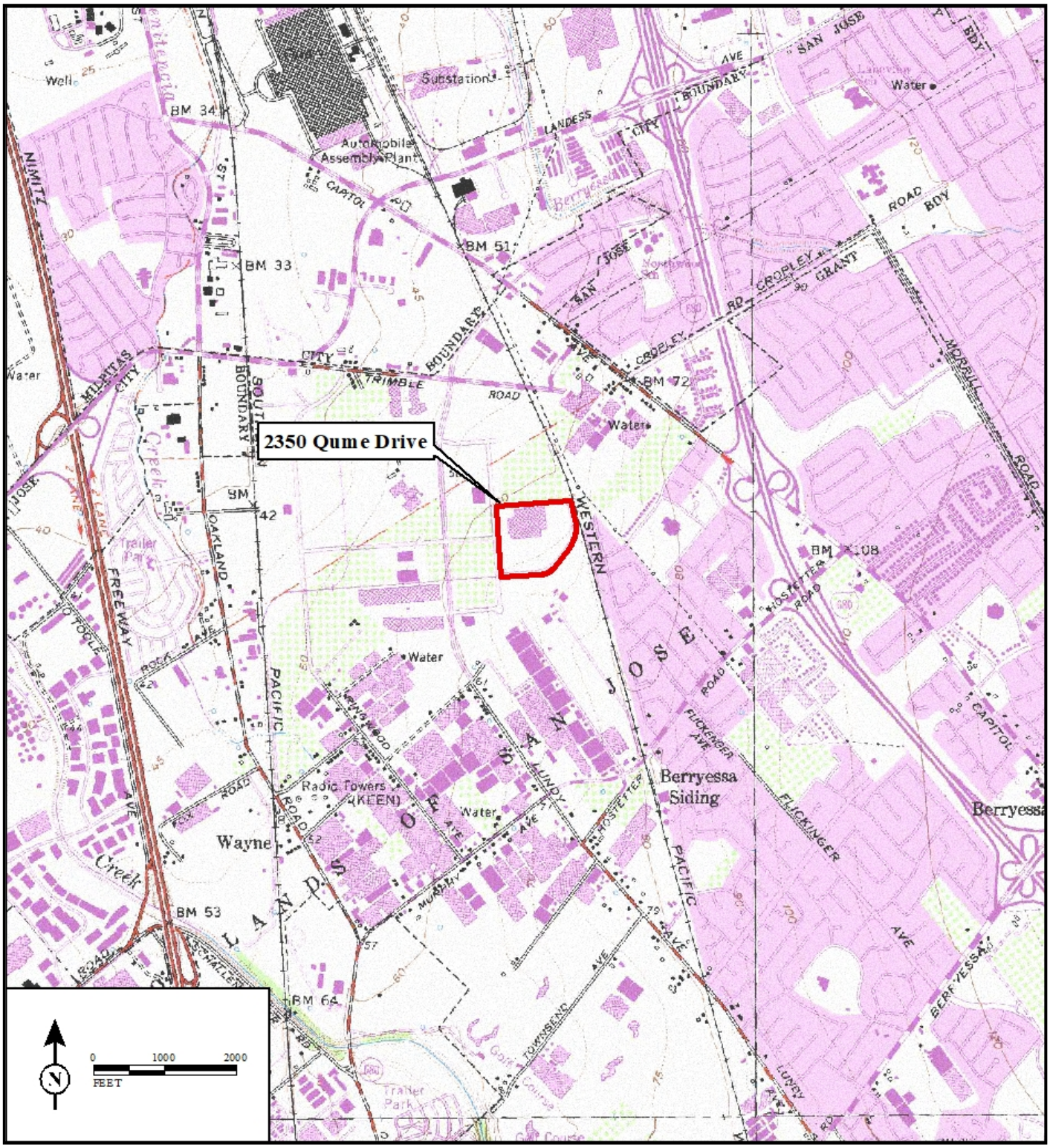
P11. Report citation: Hibma, Michael. 2021. *Cultural Resource Study – Qume and Commerce Drive Project, San José, Santa Clara County, California*. LSA, Point Richmond, California.

Attachments: ☒Location Map ☒Continuation Sheet

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

 Resource Name: International Business Park District (2350 Qume Drive)

Map Names: *Milpitas Calif.* 7.5-minute USGS topo quadrangle **Scale:** 1:24,000 **Date of Map:** 1980



2350 Qume Drive, far left side of south-facing façade. View north. LSA photograph 10/23/21.

2350 Qume Drive, far left side of south-facing façade. View northeast. LSA photograph 10/23/21.

2350 Qume Drive, main entrance, south façade. View north. LSA photograph 10/23/21.

2350 Qume Drive, western portion of south-facing façade. Main entrance at center right. View west. LSA photograph 10/23/21.

2350 Qume Drive, far eastern portion of south façade. View west. LSA photograph 10/23/21.

2350 Qume Drive, side entrance, east façade. View west. LSA photograph 10/23/21.

2350 Qume Drive, artificial lake, east of building. East façade side entrance at far right. View west. LSA photograph 10/23/21.

2350 Qume Drive, east façade. View northwest. LSA photograph 10/23/21.

2350 Qume Drive, open recreational space east of building. BART train in background. View east. LSA photograph 10/23/21.

2350 Qume Drive, open area east of and behind building. Detached materials storage and processing facility. View northwest. LSA photograph 10/23/21.

2350 Qume Drive, view west from NE corner of property. View east. LSA photograph 10/23/21.

2350 Qume Drive, view south from NE corner of property. View east. LSA photograph 10/23/21.

2350 Qume Drive, eastern corner of north-facing façade. View west. LSA photograph 10/23/21.

2350 Qume Drive, western corner of north-facing façade. View east. LSA photograph 10/23/21.

2350 Qume Drive, northern entrance off Qume Drive. Security guard in middle frame. View east. LSA photograph 10/23/21.

2350 Qume Drive, west, main street-facing façade. View southeast. LSA photograph 10/23/21.

2350 Qume Drive, raised grassy area and trees. Qume Drive at right. View south. LSA photograph 10/23/21.

2350 Qume Drive, raised grassy area and trees. Qume Drive at right. View south. LSA photograph 10/23/21.

2350 Qume Drive, south entrance off Qume drive. Secruity guard hut. View southeast. LSA photograph 10/23/21.

2350 Qume Drive, south entrance off Qume drive. Secruity guard hut. View northwest. LSA photograph 10/23/21.

P1. **Other Identifier:** *EXAR Corp Marketing* (1994); *Sierra Semiconductor Corp* (1996); *IMS International Manufacturing* (1999-2000); *T. Nguyen* (2004); and *Becton, Dickinson & Company* (BD Biosciences, etc.) (1991-current).

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

- **a.** **County:** Santa Clara
- **b.** **USGS 7.5' Quad:** *Milpitas, Calif.* **Date:** 1980**; T**6S/**R**1E; *Pueblo Lands of San Jose*; Mount Diablo B.M.
- **c.** **Address:** 2222 Qume Drive; **City:** San José; **Zip:** 95131
- **d.** **UTM: Zone** 10S**;** 598474**mE**/ 4139282**mN** (approx. center of building)
- **e.** **Other Locational Data:** APN: 244-15-020; Building 2

P3a. **Description:** This resource consists of one single-story building totaling 81,500 square feet used for office, manufacturing, and research & development (R&D) uses, built in 1984 on a 5.32-acre parcel in an urban setting. The building was constructed in a Modernist-influenced utilitarian building type associated with late-20th century industrial and commercial development and later substantially altered. An enclosed outdoor seating area with picnic tables is at the northeastern corner of the building. This building is currently used as a bio-medical sciences laboratories, materials storage, and office space. Character-defining features of the building include prefabricated concrete walls, deep, recessed fixed fenestration giving the building a fortress or bunker-like feel and smooth, rounded façade edges, long-low massing, and associated landscaping. Alterations appear minimal. The property is in good condition. Other landscaping elements include various trees, shrubs in landscaped areas, and asphalt-paved parking/drive areas.

P3b. **Resource Attributes: (**HP6) 1-3 story commercial building

P4. **Resources Present:** ☒ Building ☒ Element of District

P5a. **Photograph:**

P5b. Description of Photo: 2222 Qume Drive. Address and company logo sign. Partial west façade in background. View east. LSA photograph, 10.13.2021.

P6. Date Constructed/Age and Source: ☐ Historic 1984; Source: ParcelQuest.com; Ardent Environmental 2021.

P7. Owner and Address:
Becton, Dickinson & Company
2350 Qume Drive
San José, California 95131

P8. Recorded by:
Michael Hibma, M.A., AICP
LSA Associates, Inc.
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/1/21

P10. Survey Type: Intensive

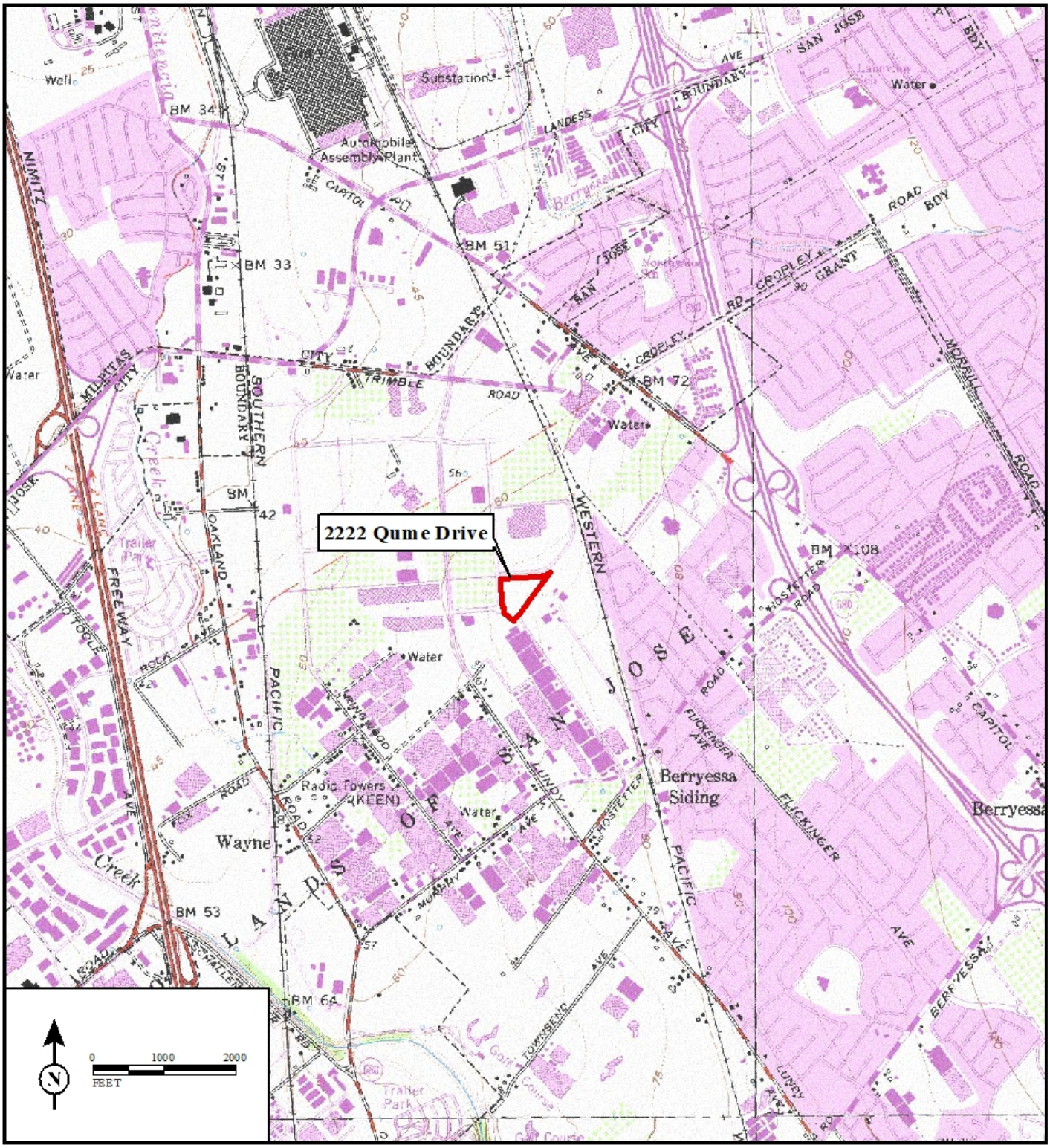
P11. Report citation: Hibma, Michael. 2021. *Cultural Resource Study – Qume and Commerce Drive Project, San José, Santa Clara County, California*. LSA, Point Richmond, California.

Attachments: ☒Location Map ☒Continuation Sheet

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

 Resource Name: International Business Park District (2222 Qume Drive)

Map Names: *Milpitas Calif.* 7.5-minute USGS topo quadrangle **Scale:** 1:24,000 **Date of Map:** 1980



2222 Qume Drive, main entrance. Partial north and west façades. View southeast. LSA photograph 10/23/21.

2222 Qume Drive, north façade. View southwest (main entrance at far left side of building). LSA photograph 10/23/21.

2222 Qume Drive, SBA Communications Corporation cell tower at southwestern corner of the parcel. View north. LSA photograph 10/23/21.

2222 Qume Drive, east façade. View west. LSA photograph 10/23/21.

2222 Qume Drive, south façade. Shipping/Receiving area in middle distance. View northeast. LSA photograph 10/23/21.

2222 Qume Drive, partial south and west façades. View northeast. LSA photograph 10/23/21.

AICP

2222 Qume Drive, west façade (partial). View east. LSA photograph 10/23/21.

2222 Qume Drive, west façade (partial). View southeast. LSA photograph 10/23/21.

2222 Qume Drive, west façade (partial). View northeast. LSA photograph 10/23/21.

2222 Qume Drive, west façade (partial). View southeast. LSA photograph 10/23/21.

P1. Other Identifier: *Excel Microelectronics, Inc.* (1985-2000); *Ueda Kelzo* (1991); *Rohm Corporation* (1996-2004); *Magepower Semiconductor Corp.* (1999-2000); *Unknown* (2004); *Dynamic Details, Inc. and VMS LLC* (2009) and *Becton Dickinson & Company* (2014-current).

P2. Location ☐Not for Publication ☒Unrestricted:

a. County: Santa Clara

b. USGS 7.5' Quad: *Milpitas, Calif.* **Date:** 1980**; T**6S/**R**1E; *Pueblo Lands of San Jose*; Mount Diablo B.M.

c. Address: 2150 Commerce Drive; **City:** San José; **Zip:** 95131

d. UTM: Zone 10S**;** 598363**mE**/4139142**mN** (approx. center of building)

e. Other Locational Data: APN: 244-15-003; Building 3

P3a. Description: This resource consists of one single-story building totaling 61,490 square feet used for office, manufacturing, and research & development (R&D) uses, built in 1984 on a 3.78-acre parcel in an urban setting. The building was constructed in a Modernist-influenced utilitarian building type associated with late-20th century industrial and commercial development and later substantially altered. This building is currently used as a shipping and receiving facility and administrative support space for a bio-medical science company. Character-defining features of the building include prefabricated concrete walls, deep, recessed fixed fenestration giving the building a fortress or bunker-like feel and smooth, rounded façade edges, long-low massing, and associated landscaping. Alterations appear minimal. The property is in good condition. Other landscaping elements include various trees, shrubs in landscaped areas, and asphalt-paved parking/drive areas.

P3b. Resource Attributes: (HP6) 1-3 story commercial building

P4. Resources Present: ☒ Building ☒ Element of District

P5a. Photograph:

P5b. Description of Photo: 2150 Commerce Drive. Main entrance and address signage. Partial east façade. View west. LSA photograph, 10.13.2021.

P6. Date Constructed/Age and Source: ☐ Historic 1983; Source: ParcelQuest.com; Ardent Environmental, 2021.

P7. Owner and Address:
Becton, Dickinson & Company
2350 Qume Drive
San José, California 95131

P8. Recorded by:
Michael Hibma, M.A., AICP
LSA Associates, Inc.
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/1/21

P10. Survey Type: Intensive

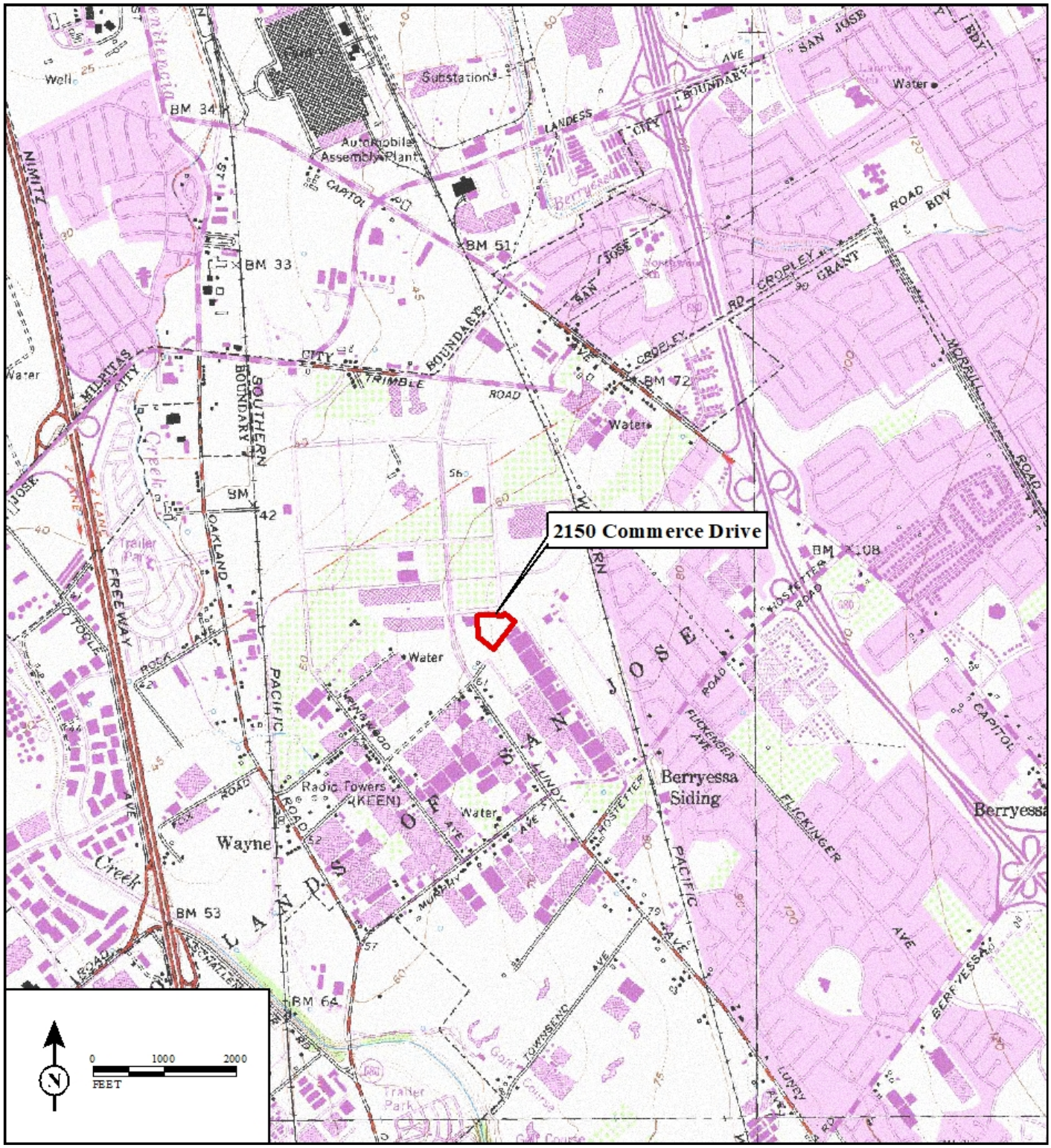
P11. Report citation: Hibma, Michael. 2021. *Cultural Resource Study – Qume and Commerce Drive Project, San José, Santa Clara County, California*. LSA, Point Richmond, California.

Attachments: ☒Location Map ☒Continuation Sheet

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

 Resource Name: International Business Park District (2150 Commerce Drive)

Map Names: *Milpitas Calif.* 7.5-minute USGS topo quadrangle **Scale:** 1:24,000 **Date of Map:** 1980



2150 Commerce Drive, east façade View southwest. LSA photograph 10/23/21.

2150 Commerce Drive Drive, east façade. Main entrance at far left. View southeast. LSA photograph 10/23/21.

2150 Commerce Drive, east façade View southwest. LSA photograph 10/23/21.

2150 Commerce Drive Drive, west façade (partial). Gated entrance at far left. View southeast. LSA photograph 10/23/21.

2150 Commerce Drive, west façade View east. LSA photograph 10/23/21.

2150 Commerce Drive, west façade View northeast. LSA photograph 10/23/21.

2150 Commerce Drive Drive, south façade (partial). Shipping & Receiveing at far left.
View north. LSA photograph 10/23/21.

2150 Commerce Drive, south façade (partial). View northeast. LSA photograph 10/23/21.

2150 Commerce Drive Drive, south and east façades (partial). View southwest. LSA photograph 10/23/21.

2150 Commerce Drive, east façade (partial). View northwest. LSA photograph 10/23/21.

2150 Commerce Drive Drive, east façade. View northwest. LSA photograph 10/23/21.

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APPENDIX B

NATIVE AMERICAN HERITAGE COMMISSION CONSULTATION

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Native American Heritage Commission

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

November 16, 2021

Kendra Kolar
LSA

Submitted via Electronic Mail
Via Email to: Kendra.Kolar@LSA.net

Re: Qume and Commerce Drives Project, Santa Clara County

Dear Ms. Kolar:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: katy.sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Native American Heritage Commission
Native American Contacts List
November 14, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

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

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

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

North Valley Yokuts Tribe
Timothy Perez
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue Ohlone/Costanoan
Oakland ,CA 94603
cvltribe@gmail.com
(510) 575-8408

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Native American Heritage Commission
Native American Contacts List
November 14, 2021

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

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas ,CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

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APPENDIX C

CITY OF SAN JOSE HISTORIC EVALUATION TALLY SHEETS

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2350 Qume Drive

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 2350 Qume Drive (International Business Park)

	RATING	VALUE
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: good overall visual quality	G	6
2. STYLE: Modern-influenced utilitarian	FP	0
3. DESIGNER:Unknown	FP	0
4. CONSTRUCTION: materials	FP	0
5. SUPPORTIVE ELEMENTS:	G	3
SUBTOTAL A:		9
B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: Qume Corp. (1979-1988)	G	7
7. EVENT: 20th century development of San José	G	7
8. PATTERNS: Commerce/Industry	FP	0
9. AGE: 1979 (County Assessor)	FP	0
SUBTOTAL B:		14
C. ENVIRONMENTAL/CONTEXT		
10. CONTINUITY: Industrial Business Park	G	3
11. SETTING: compatible with commerical/industrial surroundings	G	2
12. FAMILIARITY: familiar in neighborhood context	G	4
SUBTOTAL C:		9

SUBTOTAL A + SUBTOTAL C:	18
SUBTOTAL B:	14
PRELIMINARY TOTAL (A+B+C):	32

D. INTEGRITY	RATING	VALUE	DEDUCTION
13. CONDITION:	VG	0.03	0.96
14. EXTERIOR ALTERATIONS:	G	0.10	1.8
15. STRUCTURAL REMOVALS:	VG	0.20	3.6
16. SITE: not moved	E	0.00	0
INTEGRITY DEDUCTIONS SUBTOTAL:			6.36

ADJUSTED TOTAL:	25.64

	RATING	VALUE
E. REVERSIBILITY		
17. EXTERIOR: reversible/ irreversible	FP	2

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS		
18. INTERIOR/VISUAL QUALITY		
19. HISTORY/ASSOCIATION OF INTERIOR ***Not***		
20. INTERIOR ALTERATIONS ***Applicable***		
21. REVERSIBILITY/INTERIOR		
22 NATIONAL OR CALIFORNIA REGISTER: does not appear eligible		

REVERSIBILITY + BONUS POINTS SUBTOTAL:	2

ADJUSTED TOTAL (Plus Bonus Points):	**27.64**

REVIEWED BY: _____ **DATE:** _____

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2222 Qume Drive

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 2222 Qume Drive (International Business Park)

	RATING	VALUE
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: good overall visual quality	G	6
2. STYLE: Modern-influenced utilitarian	FP	0
3. DESIGNER:Unknown	FP	0
4. CONSTRUCTION: materials	FP	0
5. SUPPORTIVE ELEMENTS:	G	3
SUBTOTAL A:		9
B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: various tech/R&D firms	FP	0
7. EVENT: 20th century development of San José	G	7
8. PATTERNS: Commerce/Industry	FP	0
9. AGE: 1984 (County Assessor)	FP	0
SUBTOTAL B:		7
C. ENVIRONMENTAL/CONTEXT		
10. CONTINUITY: Industrial Business Park	G	3
11. SETTING: compatible with commerical/industrial surroundings	G	2
12. FAMILIARITY: familiar in neighborhood context	FP	0
SUBTOTAL C:		5

SUBTOTAL A + SUBTOTAL C:	14
SUBTOTAL B:	7
PRELIMINARY TOTAL (A+B+C):	21

D. INTEGRITY	**RATING**	**VALUE**	**DEDUCTION**
13. CONDITION:	VG	0.03	0.63
14. EXTERIOR ALTERATIONS:	VG	0.05	0.7
15. STRUCTURAL REMOVALS:	E	0.00	0
16. SITE: not moved	E	0.00	0
INTEGRITY DEDUCTIONS SUBTOTAL:			1.33

ADJUSTED TOTAL:	19.67

	RATING	VALUE
E. REVERSIBILITY		
17. EXTERIOR: reversible/ irreversible	E	3

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS			
18. INTERIOR/VISUAL QUALITY			
19. HISTORY/ASSOCIATION OF INTERIOR	***Not***		
20. INTERIOR ALTERATIONS	***Applicable***		
21. REVERSIBILITY/INTERIOR			
22 NATIONAL OR CALIFORNIA REGISTER: does not appear eligible			

REVERSIBILITY + BONUS POINTS SUBTOTAL:	3

ADJUSTED TOTAL (Plus Bonus Points):	**22.67**

REVIEWED BY: _____ **DATE:** _____

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2150 Commerce Drive

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 2150 Commerce Drive (International Business Park)

	RATING	VALUE
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: good overall visual quality	G	6
2. STYLE: Modern-influenced utilitarian	FP	0
3. DESIGNER:Unknown	FP	0
4. CONSTRUCTION: materials	FP	0
5. SUPPORTIVE ELEMENTS:	G	3
SUBTOTAL A:		9

B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: various tech/R&D firms	FP	0
7. EVENT: 20th century development of San José	G	7
8. PATTERNS: Commerce/Industry	FP	0
9. AGE: 1983 (County Assessor)	FP	0
SUBTOTAL B:		7

C. ENVIRONMENTAL/CONTEXT		
10. CONTINUITY: Industrial Business Park	G	3
11. SETTING: compatible with commerical/industrial surroundings	G	2
12. FAMILIARITY: familiar in neighborhood context	FP	0
SUBTOTAL C:		5

SUBTOTAL A + SUBTOTAL C:	14
SUBTOTAL B:	7
PRELIMINARY TOTAL (A+B+C):	21

D. INTEGRITY	**RATING**	**VALUE**	**DEDUCTION**
13. CONDITION:	VG	0.03	0.63
14. EXTERIOR ALTERATIONS:	VG	0.05	0.7
15. STRUCTURAL REMOVALS:	E	0.00	0
16. SITE: not moved	E	0.00	0
INTEGRITY DEDUCTIONS SUBTOTAL:			1.33

ADJUSTED TOTAL:	19.67

	RATING	VALUE
E. REVERSIBILITY		
17. EXTERIOR: reversible/ irreversible	E	3

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS			
18. INTERIOR/VISUAL QUALITY			
19. HISTORY/ASSOCIATION OF INTERIOR	***Not***		
20. INTERIOR ALTERATIONS	***Applicable***		
21. REVERSIBILITY/INTERIOR			
22 NATIONAL OR CALIFORNIA REGISTER: does not appear eligible			

REVERSIBILITY + BONUS POINTS SUBTOTAL:	3

ADJUSTED TOTAL (Plus Bonus Points):	**22.67**

REVIEWED BY: _____ **DATE:** _____

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