

**Appendix C:  
Phase I Cultural Resources Assessment**

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**DRAFT**  
**Phase I Cultural Resources Assessment**  
**The Oaks at Foss Creek Project**  
**City of Healdsburg, Sonoma County, California**

Geyserville and Jimtown USGS 7.5-minute Topographic Quadrangle Maps  
Sotoyome Land Grant

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## MANAGEMENT SUMMARY

At the request of the City of Healdsburg, FirstCarbon Solutions (FCS) conducted a Phase I Cultural Resource Assessment of the proposed project site located within the City of Healdsburg, Sonoma County, California. The site consists of Assessor's Parcel Numbers (APNs) 089-013-012,-013,-014,-009, and -028, which are located at 111, 145, 153, 157, 165, and 167 Chiquita Avenue, respectively. The project site is bisected by Foss Creek and contains six residential buildings along with several temporary sheds and outbuildings. The project site is bounded on the north by Simi Winery, and on the east by Foss Creek, the northwestern Pacific Railroad, and commercial spaces. Chiquita Road borders the south side of the project site with a residential community under construction just beyond the road. The access route to Simi Winery, Montepulciano Road, and Highway 101 beyond form the western boundary of the site.

The purpose of this assessment is to identify the presence or absence of potentially significant cultural resources within the Project Area, and, if impacted by the proposed development, propose recommendations for mitigation. Completion of this investigation fulfills the requirements associated with the California Environmental Quality Act (CEQA). This report follows the California Office of Historic Preservation (OHP) procedures for cultural resource surveys and the OHP's Archaeological Resource Management Report (ARMR) format for archaeological reports.

On May 5, 2016, FCS Professional Archaeologist, Dana DePietro, PhD conducted a records search at the Northwest Information Center (NWIC) located at Sonoma State University in Rohnert Park, California for the Project Area and a 0.5-mile radius beyond the project boundaries. To identify any historic properties or resources, the current inventories of the National Register of Historic Places (NR), the California Register of Historic Resources (CR), the California Historical Landmarks list, the California Points of Historical Interest list, and the California State Historic Resources Inventory were reviewed to determine the existence of previously documented local historical resources. Results from the NWIC indicate that two resources have been recorded within 0.5 mile of the Project Area, neither of which is located within the Project Area. In addition, six area-specific survey reports are on file with the NWIC for the search radius. Only one, S-010496, assessed the southern edge of the Project Area location, suggesting the Project Area has largely not been surveyed for cultural resources.

On May 12, 2016, FCS sent a letter to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File for the Project Area. A response from the NAHC was received on May 31, 2016 indicating the sacred lands search failed to indicate the presence of Native American cultural resources in the immediate Project Area. The NAHC included a list of four local tribal representatives available for consultation. To ensure that all Native American knowledge and potential prehistoric concerns about the project are addressed, letters containing project information and requesting any additional information were sent to each of the tribal representatives on June 13, 2016. No responses have been received to date.

FCS Senior Archaeologist Dana DePietro, PhD surveyed the Project Area on May 5, 2016. The Project Area was surveyed using standard 15-meter transects whenever possible. Particular attention was

paid to the banks of Foss Creek and its tributary, since these areas are typically more sensitive for prehistoric cultural resources. The entire creek and tributary within the Project Area were surveyed, with surface visibility ranging from 40 to 60 percent. Visible soils in proximity of the creek consisted of grey-brown silt interspersed with medium water-worn shish and basalt stones (10 to 15 centimeters [cm]) composed of schist and basalt. The vertical sections of creek banks were inspected for disturbed anthropogenic soils that may be indicative of prehistoric human habitation. Other undeveloped sections of the Project Area were similarly surveyed with ground visibility ranging from 20 to 30 percent. Soils in sections of poor visibility were intermittently inspected using a hand trowel. No prehistoric resources or materials used in the production of said resources were observed during the course of the pedestrian survey.

Five residences located within the Project Area at 167, 157, 153, 145, and 111 Chiquita Road are over 45 years old and therefore required an assessment of their historic significance and eligibility for listing on the CR. These buildings have not previously been evaluated for historic significance, and they were not listed on a historic resources survey completed in 1983 for the entire area included in the original Rancho Sotoyome Mexican land grant. All five buildings were evaluated by Dr. DePietro, who conducted additional archival research to assess each property's significance under the CR's four eligibility criteria. None of the five properties were found to be eligible for the CR, and all evaluations were recorded on Department of Parks and Recreation (DPR) Primary forms.

Based on the results of the records searches, archival research, building assessments, and pedestrian survey, FCS considers the potential for the project to have an adverse effect on historic or prehistoric cultural resources to be low to moderate. No prehistoric cultural resources have been recorded within a half-mile radius of the project site and none were observed within the site boundaries over the course of the pedestrian survey. However, the project's poor soil visibility across the site and proximity to Foss Creek, a natural resource known to have been utilized by Native Peoples in the area, increases the likelihood that undiscovered cultural resources may exist within the site boundaries. FCS therefore recommends that a qualified archaeologist and/or Native American Monitor be present during the initial phase of ground disturbance in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time.

## SECTION 1: INTRODUCTION

### 1.1 - Project Location

The project site is located in the City of Healdsburg, Sonoma County, California (Exhibit 1). The project site is depicted on the Geyserville and Jimtown United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps, and lies within the Sotoyome Land Grant (Exhibit 2). The proposed project consists of APNs 089-013-012,-013,-014,-009, and -028, which are located at 111, 145, 153, 157, 165, and 167 Chiquita Avenue, respectively. The project site is bisected by Foss Creek and contains six residential buildings along with several temporary sheds and outbuildings. The project site is bounded on the north by Simi Winery, and on the east by Foss Creek, the northwestern Pacific Railroad, and commercial spaces. Chiquita Road borders the south side of the site with a residential community under construction just beyond the road. The access route to Simi Winery, Montepulciano Road, and Highway 101 beyond form the western boundary of the site (Exhibit 3).

### 1.2 - Project Description

The proposed project consists of demolishing six existing houses and associated structures on the project site. The project site would develop 101,439-square-feet of 43 single-family homes with 104 parking spaces. The homes would be grouped in two areas: 11 homes on the south side of Foss Creek, and 32 homes on the north side of Foss Creek. The homes' architectural design is inspired by the existing Craftsman homes in the City of Healdsburg. Project access will be taken from Chiquita Road, and a new public roadway will be constructed from the Chiquita Road entrance to the site and will extend to the north through the site. In addition, the developer proposes to construct a pedestrian pathway running along one side of the riparian corridor to provide pedestrian access to a meandering park-like open space. An internal pedestrian path network, including an existing bridge across one branch of Foss Creek, will connect all the homes.

### 1.3 - Assessment Team

FCS Senior Archaeologist Dana DePietro, PhD conducted the pedestrian survey and authored this report. Professional qualifications for Dr. DePietro can be found in Appendix C.

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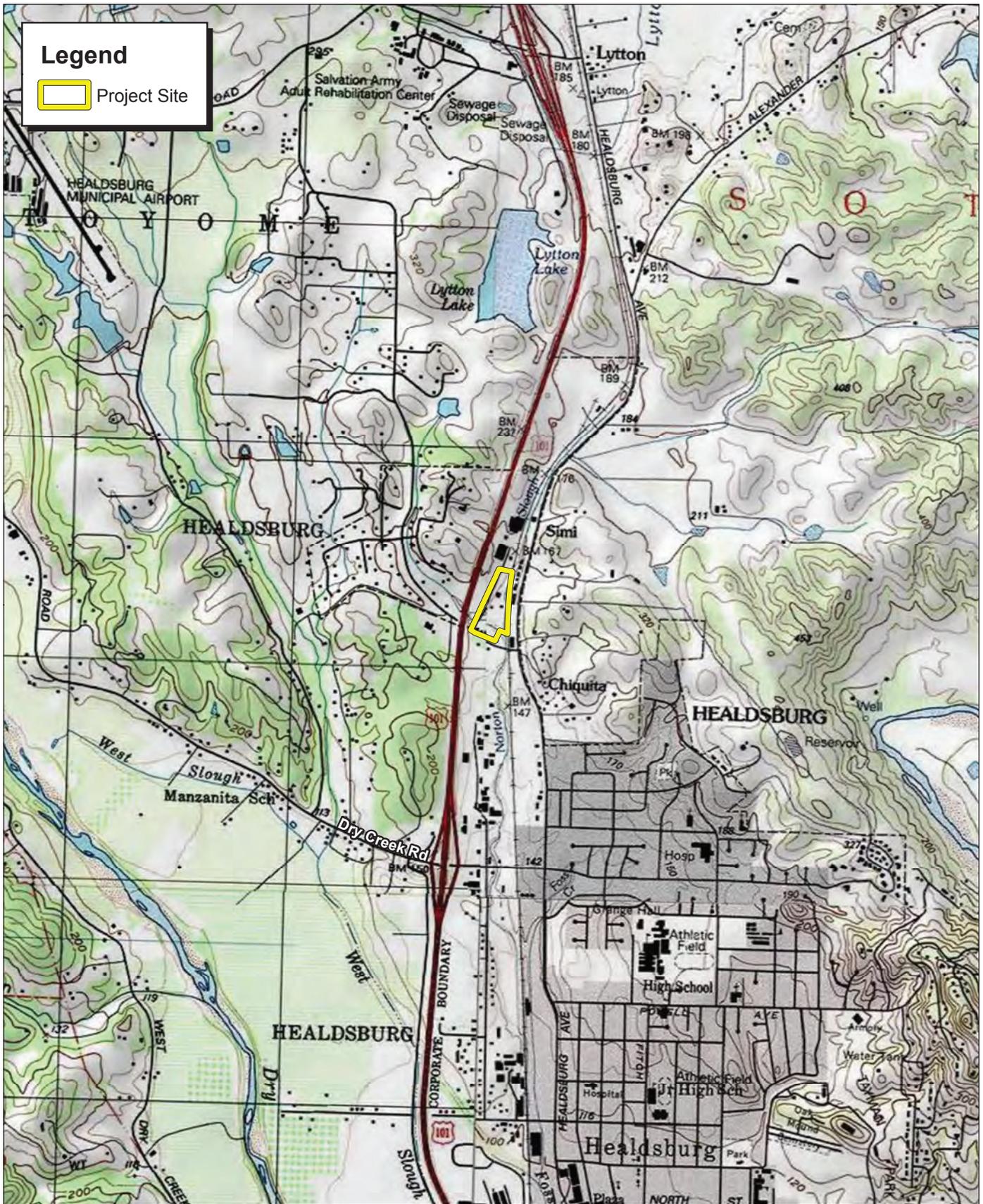


Source: Census 2000 Data, The CaSIL, FCS GIS 2013.



## Exhibit 1 Regional Location Map

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Source: USGS Geyserville (1993), Jintown (1993) 7.5' Quadrangles

Exhibit 2

Local Vicinity Map  
 Topographic Base



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Source: ESRI Imagery, 2015

### Exhibit 3

### Local Vicinity Map

### Aerial Base



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## SECTION 2: CULTURAL SETTING

Following is a brief overview of the prehistory, ethnography, and historic background, providing a context in which to understand the background and relevance of sites found in the general Project Area. This section is not intended to be a comprehensive review of the current resources available; rather, it serves as a general overview. Further details can be found in ethnographic studies, mission records, and major published sources.

### 2.1 - Prehistoric Background

Early archaeological investigations in central California were conducted at sites located in the Sacramento-San Joaquin Delta region. The first published account documents investigations in the Lodi and Stockton area (Schenck and Dawson 1929). The initial archaeological reports typically contained descriptive narratives, with more systematic approaches sponsored by Sacramento Junior College in the 1930s. At the same time, University of California at Berkeley excavated several sites in the lower Sacramento Valley and Delta region, which resulted in recognizing archaeological site patterns based on variations of inter-site assemblages. Research during the 1930s identified temporal periods in central California prehistory and provided an initial chronological sequence (Lillard and Purves 1936; Lillard, et al. 1939). In 1939, Lillard noted that each cultural period led directly to the next and that influences spread from the Delta region to other regions in central California (Lillard, et al. 1939). In the late 1940s and early 1950s, Beardsley documented similarities in artifacts among sites in the San Francisco Bay region and the Delta and refined his findings into a cultural model that ultimately became known as the Central California Taxonomic System (CCTS). This system proposed a uniform, linear sequence of cultural succession (Beardsley 1948 and 1954). The CCTS system was challenged by Gerow, whose work looked at radiocarbon dating to show that Early and Middle Horizon sites were not subsequent developments but, at least partially, contemporaneous (1954; 1974; Gerow with Force 1968).

To address some of the flaws in the CCTS system, Fredrickson (1973) introduced a revision that incorporated a system of spatial and cultural integrative units. Fredrickson separated cultural, temporal, and spatial units from each other and assigned them to six chronological periods: Paleo-Indian (10000 to 6000 B.C.); Lower, Middle and Upper Archaic (6000 B.C. to A.D. 500), and Emergent (Upper and Lower, A.D. 500 to 1800). The suggested temporal ranges are similar to earlier horizons, which are broad cultural units that can be arranged in a temporal sequence (Moratto 1984). In addition, Fredrickson defined several patterns—a general way of life shared within a specific geographical region. These patterns include:

- Windmill Pattern or Early Horizon (3000 to 1000 B.C.)
- Berkeley Pattern or Middle Horizon (1000 B.C. to A.D. 500)
- Augustine Pattern or Late Horizon (A.D. 500 to historic period)

Brief descriptions of these temporal ranges and their unique characteristics follow.

### 2.1.1 - Windmill Pattern or Early Horizon (3000 to 1000 B.C.)

Characterized by the Windmill Pattern, the Early Horizon was centered in the Cosumnes district of the Delta and emphasized hunting rather than gathering, as evidenced by the abundance of projectile points in relation to plant processing tools. Additionally, atlatl, dart, and spear technologies typically included stemmed projectile points of slate and chert but minimal obsidian. The large variety of projectile point types and faunal remains suggests exploitation of numerous types of terrestrial and aquatic species (Bennyhoff 1950; Ragir 1972). Burials occurred in cemeteries and intra-village graves. These burials typically were ventrally extended, although some dorsal extensions are known with a westerly orientation and a high number of grave goods. Trade networks focused on acquisition of ornamental and ceremonial objects in finished form rather than on raw material. The presence of artifacts made of exotic materials such as quartz, obsidian, and shell indicates an extensive trade network that may represent the arrival of Utian populations into central California. Also indicative of this period are rectangular *Haliotis* and *Olivella* shell beads, and charmstones that usually were perforated.

### 2.1.2 - Berkeley Pattern or Middle Horizon (1000 B.C. to A.D. 500)

The Middle Horizon is characterized by the Berkeley Pattern, which displays considerable changes from the Early Horizon. This period exhibited a strong milling technology represented by minimally shaped cobble mortars and pestles, although metates and manos were still used. Dart and atlatl technologies during this period were characterized by non-stemmed projectile points made primarily of obsidian. Fredrickson (1973) suggests that the Berkeley Pattern marked the eastward expansion of Miwok groups from the San Francisco Bay Area. Compared with the Early Horizon, there is a higher proportion of grinding implements at this time, implying an emphasis on plant resources rather than on hunting. Typical burials occurred within the village with flexed positions, variable cardinal orientation, and some cremations. As noted by Lillard, the practice of spreading ground ochre over the burial was common at this time (Lillard, et al. 1939). Grave goods during this period are generally sparse and typically include only utilitarian items and a few ornamental objects. However, objects such as charmstones, quartz crystals, and bone whistles occasionally were present, which suggest the religious or ceremonial significance of the individual (Hughes 1994). During this period, larger populations are suggested by the number and depth of sites compared with the Windmill Pattern. According to Fredrickson (1973), the Berkeley Pattern reflects gradual expansion or assimilation of different populations rather than sudden population replacement and a gradual shift in economic emphasis.

### 2.1.3 - Augustine Pattern or Late Horizon (A.D. 500 to Historic Period)

The Late Horizon is characterized by the Augustine Pattern, which represents a shift in the general subsistence pattern. Changes include the introduction of bow and arrow technology; and most importantly, acorns became the predominant food resource. Trade systems expanded to include raw resources as well as finished products. There are more baked clay artifacts and extensive use of *Haliotis* ornaments of many elaborate shapes and forms. Burial patterns retained the use of flexed burials with variable orientation, but there was a reduction in the use of ochre and widespread evidence of cremation (Moratto 1984). Judging from the number and types of grave goods associated with the two types of burials, cremation seems to have been reserved for individuals of

higher status, whereas other individuals were buried in flexed positions. Johnson (1976) suggests that the Augustine Pattern represents expansion of the Wintuan population from the north, which resulted in combining new traits with those established during the Berkeley Pattern.

Central California research has expanded from an emphasis on defining chronological and cultural units to a more comprehensive look at settlement and subsistence systems. This shift is illustrated by the early use of burials to identify mortuary assemblages and more recent research using osteological data to determine the health of prehistoric populations (Dickel et al. 1984). Although debate continues over a single model or sequence for central California, the general framework consisting of three temporal/cultural units is generally accepted, although the identification of regional and local variation is a major goal of current archaeological research.

## 2.2 - Native American Background

The study area lies at the intersection of lands that were controlled by two separate ethnographic groups at the time of European Contact, the Wappo and Central Pomo. The study area lies within the Southern Pomo sphere of influence, however each group may have shared access to the region at different points in time.

### 2.2.1 - The Southern Pomo

The Pomoan language family consists of seven distinct and mutually unintelligible languages, the speakers of whom began to be grouped together in anthropological literature under the generic term “Pomo” as early as the 1850s. Barrett (1908) was the first to establish the geographic boundaries of these linguistic groups in relation to one another, defining them as Southwestern Pomo, Southern Pomo, Central Pomo, Northern Pomo, Northeastern Pomo, Eastern Pomo, and Southeastern Pomo respectively. While differing linguistically, many cultural similarities were noted by early observers, such as the division of society into small groups centered around a main village that controlled territory recognized by neighboring tribes and other Pomoan-speaking groups. The size of each group’s territory appears to have varied considerably depending on the terrain, natural resources and carrying capacity of the land. As a result, smaller villages could consist of as few as 150 inhabitants with others boasting populations as large as 1,000–1,500 (Gifford and Kroeber 1939).

While the “Pomo” are often claimed to be among the best known tribal groups in California, early research on Pomoan-speaking groups often relied on second-hand accounts from white settlers and privileged some groups, such as the Northern, Central and Eastern Pomo over others. As a result, knowledge about the lifeways and traditions of other groups including the Southern Pomo is lacking. It is known however that village sites were occupied throughout the year, and other sites were visited in order to procure particular resources that were abundant or available only during certain seasons. Villages were often situated near freshwater sources and in environments where plant and animal life were diverse and abundant. Important sources of food for these village-communities included large Manzanita trees, Acorn trees, and fishing sites that could be privately owned by individual families, or communally shared within the tribe. Political organization seems to

have varied considerably as well, with some tribes electing a single chief and others relying on a council of hereditary elders (McLendon and Oswalt 1978).

The traditional territory of the Southern Pomo lay in what is today Sonoma County, beginning approximately five miles south of Santa Rosa and extending northward for 40 miles. The territory ranged from Cobb Mountain and the Big Sulfur Creek Drainage in the East, to a thin strip of shoreline in the west. The Southern Pomo controlled almost all of the southern half of the Russian River with the exception of a swath of territory between the towns of Healdsburg and Geyserville that was annexed during the territorial expansion of the Wappo during the early 19<sup>th</sup> century. The Southern Pomo living in proximity to the city of Healdsburg were known as the *Kaletamay* or “water-midst people,” a name referring to a former lake and marsh fed by the Russian River that once existed on the southeast side of the city. The closest village was located to the southeast across the lake and Russian River and was called *du Kashal* or “Abalone Village.” The Southern Pomo population was among the first of the Pomoan tribes to be decimated missionization, Mexican slave raids, disease and the loss of territory through increasing settlement by immigrants. Ethnic identity was lost in the areas of Santa Rosa and Sebastapol, and as of the 1970s, only a handful of native speakers remained north of Healdsburg (Mc Lendon and Oswalt 1978).

## 2.2.2 - The Western Wappo

The Wappo language belongs to a small family of four languages, including Yuki, Coastal Yuki, and Huchnom. It is divided into five dialects distributed across two major territorial divisions. The smaller area included lands along the southern edge of Clear Lake; the larger ranged from just north of Napa in to south to Geyserville and Middletown in the north. The Wappo were known to adopt words from other languages spoken in their vicinity, including Spanish names of objects with which they came into contact as a result of missionization. Of the 100 or known Wappo place names, at least one, *cho\*nóma*, (meaning “abandoned camp”), remains in use as the probable Wappo name for the town of Sonoma (Sawyer 1978).

Like their Pomo neighbors, the basic sociopolitical unit was the village, which was usually located on a creek or other water source. Villages included one or two sweatshouses as well as houses of varying size. One of the last remaining traditional Wappo villages observed in 1870 consisted of 11 grass houses serving 21 families totaling 92 people. Each house was made of grass thatch over a framework of bent poles, and had a separate entrance and smoke-hole for each family inhabiting it. Basic tools consisted of wedges, axes, and fire-drills made from stones, sticks, shells and plants. Like the Pomo, the Wappo had a tradition of creating intricately woven baskets that were both functional and decorative. This tradition, along with several surviving songs and dances attributed to the Wappo, were primary forms of artistic expression. Imported clamshell beads and magnesite cylinders served as units of exchange and items of personal adornment. Food sources included a variety of plants and creatures, including acorns, buckeye, clover, abalone, clams, turtles, salmon, ducks, rabbits, and deer (Sawyer 1978).

The Wappo had at least seven villages in the Geyserville area alone, and estimates of their total population range from 5,000 to 8,000. Village chiefs might be elected or appointed, based on the organization of the individual village. Both men and women could occupy the role of chief, and

some villages even had multiple chiefs, each with different spheres of influence, including trade, ceremonial roles, and warfare. The Wappo were generally regarded as a peaceful people, except during the Wappo-Pomo War in the early 19<sup>th</sup> century. The Wappo apparently attacked and killed members of the Alexander Valley Pomo who had carried away some Wappo supplies of acorns. The Pomo sought peace, which was granted immediately; however, the Pomo never returned to their Alexander Valley villages north of Healdsburg. The Wappo also tried to resist Spanish incursions and colonial expansion into their territories, but like the Pomo, their numbers were decimated by smallpox, hostility from the Mexican Army, and later by Euro-American settlements in the 1850s (Sawyer 1978).

## 2.3 - Historical Background

### 2.3.1 - Sonoma County

English and Spanish sailors were earliest European visitors to the Marin-Sonoma coast, including Juan Rodriguez Cabrillo in 1542, Sir Francis Drake in 1579, and Cermeño in 1595, whose ship was wrecked in Drake's Bay. In 1602, the Spanish soldier Sebastian Viscaino became the first European to thoroughly explore the west coast of California from the Baja Peninsula north to Cape Mendocino. Viscaino made note of what is today the Russian River, self-christening it the *Rio de Sebastian*. These coastal explorations by the English and Spanish did not venture inland, and despite the establishment of nearby San Francisco as a Spanish mission and trading-port, neither the English nor the Spanish attempted to establish a permanent presence in the region (S/PSHPA 2016).

Towards the end of the 18<sup>th</sup> century, Russian seal and sea otter hunters from Alaska increasingly exploited the Sonoma coastline to feed European demand for furs. In 1803, they partnered with American ships, forming The Russian-American Company (RAC), which controlled almost all maritime trade between Russian colonies in Siberia and Alaska. Growing in power and influence, the RAC proposed to build a permanent settlement in northern California to protect its interests and to counter Spanish colonial expansion northward from San Francisco. This was accomplished in 1812, when Ivan Kuskov of the RAC established a permanent fort on the Sonoma Coast. The fort, known as "Fort Ross" (derived from the same root word as "Russia") was a stockaded fort with artillery emplacements intended to provide safety and to facilitate the RAC's fur hunting endeavors. In addition to the fort, a small agricultural community of several hundred Russian and Aleut settlers was also established, growing fruits, grains, and livestock for settlements in Alaska. When the seal population began to diminish, and the community put a strain on the resources of the fort, the RAC was ultimately forced to abandon the fort in 1841, selling it to the Mexican land grantee of Sacramento, John Sutter (Kalani and Sweedler 2004).

In the meantime, Spanish colonial ambitions continued. The Mission San Francisco Solano, the last and northernmost of 21 California missions, was founded in 1823 in the City of Sonoma at the northern end of El Camino Real. This occurred shortly after the Mexican revolt against Spain in 1822, and just prior to the secularization of the missions in 1834. Secularization drastically changed land ownership patterns in Sonoma County. During the Mexican Period, vast tracts of land were granted to individuals, including former Mission lands, which had reverted to public domain. The Presidio of Sonoma, part of Mexico's Fourth Military District, was established in 1836 by General Mariano

Guadalupe Vallejo. The Presidio was intended to keep an eye on the Russian traders at Fort Ross, secularize the Mission, maintain cooperation with the Native Americans of the entire region, and act as an administrative center for land grants for large estates and ranches (Smilie 1975).

In 1846, the Presidio of Sonoma was raided by a group of disaffected American settlers who took up arms against the Mexican Government in what would become known as the “Bear Flag Rebellion.” This event was one of many leading up to the Mexican-American War of 1846, and, in 1848, California became a United States territory as a result of the Treaty of Guadalupe Hidalgo. Sonoma County was one of the original 27 counties in California, and with the population explosion resulting from the Gold Rush of 1849, many disaffected miners moved to the County seeking work or land to squat on. By the early 1850s, the Town of Sonoma had declined both in population and in importance as a commercial center because of its remote location and crumbling infrastructure. This allowed the rapidly growing towns of Petaluma, Santa Rosa, and Healdsburg to become more prominent and take on new rolls as commercial and agricultural centers in the region (Ogden 1941).

### 2.3.2 - City of Healdsburg

The origins of the City of Healdsburg begin with Henry D. Fitch, a sea trader and son-in-law of the influential Maria Ygnacia Lopez de Carrillo. Fitch, who married De Carrillo’s daughter and was made a Mexican citizen in 1833, received a sizable land grant from the Mexican government in 1844 that consisted of 48,800 acres along the Russian River through present-day Alexander Valley and Healdsburg. He called it Rancho Sotoyome after the Wappo Indian tribes in the area, and intended to settle his family on the Rancho after the discovery of gold in 1848. Fitch died in San Diego the following year and his widow, Josefa Carrillo, and her nine children were forced to make the move north without him (Healdsburg Museum and Historical Society 2005).

Meanwhile, the Gold Rush brought many hopeful miners to California and—consequently—many disappointed squatters to Rancho Sotoyome. Among them was Harmon Heald and his two brothers, who arrived in the Healdsburg area when the population consisted of only 100 squatters and Native Americans. Heald built a cabin and a store on the site of what is now known as the 300 block of Healdsburg Avenue. Josefa Carrillo had declared rightful possession of the Rancho Sotoyome, but debts and legal expenses forced her to sell off sections of the Rancho, beginning with 100 acres sold at auction to Harmon Heald in 1856. Heald hired a surveyor to lay out the town’s plaza, post office, and surrounding streets, and filed a plat map with county authorities. Heald died the following year; the city that would bear his name was incorporated some 10 years later (Healdsburg Museum and Historical Society 2005).

Harmon was not the only individual to buy land from the former Rancho Sotoyome. In 1867, W.H. Litton bought a parcel of land north of Healdsburg that ranged from what is now Lytton Springs in the north to Chiquita Road in the south, including the Project Area. Litton built a resort on his land to promote the Russian River Valley as a vacation destination for tourists, an endeavor that was greatly aided by the construction of the North Pacific Railroad in 1871 (Stindt 1978). The tracks run along the eastern edge of the Project Area, and a station once stood to the southeast at the corner of Chiquita and Healdsburg Avenue. The railroad also linked Healdsburg’s rich agricultural potential with the rest of the world. Grapes in particular had flourished in the Alexander Valley since the

1850s, and immigrants settling in the region began experimenting with new European varietals and winemaking techniques. By 1890, specialty wineries such as the Italian Swiss Colony and Montepulciano (Simi) were making multiple styles of wine in bulk casks made from Sonoma lumber (Maxwell-Long 2001).

Montepulciano Winery, founded by brothers Giuseppe and Pietro Simi in 1881, lies just north of the Project Area. The wineries holdings included the Project Area to the south, which was used as a vineyard that drew upon nearby Foss Creek. Both brothers died in 1904 and operation was turned over to Isabella Simi. Several business misadventures and prohibition in 1919 led to hard years for the winery throughout the 1920s; however, Isabella was able to continue making communion and ecclesiastical wines, and Simi was one of the only wineries in the region to survive. Much of the winery's property, including the Project Area, was foreclosed upon in 1938 and purchased by businessman and developer Jay Hassett. The property was divided into three parcels, and Hassett sold the Project Area to Domenico Sciarra in 1948. Over the years, the property changed hands several times among members of the Sciarra Family, who built several small residences on it and continued to use the land as a vineyard that eventually fell into decline (Rosewood 2015).

With the end of Prohibition and beginning of the Great Depression in 1933, the renewed demand for wine meant Sonoma County was one of the few places in the country that retained a high demand for labor. This led to a population boom in Healdsburg and other cities in the region, as workers flooded in from all over the country. By 1941, Healdsburg's population had reached 4,000 and along with the City's agricultural base continued to grow throughout the 1950s. The construction of Highway 101 in 1963, intended to relieve the burden of traffic on Healdsburg's main thoroughfares, had the effect of stymieing the City's growth and maintaining its character as an agricultural community centered on wine production.

Over the years, The City of Healdsburg has become synonymous with world-class wineries and breweries, a burgeoning tourism industry and a high standard of living, trends that continue to the modern day (Healdsburg Chamber of Commerce 2016).

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## SECTION 3: RESULTS

### 3.1 - Record Search

#### 3.1.1 - Information Center Search

On May 5, 2016, FCS Professional Archaeologist, Dana DePietro, PhD conducted a records search at the NWIC located at Sonoma State University in Rohnert Park, California for the Project Area and a 0.5 mile radius beyond the project boundaries. To identify any historic properties or resources, the current inventories of the National Register of Historic Places (NR), the CR, the California Historical Landmarks list, the California Points of Historical Interest list, and the California State Historic Resources Inventory were reviewed to determine the existence of previously documented local historical resources. Results from the NWIC indicate that two resources have been recorded within 0.5 mile of the Project Area, neither of which is located within the Project Area (Table 1). In addition, six area-specific survey reports are on file with the NWIC for the search radius (Table 2). Only one, S-010496, assessed the southern edge of the Project Area location, suggesting the Project Area has largely not been surveyed for cultural resources.

**Table 1: Cultural Resources within 0.5 Mile of the Project Area**

Resource No.	Resource Description	Date Recorded
P-49-002834	Northwestern Pacific Railroad AH02 (Foundations/structure pads); AH04 (Privies/dumps/trash scatters); AH07 (Roads/trails/railroad grades); AH15 (Standing structures); HP11 (Engineering structure)—railroad and features; HP17 (Railroad depot); HP19 (Bridge); HP39 (Other)	1990
OHP# 003146	Simi Winery, Historic Winery Complex 16275 Healdsburg Avenue NR Status Code 3S: Appears eligible for NR through survey evaluation	1980

**Table 2: Previous Investigations within 0.5 Mile of the Project Area**

Report No.	Report Title/Project Focus	Author	Date
S-010496	An Archaeological Survey of the AT&T Fiber Optics Cable Route from East Windsor to Cloverdale Peak, Sonoma and Mendocino Counties, California	Sharon A. Waechter	1989
S-013217	An Archaeological Survey for the AT&T Fiber Optics Cable, San Francisco to Point Arena, California	Thomas M. Origer	1990

**Table 2 (cont.): Previous Investigations within 0.5 Mile of the Project Area**

Report No.	Report Title/Project Focus	Author	Date
S-022666	Cultural Resources Survey Report, the Santa Rosa Geysers Recharge Project, Alternative Alignments, Sonoma County, California	Dina Coleman et al.	2000
S-022736	Final Cultural Resources Inventory Report for the Williams Communications, Inc. Fiber Optic Cable System Installation Project, Point Arena to Robbins and Point Arena to Sacramento, California: Volume 1	Jones & Stokes Associates	2000
S-028098	Cultural and Paleontological Resources Monitoring 2000–2003, The Geysers Recharge Project, Sonoma County, California	LSA Associates	2004
S-031737	Archaeological Resources Technical Report for the Sonoma Marin Rail Transit (SMART) Project, Sonoma and Marin Counties, California	Carole Denardo and Daniel Hart	2004

Note:  
**Bold** indicates previous investigations that addressed all or part of the APE.

### 3.1.2 - Additional Archival Research

An environmental assessment of the property that included a review of historic aerials and topographic maps and was performed by Rosewood Environmental Engineering in 2015. The report assessed five buildings located at 111, 145, 153, 157, and 165 Chiquita Avenue within the Project Area. The following assessment of approximate building dates is drawn from that report, as well as additional archival research and review of historic aerials and topographic maps.

Based on historic topographic maps, the original building at 157 Chiquita Road was built before 1933. There were no other improvements recorded during that time at the site, which was bordered by the Northern Pacific Railroad and Historic Highway 101 (now Healdsburg Avenue) to the east. A 1942 aerial photo shows that the site primarily consisted of aging, head-cut grapevines, which grow vertically as individual plants instead of in rows. The residences at 153, 145, and 167 Chiquita Road are not present in this photograph, but do appear in a subsequent aerial photograph from 1952. County Assessor's records indicate that 167 Chiquita Road was built in 1943, and it is likely that 153 and 145 also were built around the same time. By 1952, the vineyard appears to have fallen out of use and only appears only in patches. By 1965, aerial photographs show the residence at 111 Chiquita Road has been built, the railroad has gone out of use, and the vineyard is indistinguishable from other trees in the Project Area. An aerial photograph from 1983 shows multiple RVs, trailers, and other large vehicles stored close to 165 Chiquita Road. The adjacent pre-fabricated residence at 165 Chiquita is also present in the 1983 photograph but is not recorded on topographic maps dating to 1978.

It appears then that the residences at 167, 157, 153, 145, and 111 Chiquita Road are over 45 years in age. Properties over 45 years in age are considered potential historic resources under CEQA, and may require determination as to (1) whether the property is a historic resource, and (2) whether the proposed project may cause a substantial adverse change in the significance of a historic resource. The residence at 165 Chiquita Road appears to have been built sometime after 1978 and consequently does not require evaluation as a potential historic resource.

In order to assess the potential historic significance of the residences at 167, 157, 153, 145, and 111 Chiquita Road, as well as persons and events associated with those structures, FCS Senior Archaeologist Dana DePietro, PhD consulted with Holly Hoods, Curator of the Healdsburg Museum and Historical Society on June 22, 2016. Property assessor's records revealed three names associated with the Project Area from 1932 to 1954: Jay V. Hassett, Domenico Sciarra, and Enrico Sciarra. Thorough searches of museum archives as well as newspaper databases, including the Healdsburg Enterprise, Healdsburg Tribune, Russian River and Sotoyone Scimitar, were performed for each individual. The search revealed that Jay V. Hasset was a local butcher who operated a slaughterhouse 500 feet west of the Project Area at 280 Chiquita Road. Hasset bought the property in 1932 and likely built or was associated with original residences at 157 and 167 Chiquita Road. He then sold the property to Domenico Sciarra, a local wine producer in 1948, who appears to have been responsible for the construction of 153 and 145 Chiquita Road. Domenico passed the property on to his son, Enrico, in 1954, who most likely built the residence at 111 Chiquita Road shortly afterward. Aside from minor mentions in birth, death, and marriage announcements, no additional information was found on any of the three individuals associated with the residences in question.

### 3.1.3 - Native American Heritage Commission Record Search

On May 12, 2016, FCS sent a letter to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File for the Project Area. A response from the NAHC was received on May 31, 2016 indicating that the Sacred Lands File search failed to indicate the presence of Native American cultural resources in the immediate Project Area. The NAHC included a list of four local tribal representatives available for consultation. To ensure that all Native American knowledge and potential prehistoric concerns about the project are addressed, a letter containing project information and requesting any additional information was sent to each tribal representative on June 13, 2016. No responses have been received to date. Correspondence with the NAHC letter and tribal representatives may be found in Appendix B.

## 3.2 - Pedestrian Survey

FCS Senior Archaeologist Dana DePietro, PhD, surveyed the Project Area on May 5, 2016. The Project Area consists of several partially developed parcels of land that contain six residences and an RV storage and parking lot. The site is bordered by Simi Winery in the north, Healdsburg Avenue and the Northwest Pacific Railroad line to the east, Montepulciano Road to the west, and Chiquita Road to the south (Appendix A: Photographs 1-3) Foss Creek runs through the property from north to south along the eastern edge of the property, and an unnamed tributary branches off the creek, bisecting the property from east to west.

The Project Area was surveyed using standard 15-meter transects whenever possible. Particular attention was paid to the banks of Foss Creek and its tributary, as these areas are typically more sensitive for prehistoric cultural resources. The entire creek and tributary within the Project Area were surveyed, with surface visibility ranging from 40 to 60 percent (Photographs 4 and 5). Visible soils in proximity of the creek consisted of grey-brown silt interspersed with medium water-worn shish and basalt stones (10 to 15 cm) composed of schist and basalt. The vertical sections of creek banks were inspected for disturbed anthropogenic soils that may be indicative of prehistoric human habitation (photographs 6-9). Other undeveloped sections of the Project Area were similarly surveyed with ground visibility ranging from 20 to 30 percent. Soils in sections of poor visibility were intermittently inspected using a hand trowel. Overall, soils were similar to those observed close to the creek: rich grey-brown loam that appears to have accumulated in the Project Area via Foss Creek over the millennia (Photograph 9).

No prehistoric resources or materials used in the production of said resources (e.g., obsidian, Franciscan chert) were observed during the course of the pedestrian survey. The project area was found to contain several temporary structures, containers and detritus associated with the six residencies located within the project site. All of these elements, including a foot bridge crossing the Foss Creek tributary and a drainage pipe running under Montepulciano Road were determined to be less than 45 years old and not of historic age (Photographs 10-11). The nearest recorded historic resource, the Northwestern Pacific Railroad, lies to the east of the Project Site running parallel to its eastern boundary (Photograph 12). Of the six residences located within the project site, five were found to be over 45 years old and therefore required an assessment of their historic significance and eligibility for listing on the CR.

### 3.2.1 - The Residences at 111, 145, 153, 157, and 167 Chiquita Road

Five residences currently located within the Project Area are over 45 years old, and have not previously been evaluated for historic significance. None were listed on a historic resources survey completed in 1983 of the original Rancho Sotoyome Mexican land grant that included the Project Site. All five buildings were evaluated relative to the four CR eligibility criteria:

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

In brief, the five properties do not appear to qualify for the CR under any of the above criteria. Therefore, the buildings are not considered historic resources under CEQA or for the purposes of listing on the CR or any local listings.

## **Building Descriptions and CR Evaluations**

### ***The Residence at 111 Chiquita Avenue***

The subject property is a c. 1952, one-story, asymmetrical, rectangular-shaped, California Bungalow-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in moderate condition, is accessed by a three-stair, small brick porch leading to a single door on the building's southern façade. The building has a concrete foundation, light tan-brown stucco exterior, and a low-pitched hipped roof with moderately sized eaves that wrap around the entire structure. The roof is clad in tan-brown composition shingling, and the rafters are semi-enclosed with plywood planking.

The attached garage and southeastern room project forward from the main mass of the building on either side of the entry, which also enclose a picture window with single-lite sliding flankers, and a section of glass-brick façade. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and double-hung sash-style. The garage is fitted with a modern lift-hinge door, and the rear of the building does not contain an entrance. The property has limited landscaping in the form of a small front lawn, and a concrete driveway runs perpendicular to the residence. The original windows appear to have been replaced, but no other major exterior alterations were noted (Appendix A: Photograph 13).

### ***The Residence at 145 Chiquita Avenue***

The subject property is a c. 1945, one-story, asymmetrical, square-shaped, California Bungalow-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in poor condition (declared unfit for habitation in 2008), is accessed by a two small, two-stair, small concrete porch leading to single doors on the building's southern and eastern façades. The building has a concrete foundation, light tan-brown stucco exterior, and a low-pitched hipped roof with moderately sized eaves that wrap around the entire structure. The roof is clad in tan-brown composition shingling, and the rafters are semi-enclosed with plywood planking.

The two doors enter two sides of the structure's southeastern most room, which projects outward from the main mass of the building and contains a set of twin double-hung, sash-style windows. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and double-hung sash-style. The rear of the building does not contain an entrance, and utility boxes are affixed to the building's front-facing southern façade. The property has almost no landscaping as the concrete foundation extends to the street, and to a concrete driveway runs parallel to the building's eastern façade. The original windows and roof appear to have been replaced, but no other major exterior alterations were noted (Appendix A: Photograph 14).

### ***The Residence at 153 Chiquita Avenue***

The subject property is a c. 1945, one-story, asymmetrical, rectangular-shaped, California Bungalow-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in fair condition, is accessed by a wooden staircase leading to a covered porch and entrance on the building's southern façade. The building sits atop a 2-foot pier-and-beam foundation enclosed by vertical wooden siding that supports a light tan-brown stucco exterior. The residence and porch have low-pitched, front-gabled roofs with small eaves that wrap around the

entire structure. The roofs are clad in grey composition shingling, and the rafters are semi-enclosed with plywood planking. A two-car garage with a shed roof is attached to the western façade of the building, and an unattached, asymmetrical storage constructed from vertical and horizontal wooden siding topped with a flat roof lies to the east of the building.

Two sets of two-lite sliding, sash-style windows flank each side of the entrance on the southern facade. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and double-hung sash-style. The rear of the building contains a small fenced-in yard and rear entrance. The property has a dirt and grass front yard separated from the street by several large rough stones used to demarcate its boundaries. A dirt and gravel driveway extends from the attached garage to the street. The original windows and roofing materials appear to have been replaced, but no other major exterior alterations were noted (Appendix A: Photograph 15).

### ***The Residence at 157 Chiquita Avenue***

The subject property is a c. 1935, one-story, asymmetrical, rectangular-shaped, ranch-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in fair condition, is accessed by a single door set into the building's western façade. The building's northwest corner is recessed, creating a covered porch below the structure's low-pitched side-gabled roof that is supported by five wooden piers. The roof is covered with grey composition shingling, small eaves surround the structure, and the rafters are semi-enclosed with plywood planking. The walls of the residence are clad with tan-brown horizontal wooden siding and sit atop a concrete foundation.

A picture window with single-lite sliding flankers is set into the building's western façade to the north of the entrance. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and two-lite sliding sash-style. The rear of the building contains a small yard and rear entrance. The property has minimal landscaping elements consisting of planters and bushes running along the building's western façade. A dirt and gravel driveway extends from the western side of the building to the street. An unattached shed with a corrugated metal roof lies just north of the main structure. The original windows and roofing materials appear to have been replaced and a satellite dish has been installed on the roof, but no other major exterior alterations were noted (Appendix A: Photograph 16).

### ***The Residence at 167 Chiquita Avenue***

The subject property is a c. 1945, one-story, L-shaped, Craftsman-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in good condition, appears to have been recently renovated, and it is unclear which structural elements are part of the original building. The main residence sits atop a concrete foundation and is accessed by a single door set into the building's eastern façade. The building is clad in forest-green vertical board-and-batten wooden siding with white trim and is topped with a low-pitched, cross-gabled roof covered in brown composition shingling. Medium-sized eaves surround the building with semi-exposed rafters. The roof also has two double-sided dormers set atop the two roof segments that evoke the rooftop of a pole-style barn.

Sets of twin double-hung, sash-style windows are built into the building's northern, western, and eastern façades. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and two-lite sliding sash in style. The eastern side of the residence opens to a landscaped garden and patio area flanked to the east by a single-room shed/cottage built in the same style as the main residence. A gravel east-west-running driveway connects the property to the street, and leads to a freestanding two-car garage northeast of the main residence. The garage is built in the same style as the main residence, with a double-facing dormer roof and modern lift-hinge garage door that contains four sets of fixed six-light windows. Records and historic aerial photographs indicate the garage and cottage are modern additions to the property, but they appear to be contemporary and identical in design and construction to the main residence. It is therefore unclear how much of the original structure remains, as it has been heavily remodeled (Appendix A: Photograph 17).

### **CR and Local Listing Eligibility Evaluation**

The residences at 111, 145, 153, 157, and 167 Chiquita Road are part of an overall development and expansion of residential areas in and around the Healdsburg during the late 1930s and early 1940s as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject properties are part of that process of expansion and growth, but do not meet Criterion A: Event, as they are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area.

The buildings are associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus their properties do not meet the criteria for Criterion B: Person.

Under Criterion C: Architecture, the houses, built by unknown architects, display many features of the Craftsman bungalow style: low-pitched roofs, multiple-roof planes, wide eaves, and exposed rafters. The common stucco wall facing is further identified with the California bungalow subtype. The residence at 157 Chiquita Road, the oldest of the five buildings, appears to be a variation of a ranch-style house that gained popularity in the mid-1930s (McAlester and McAlester 2004). These buildings possess few if any ornamental details and are standard, undistinguished examples of construction design and techniques from their respective periods, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). Furthermore, several buildings (167 in particular) have been renovated in recent years with major modifications made to the original design. As such, none of the buildings appear eligible for listing on the CR under Criteria C.

Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that any of the properties in question exhibits any unusual construction features, or have the ability to contribute significant information to the overall history of Healdsburg.

Therefore, the residences at 111, 145, 153, 157, and 167 Chiquita Road do not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. As such, they

should not be considered historical resources under CEQA. Moreover, they do not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance. The residences as a group do not contribute to the general character of the neighborhood through a unified historical period or architectural theme and thus cannot be considered as a contributing structure to a potential historic district. No analysis of integrity is required where the property fails to meet all four criteria. DPR forms were prepared for each of the five residential buildings (Appendix E: DPR Forms).

## SECTION 4: SUMMARY AND RECOMMENDATIONS

### 4.1 - Summary

In accordance with CEQA regulations, FCS assessed the effects of development for the proposed project site. Results from the NWIC indicate that two historic resources are on file with the NWIC for the search radius, neither of which is located within the project site. In addition, six area-specific survey reports are on file with the NWIC for the search radius. Only one, S-010496, assessed the southern edge of the Project Area location, suggesting the Project Area has largely not been surveyed for cultural resources.

The results of the field survey were negative for prehistoric resources. Five residences located within the Project Area at 167, 157, 153, 145, and 111 Chiquita Road were found to be over 45 years old and required an assessment of their historic significance and eligibility for listing on the California Register of Historic Resources (CR). All five buildings were evaluated by Dr. DePietro, who conducted additional archival research to assess each property's significance under the CR's four eligibility criteria. None of the five properties were found to be eligible for the CR, and all evaluations were recorded on Department of Parks and Recreation (DPR) Primary forms.

### 4.2 - Recommendations

#### 4.2.1 - Cultural Resources Recommendations

The cultural resources study conducted for this project identified no built-environment resources that meet the definition of historical resource as defined by CEQA. As a result, none of the buildings in the Project Area needs to be considered further.

Based on the results of the records searches, archival research, building assessments, and pedestrian survey, FCS considers the potential for the project to have an adverse effect on historic or prehistoric cultural resources to be low to moderate. No prehistoric cultural resources have been recorded within a half-mile radius of the project site and none were observed within the site boundaries over the course of the pedestrian survey. However, the project's poor soil visibility across the site and proximity to Foss Creek, a natural resource known to have been utilized by Native Peoples in the area, increases the likelihood that undiscovered cultural resources may exist within the site boundaries. FCS therefore recommends that a qualified archaeologist and/or Native American Monitor be present during the initial phase of ground disturbance in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time.

Procedures for inadvertent discoveries of human remains and cultural resources are provided below.

## 4.3 - Inadvertent Discovery Procedures

### 4.3.1 - Accidental Discovery of Cultural Resources

It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist and shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

### 4.3.2 - Accidental Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown, buried human remains. Should this occur, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed.

In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the

excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98, or

2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the Project Area in a location not subject to further subsurface disturbance:
  - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
  - The descendent identified fails to make a recommendation; or
  - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

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**Appendix A:**  
**Project Area Photographs**

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Photograph 1: View of the north of the project site from Montepuliciano Road; facing east



Photograph 2: View of the center of the project site and storage area from Montepuliciano Road; facing northeast



Photograph 3: View of the south of the project site from Montepulciano Road; facing east



Photograph 4: View of Foss Creek running through the north of the project site; facing north



Photograph 5: Detail of foliage and dense ground cover across undeveloped sections of the project site; facing east



Photograph 6: Detail of exposed soils along the banks of Foss Creek



Photograph 7: Detail of eroded banks and exposed soils along Foss Creek; facing west



Photograph 8: View of Foss Creek running through the south of the project site; facing south



Photograph 9: View of the Foss Creek tributary in the center of project site; facing east



Photograph 10: View of detritus and foot bridge crossing the Foss Creek tributary in the center of the project site; facing west



Photograph 11: Detail of drainage pipe running beneath Montepuliciano Road; facing northeast



Photograph 12: View of the Northwestern Pacific Railroad Tracks to the west of the project site, facing north



Photograph 13: View of 111 Chiquita Road; facing north



Photograph 14: View of 145 Chiquita Road; facing northwest



Photograph 15: View of 153 Chiquita Road; facing northeast



Photograph 16: View of 157 Chiquita Road; facing southeast



Photograph 17: View of 167 Chiquita Road; facing south

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**Appendix B:**  
**Native American Heritage Commission**  
**Sacred Lands File Search Request and Results**

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**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 FAX



May 31, 2016

Dr. Dana DePietro  
El Dorado County

Sent by Email: [ddepietro@fcs-int.com](mailto:ddepietro@fcs-int.com)  
Number of Pages: 3

RE: The Oaks at Foss Creek, Geverserville and Jimtown, Sonoma County

Dear Ms. DePietro:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and

- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
    - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. The search request form can be found at <http://nahc.ca.gov/wp-content/uploads/2015/04/Sacred-Lands-File-NA-Contact-Form.pdf>.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [Sharaya.souza@nahc.ca.gov](mailto:Sharaya.souza@nahc.ca.gov)

Sincerely,



Sharaya Souza  
Staff Services Analyst

**Native American Heritage Commission  
Tribal Consultation List  
Sonoma County  
May 27, 2016**

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

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

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

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

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

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

This list is applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed The Oaks at Foss Creek, Geyserville and Jimtown, Sonoma County.



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

June 13, 2016

**Subject: Proposed Development Along Chiquita Road in Healdsburg , CA**

Dear Chairperson Wright,

At the request of the city of Healdsburg, FirstCarbon Solutions (FCS) is conducting a cultural resources assessment for a proposed residential development that consists of 5 assessor parcels located along Chiquita Road in the City of Healdsburg, Sonoma County, California. The following assessor parcels comprise the property: 089-013-012, 013, 014, 009, and 028. The project site is large-lot residential property that contains several residences and outbuildings, and is bisected by Foss Creek. The project site is located adjacent to railroad tracks (east), Chiquita Road (south) Montepulciano Road and Highway 101 (west).

The project applicant is proposing to develop 43 single family units on the project site. The homes would be grouped in two areas: 11 homes on the south side of Foss creek, and 32 homes on the north side of Foss Creek. Vehicular access for both development areas would be taken from a private drive off Chiquita Road. The project would require demolition of 5 existing houses and associated structures (i.e., carports and sheds), as well as 52 oaks trees, most of which are less than 10" in diameter.

To determine the presence or absence of cultural and historical resources within the proposed project area and a ½ mile radius, FCS will conduct a record search at the Northwest Information Center (NWIC) at Sonoma State University. To identify any historic properties or resources, the current inventories of the National Register of Historic Places (NR), the California Register of Historic Resources (CR), the California Historical Landmarks list (CHL), the California Points of Historical Interest (CPHI) list, and the California State Historic Resources Inventory (HRI) for Sonoma County will be reviewed to determine the existence of previously documented local historical resources. An intensive pedestrian survey will also be conducted at the project locations.

If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

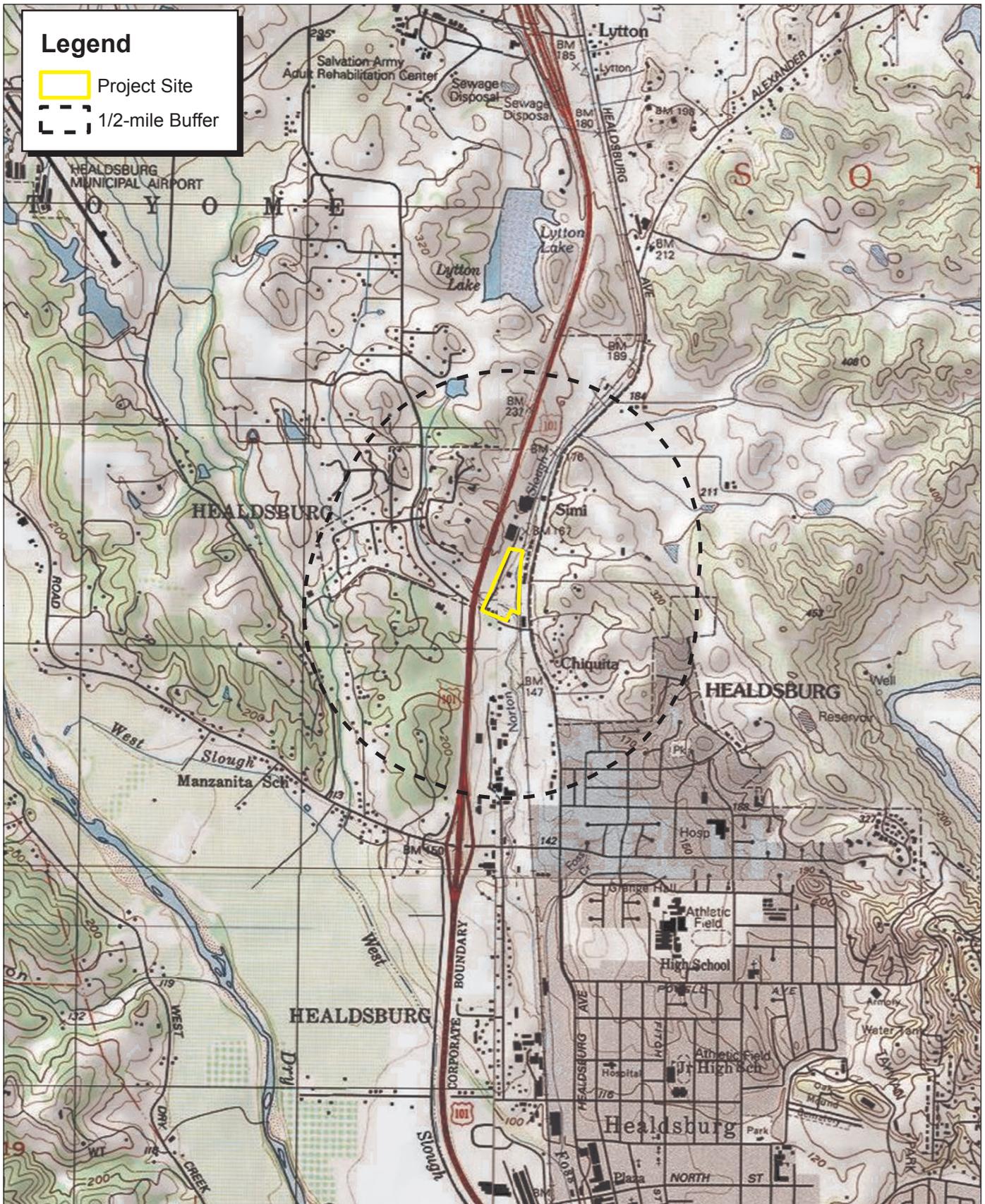
***Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.*** Project notification and consultation requirements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

Sincerely,

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

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

Enc: Project location maps for the proposed development along Chiquita Rd.



Source: USGS Geyserville (1993) & Jintown (1993) 7.5' Quadrangles

Sotoyome Land Grant

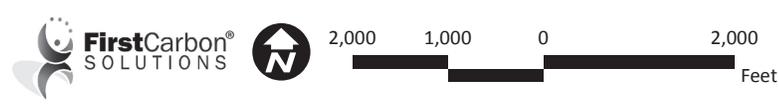


Exhibit 1  
Records Search Map



Lytton Rancheria of California  
Marjorie Mejia, Chairperson  
437 Aviation Blvd., Santa Rosa, CA 95403

June 13, 2016

**Subject: Proposed Development Along Chiquita Road in Healdsburg , CA**

Dear Chairperson Mejia,

At the request of the city of Healdsburg, FirstCarbon Solutions (FCS) is conducting a cultural resources assessment for a proposed residential development that consists of 5 assessor parcels located along Chiquita Road in the City of Healdsburg, Sonoma County, California. The following assessor parcels comprise the property: 089-013-012, 013, 014, 009, and 028. The project site is large-lot residential property that contains several residences and outbuildings, and is bisected by Foss Creek. The project site is located adjacent to railroad tracks (east), Chiquita Road (south) Montepulciano Road and Highway 101 (west).

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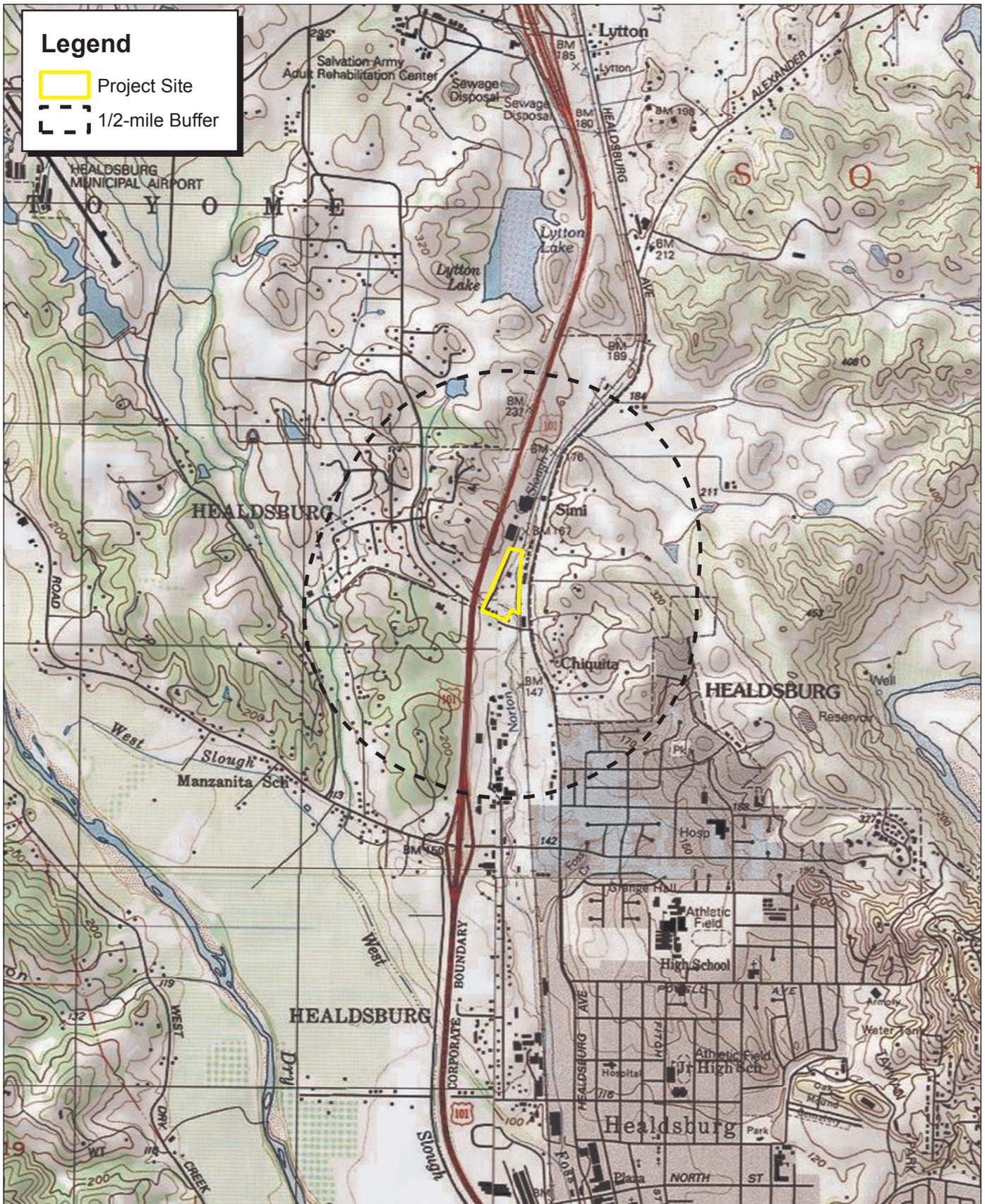
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Sincerely,

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

Enc: Project location maps for the proposed development along Chiquita Rd.



Source: USGS Geyserville (1993) & Jintown (1993) 7.5' Quadrangles

Sotoyome Land Grant

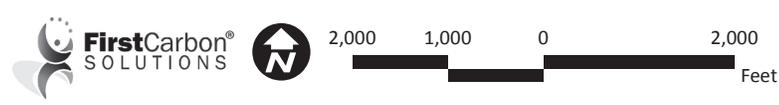


Exhibit 1  
Records Search Map



Middletown Rancheria of Pomo Indians  
Joe Simon III, Chairperson  
PO Box 1035, Middletown, CA 95461

June 13, 2016

**Subject: Proposed Development Along Chiquita Road in Healdsburg , CA**

Dear Chairperson Simon,

At the request of the city of Healdsburg, FirstCarbon Solutions (FCS) is conducting a cultural resources assessment for a proposed residential development that consists of 5 assessor parcels located along Chiquita Road in the City of Healdsburg, Sonoma County, California. The following assessor parcels comprise the property: 089-013-012, 013, 014, 009, and 028. The project site is large-lot residential property that contains several residences and outbuildings, and is bisected by Foss Creek. The project site is located adjacent to railroad tracks (east), Chiquita Road (south) Montepulciano Road and Highway 101 (west).

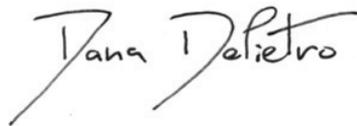
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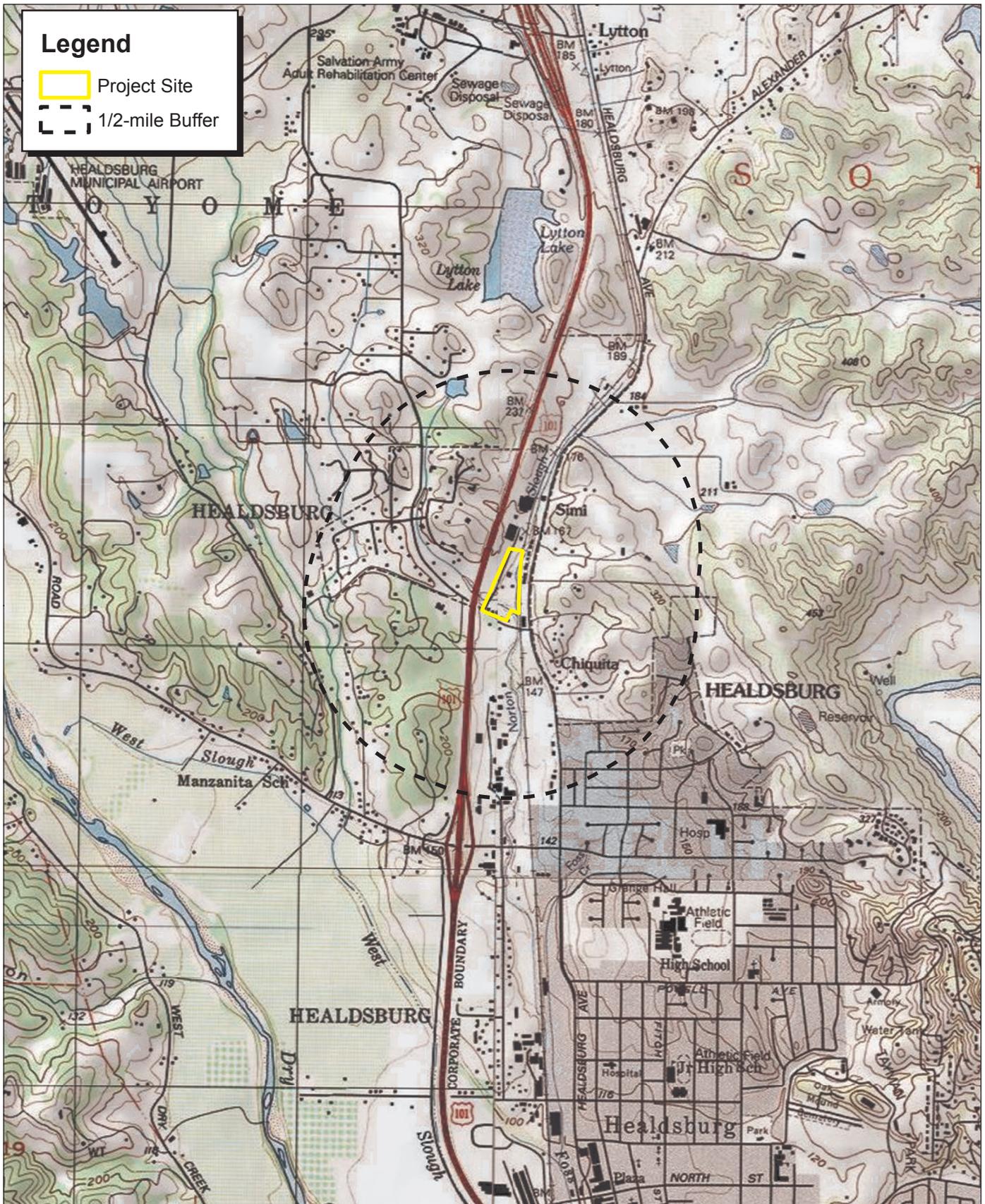
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Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Ste. 380  
Walnut Creek, CA 94597

Enc: Project location maps for the proposed development along Chiquita Rd.



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Sotoyome Land Grant

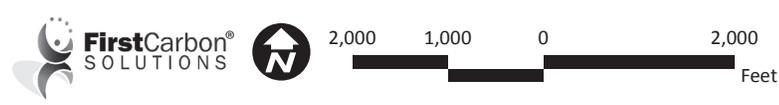


Exhibit 1  
Records Search Map



Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson  
2275 Silk Road, Windsor, CA 95492

June 13, 2016

**Subject: Proposed Development Along Chiquita Road in Healdsburg , CA**

Dear Chairperson Gabaldon,

At the request of the city of Healdsburg, FirstCarbon Solutions (FCS) is conducting a cultural resources assessment for a proposed residential development that consists of 5 assessor parcels located along Chiquita Road in the City of Healdsburg, Sonoma County, California. The following assessor parcels comprise the property: 089-013-012, 013, 014, 009, and 028. The project site is large-lot residential property that contains several residences and outbuildings, and is bisected by Foss Creek. The project site is located adjacent to railroad tracks (east), Chiquita Road (south) Montepulciano Road and Highway 101 (west).

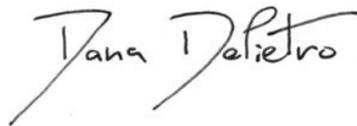
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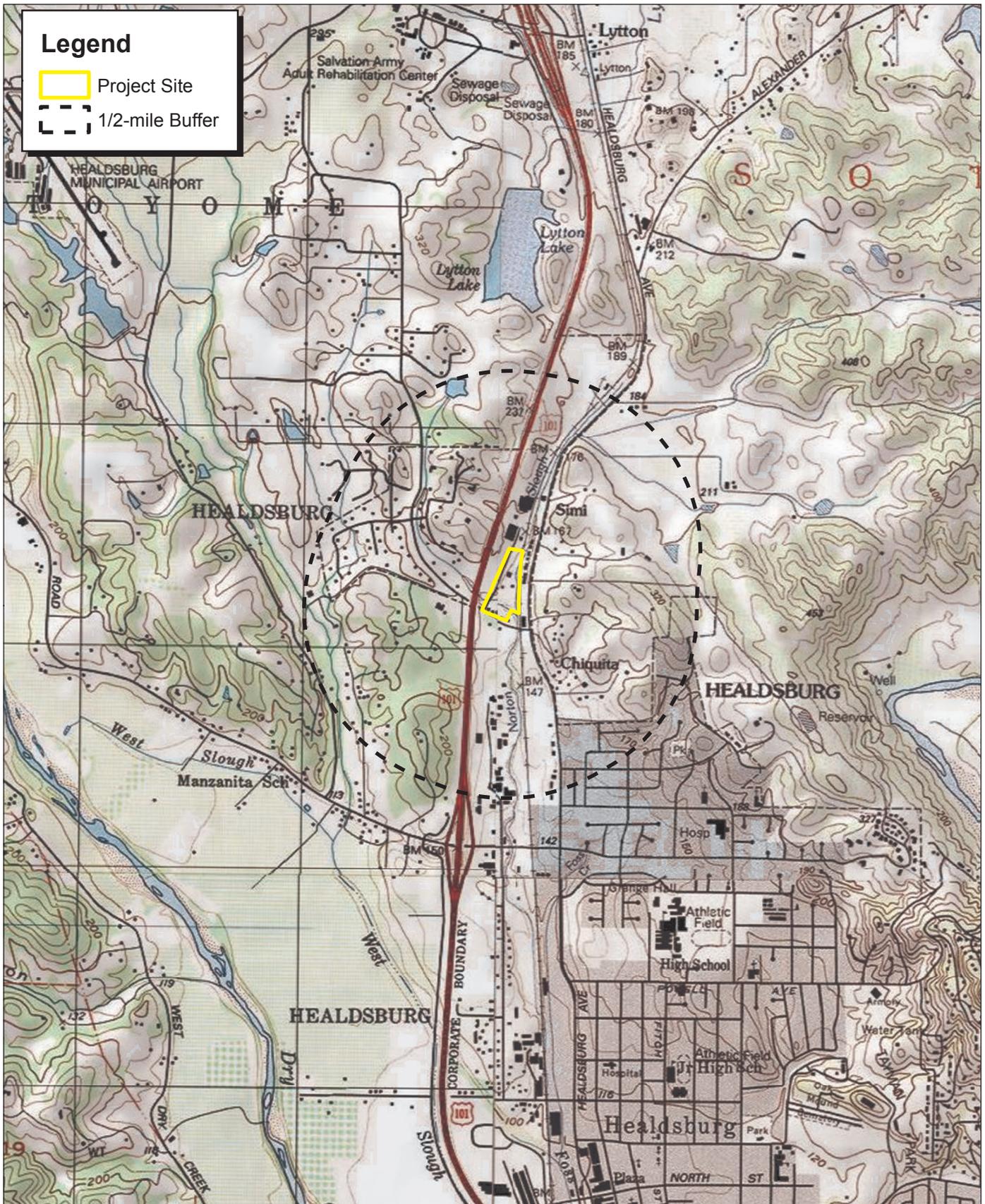
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Dana Douglas DePietro, Ph.D.  
Senior Scientist, Archaeology  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Ste. 380  
Walnut Creek, CA 94597

Enc: Project location maps for the proposed development along Chiquita Rd.



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Sotoyome Land Grant

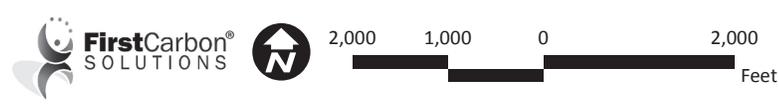


Exhibit 1  
Records Search Map

**Appendix C:**  
**Personnel Qualifications**

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## DANA DOUGLAS DePIETRO, PH.D.—Cultural Resources Lead (North)

### OVERVIEW

- More than 15 Years' Experience in Archaeology and Cultural Resources

### Education

- Ph.D., Near Eastern Art and Archaeology, University of California at Berkeley, 2012
- M.A., Near Eastern Art and Archaeology, University of California at Berkeley, 2005
- B.A., Archaeology and History (double major), University of California at San Diego, 2002

### Fellowships and Awards

- Albright Institute Educational and Cultural Affairs Fellowship (2015)
- Katherine Davis Foundation Projects for Peace Prize (2012)
- International House Gateway Fellowship (2011-2012)
- The George Franklin Dales Foundation Fellowship for Archaeological Research (2011)
- CAORC Multi-Country Dissertation Research Fellowship (2010)

**Dana DePietro, Ph.D** is a Registered Professional Archaeologist who meets the Secretary of Interior's standards for historic preservation programs in archaeology. Dr. DePietro has over 15 years of experience in all aspects of cultural resource management, including prehistoric and historic archaeology, paleontology, materials conservation, history of art and architecture, and community engagement. He has experience in compliance with the National Environmental Policy Act (NEPA), the California Environment Quality Act (CEQA), the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARAP). Dr. DePietro has completed cultural resource projects that have involved agency, client, Native American, and subcontractor coordination; treatment plans and research design development; archival research; field reconnaissance; site testing; data recovery excavation; construction monitoring; site recordation; site protection/preservation, mapping/cartography; spatial analysis/GIS; laboratory analysis; materials conservation; artifact curation and exhibition; and report production. He has completed projects in California within the jurisdiction of the Bureau of Land Management (BLM) and other federal agencies requiring compliance with section 106 of the NHPA. He has also completed projects throughout California under CEQA for state and local governments and municipalities, including the California Department of Transportation (Caltrans) and has worked with clients to insure deliverables meet and exceed the standards set by the State Historic Preservation Office (SHPO).

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### RELATED EXPERIENCE AND CLIENT SUMMARY

#### FirstCarbon Solutions

As the Lead Archaeologist/Cultural Resource Specialist for FCS, Dr. DePietro conducts evaluations and performs field documentation of historic and prehistoric cultural resources; prepares environmental impact reports (EIRs), cultural resources assessments (CRAs), DPR forms and Section 106 reports; conducts mapping, GIS analysis, and state and county record searches; leads archaeological surveys and field monitoring efforts; and coordinates with state, federal and tribal officials and institutions for a variety of FCS projects, including the following:

## DANA DOUGLAS DePIETRO, PH.D.—Cultural Resources Lead (North)

- Atherton Baptist Homes Master Plan/Phase II, City of Alhambra, Los Angeles County
- Biological and Cultural Resources Assistance 140-Acre Project Site Woodcrest, Riverside County, CA
- Blanchard Road Industrial EIR Project, City of San Jose, Santa Clara County, CA
- Bonadelle Tract 6120 AQ/GHG and Bio Tech Studies, City of Clovis, Fresno County, CA
- CEQA Analysis for Mayhew Way Project, City of Walnut Creek, Contra Costa County
- 2268 El Camino Real, Mountain View—II CEQA Compliance Checklist Project, City of Mountain View, Santa Clara County
- CEQA Documentation for New Science Building, City of Fairfield, Solano County
- CEQA Services for Clover Spring Open Space Preserve Project, City of Cloverdale, Sonoma County
- Chico Walmart Expansion Project, City of Chico, CA
- Cultural Resources Services for Froom Ranch/El Villaggio Specific Plan, City of San Luis Obispo, CA
- Cultural Resource & Historic Evaluation for Sacramento Dome Theatre, City of Sacramento, CA
- Cultural Resources Services for Haven Berryessa Block 7 & 8 San Jose Flea Market, San Jose, CA
- Caltrans NEPA/CEQA Documentation and Permitting for the Dogtown Road Bridges Replacement Projects (San Domingo Creek, French Gulch, and Indian Creek), Calaveras County, CA
- Due Diligence for Meadowlark Project in Pleasanton, CA
- Due Diligence Services for the Montalcino Property, Napa County, CA
- Due Diligence Site Review for Parcel APN 68-241-30 located at 260 Bartlett Way Santa Cruz, CA
- Due Diligence Level IA Entitlements for the Boscell Road Osgood Project, City of Fremont, CA
- Trellis Residential Project EIR, City of Walnut Creek, CA
- El Dorado Materials Recovery Facility Remodeling Project, El Dorado County, CA
- Farmstand IS/MND, City of Healdsburg, CA
- La Paloma Winery Demo Project IS/MND, City of Clovis, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, California
- Merced Gateway Master Plan Project EIR, City of Merced, CA
- Phase 1 Cultural Resource Assessment for 44 acres TTM No. 19992, Rancho Cucamonga, CA
- Bonadelle Tract 6120 Cultural Resources Study, City of Clovis, CA
- Professional Services to Support the Development of a Preferred Development Plan and Associated Regulatory Strategies for the Solano 360 Project, Solano County, CA
- Tassajara Parks EIR, Contra Costa County, California

### Other Relevant Experience

#### *The Society for Humanitarian Archaeological Research and Exploration*

Dr. DePietro is the Founder and Executive Director of The Society for Humanitarian Archaeological Research and Exploration. He manages the projects, staff, and the daily operation of this not-for-profit organization. Dr. DePietro likewise establishes relationships with partner universities and institutions, writes grant proposals, supervises fundraising projects, and maintains accounts, financial records, and the organization's online presence.

#### *University of California at Berkeley*

Dr. DePietro was a lecturer at the University of California, Berkeley from August 2003 to January 2015. During his tenure, he prepared University-level source and lectures in the history of the modern and ancient Middle East, performed student advising and evaluation, and university administrative duties. Dr. DePietro provided resources and opportunities that empower people to critically engage with other cultures as well as with their own communities.

**DANA DOUGLAS DePIETRO, PH.D.—Cultural Resources Lead (North)**

*Penn State University—Tel Akko Total Archaeology Project*

Dr. DePietro was the Director of Community Engagement from 2013 to 2014 at the Penn State University for the Tel Akko Total Archaeology Project. He developed and executed a community engagement program, supervised staff and community participants, taught excavation and conservation techniques to groups of young people in Akko, and performed outreach, dialogue, and program developments in partnership with community leaders.

*Harvard University—Leon Levy Expedition to Ashkelon, Israel*

Dr. De Pietro was the excavation supervisor during the summers of 2007-2013 for the Harvard University—Leon Levy Expedition to Ashkelon, Israel. He supervised the excavation and stratigraphic interpretation and instructed students in excavation techniques, data collection, photography, analysis, and publication.

*Early Iron Age Cemetery Excavation—Dhamar, Yemen*

Dr. De Pietro was the Area Supervisor during the summer of 2004 for the Early Iron Age Cemetery Excavation in Dhamar, Yemen. He supervised the excavation and stratigraphic interpretation, taught excavation techniques, strategy and implementation, field conservation, surveying techniques, data collection and analysis, and site management.

*Journal of Associated Graduates in Near Eastern Studies (JAGNES)*

Dr. DePietro was the Associate Editor from August 2003 to May 2012 for the Journal of Associated Graduates in Near Eastern Studies (JAGNES). He solicited and proofread submissions, fundraising, and advertisements.

*“Travel Today: Egypt” Magazine*

Dr. De Pietro was an Archaeological Correspondent from December 2002 to February 2005. He wrote magazine articles, conducted relevant interviews and research, and procured photos and images to compliment articles.

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**Appendix D:**  
**Regulatory Framework**

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## REGULATORY FRAMEWORK

Government agencies, including federal, state, and local agencies, have developed laws and regulations designed to protect significant cultural resources that may be affected by projects regulated, funded, or undertaken by the agency. Federal and state laws that govern the preservation of historic and archaeological resources of national, state, regional, and local significance include the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA). In addition, laws specific to work conducted on federal lands includes the Archaeological Resources Protection Act (ARPA), the American Antiquities Act, and the Native American Graves Protection and Repatriation Act (NAGPRA).

The following Federal or CEQA criteria were used to evaluate the significance of potential impacts on cultural resources for the proposed project. An impact would be considered significant if it would affect a resource eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CR), or if it is identified as a unique archaeological resource.

### Federal-Level Evaluations

Federal agencies are required to consider the effects of their actions on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings under NEPA § 106. Federal agencies are responsible for initiating NEPA § 106 review and completing the steps in the process that are outlined in the regulations. They must determine if NHPA § 106 applies to a given project and, if so, initiate review in consultation with the State Historic Preservation Officer (SHPO) and/or Tribal Historic Preservation Officer (THPO). Federal agencies are also responsible for involving the public and other interested parties. Furthermore, NHPA § 106 requires that any federal or federally assisted undertaking, or any undertaking requiring federal licensing or permitting, consider the effect of the action on historic properties listed in or eligible for the NRHP. Under the Code of Federal Regulations (CFR), 36 CFR Part 800.8, federal agencies are specifically encouraged to coordinate compliance with NEPA § 106 and the NEPA process. The implementing regulations “Protection of Historic Properties” are found in 36 CFR Part 800. Resource eligibility for listing on the NRHP is detailed in 36 CFR Part 63 and the criteria for resource evaluation are found in 36 CFR Part 60.4 [a-d].

The NHPA established the NRHP as the official federal list for cultural resources that are considered important for their historical significance at the local, state, or national level. To be determined eligible for listing in the NRHP, properties must meet specific criteria for historic significance and possess certain levels of integrity of form, location, and setting. The criteria for listing on the NRHP are significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. In addition, a resource must meet one or all of these eligibility criteria:

- a.) Is associated with events that have made a significant contribution to the broad patterns of our history.

- b.) Is associated with the lives of persons significant in our past.
- c.) Embodies the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction.
- d.) That have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D is usually reserved for archaeological resources. Eligible properties must meet at least one of the criteria and exhibit integrity, measured by the degree to which the resource retains its historical properties and conveys its historical character.

### Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a.) A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- b.) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- c.) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life.
- d.) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- e.) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- f.) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance.
- g.) A property achieving significance within the past 50 years if it is of exceptional importance.

### Thresholds of Significance

In consultation with the SHPO/THPO and other entities that attach religious and cultural significance to identified historic properties, the Agency shall apply the criteria of adverse effect to historic

properties within the Area of Potential Effect (APE). The Agency official shall consider the views of consulting parties and the public when considering adverse effects.

### **Federal Criteria of Adverse Effects**

Under federal regulations, 36 CFR Part 800.5, an adverse effect is found when an undertaking alters, directly or indirectly, any of the characteristics of a historic property that qualifies the property for inclusion in the NRHP in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration will be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for listing in the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.

According to 36 CFR Part 800.5, adverse effects on historic properties include, but are not limited to, those listed below:

- Physical destruction of or damage to all or part of the property.
- Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties per 36 CFR Part 68 and applicable guidelines.
- Removal of the property from its historic location.
- Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.
- Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.
- Neglect of a property that causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.
- Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long term preservation of the property's historic significance.

### **If Adverse Effects Are Found**

If adverse effects are found, the agency official shall continue consultation as stipulated at 36 CFR Part 800.6. The agency official shall consult with the SHPO/THPO and other consulting parties to develop alternatives to the undertaking that could avoid, minimize, or mitigate adverse effects to historic resources. According to 36 CFR Part 800.14(d), if adverse effects cannot be avoided then standard treatments established by the ACHP may be used as a basis for Memorandum of Agreement (MOA).

According to 36 CFR Part 800.11(e), the filing of an approved MOA, and appropriate documentation, concludes the § 106 process. The MOA must be signed by all consulting parties and approved by the ACHP prior to construction activities. If no adverse effects are found and the SHPO/THPO or the ACHP do not object within 30 days of receipt, the agencies' responsibilities under § 106 will be satisfied upon completion of report and documentation as stipulated in 36 CFR Part 800.11. The information must be made available for public review upon request, excluding information covered by confidentiality provisions.

## State-Level Evaluation Processes

An archaeological site may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California per PRC § 5020.1(j) or if it meets the criteria for listing on the CR per California Code of Regulations (CCR) at Title 14 CCR § 4850.

The most recent amendments to the CEQA guidelines direct lead agencies to first evaluate an archaeological site to determine if it meets the criteria for listing in the CR. If an archaeological site is an historical resource, in that it is listed or eligible for listing in the CR, potential adverse impacts to it must be considered as stated in PRC §§ 21084.1 and 21083.2(l). If an archaeological site is considered not to be an historical resource, but meets the definition of a "unique archeological resource" as defined in PRC § 21083.2, then it would be treated in accordance with the provisions of that section.

With reference to PRC § 21083.2, each site found within a project area will be evaluated to determine if it is a unique archaeological resource. A unique archaeological resource is described as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

As used in this report, "non-unique archaeological resource" means an archaeological artifact, object, or site that does not meet the criteria for eligibility for listing on the CR, as noted in subdivision (g) of PRC § 21083.2. A non-unique archaeological resource requires no further consideration, other than simple recording of its components and features. Isolated artifacts are typically considered non-unique archaeological resources. Historic structures that have had their superstructures demolished or removed can be considered historic archaeological sites and are evaluated following the processes used for prehistoric sites. Finally, OHP recognizes an age threshold

of 45 years. Cultural resources built less than 45 years ago may qualify for consideration, but only under the most extraordinary circumstances.

Title 14, CCR, Chapter 3 § 15064.5 is associated with determining the significance of impacts to archaeological and historical resources. Here, the term historical resource includes the following:

1. A resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the CR (PRC § 5024.1; Title 14 CCR, § 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in an historical resource survey meeting the PRC § 5024.1(g) requirements, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. 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 may be considered a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1; Title 14 CCR § 4852) including the following:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
  - B. Is associated with the lives of persons important in our past.
  - C. 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.
  - D. Has yielded, or may be likely to yield, information important in prehistory or history.

Typically, archaeological sites exhibiting significant features qualify for the CR under Criterion D because such features have information important to the prehistory of California. A lead agency may determine that a resource may be a historical resource as defined in PRC §§ 5020.1(j) or 5024.1 even if it is:

- Not listed in or determined to be eligible for listing in the CR.
- Not included in a local register of historical resources pursuant to PRC § 5020.1(k).
- Identified in an historical resources survey per PRC § 5024.1(g).

## Threshold of Significance

If a project will have a significant impact on a cultural resource, several steps must be taken to determine if the cultural resource is a "unique archaeological resource" under CEQA. If analysis and/or testing determine that the resource is a unique archaeological resource and therefore subject to mitigation prior to development, a threshold of significance should be developed. The threshold

of significance is a point where the qualities of significance are defined and the resource is determined to be unique under CEQA. A significant impact is regarded as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource will be reduced to a point that it no longer meets the significance criteria. Should analysis indicate that project development will destroy the unique elements of a resource; the resource must be mitigated for under CEQA regulations. The preferred form of mitigation is to preserve the resource in-place, in an undisturbed state. However, as that is not always possible or feasible, appropriate mitigation measures may include, but are not limited to:

1. Planning construction to avoid the resource.
2. Deeding conservation easements.
3. Capping the site prior to construction.

If a resource is determined to be a “non-unique archaeological resource,” no further consideration of the resource by the lead agency is necessary.

## Tribal Consultation

The following serves as an overview of the procedures and timeframes for the Tribal Consultation process, for the complete Tribal Consultation Guidelines, please refer to the State of California Office of Planning and Research web site.

Prior to the amendment or adoption of general or specific plans, local governments must notify the appropriate tribes of the opportunity to conduct consultation for the purpose of preserving or mitigating impacts to cultural places located on land within the local government’s jurisdiction that is affected by the plan adoption or amendment. The tribal contacts for this list are maintained by the NAHC and is distinct from the Most Likely Descendent (MLD) list. It is suggested that local governments send written notice by certified mail with return receipt requested. The tribes have 90 days from the date they receive notification to request consultation. In addition, prior to adoption or amendment of a general or specific plan, local government must refer the proposed action to tribes on the NAHC list that have traditional lands located within the City’s or county’s jurisdiction. Notice must be sent regardless of prior consultation. The referral must allow a 45-day comment period.

In brief, notices from government to the tribes should include:

- A clear statement of purpose
- A description of the proposed general or specific plan, the reason for the proposal, and the specific geographic areas affected
- Detailed maps to accompany the description
- Deadline date for the tribes to respond
- Government representative(s) contact information
- Contact information for project proponent/applicant, if applicable

The basic schedule for this process is:

- 30 days: time NAHC has to provide tribal contact information to the local government; this is recommended not mandatory.
- 90 days: time tribe has to respond indication whether or not they want to consult. Note: tribes can agree to a shorter timeframe. In addition, consultation does not begin until/unless requested by the tribe within 90 days of receiving notice of the opportunity to consult. The consultation period, if requested, is open-ended. The tribes and local governments can discuss issues for as long as necessary, or productive, and need not result in agreement.
- 45 days: time local government has to refer proposed action, such as adoption or amendment to a general plan or specific plan, to agencies, including the tribes. Referral required even if there has been prior consultation. This opens the 45-day comment period.
- 10 days: time local government has to provide tribes of notice of public hearing.

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**Appendix E:**  
**Department of Parks and Recreation Forms**

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State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - A

P1. Other Identifier: 111 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Geyserville Date 1993 T    ; R    ;  of  of Sec    ;     B.M.

c. Address 111 Chiquita Road City Healdsburg Zip 95448

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510763 mE/ 4276350 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 089-013-012. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a c. 1952, one-story, asymmetrical, rectangular-shaped, California Bungalow-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in moderate condition, is accessed by a three-stair, small brick porch leading to a single door on the building's southern façade. The building has a concrete foundation, light tan-brown stucco exterior, and a low-pitched hipped roof with moderately sized eaves that wrap around the entire structure. The roof is clad in tan-brown composition shingling, and the rafters are semi-enclosed with plywood planking. The attached garage and southeastern room project forward from the main mass of the building on either side of the entry, which also enclose a picture window with single-lite sliding flankers, and a section of glass-brick façade. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and double-hung sash-style. The garage is fitted with a modern lift-hinge door, and the rear of the building does not contain an entrance. The property has limited landscaping in the form of a small front lawn, and a concrete driveway runs perpendicular to the residence. The original windows appear to have been replaced, but no other major exterior alterations were noted.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HP2

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Ca. 1952 - Historic Aerials and Topos

\*P7. Owner and Address:

DRG Builders, Inc.

111 Chiquita Road

Healdsburg, CA 95448

\*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

\*P9. Date Recorded: 08/15/2016

\*P10. Survey Type: (Describe)

Phase I Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Phase I Cultural Resources Assessment

The Oaks at Foss Creek Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - A \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 111 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence  
 \*B5. Architectural Style: Modern Movement - California Bungalow Style  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1952 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1950s Property Type Residence Applicable Criteria NA

The residence at 111 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1950's as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, displays many features of the Craftsman bungalow style: a low-pitched roof, multiple-roof planes, wide eaves, and exposed rafters. The common stucco wall facing is further identified with the California bungalow subtype. The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 111 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) None

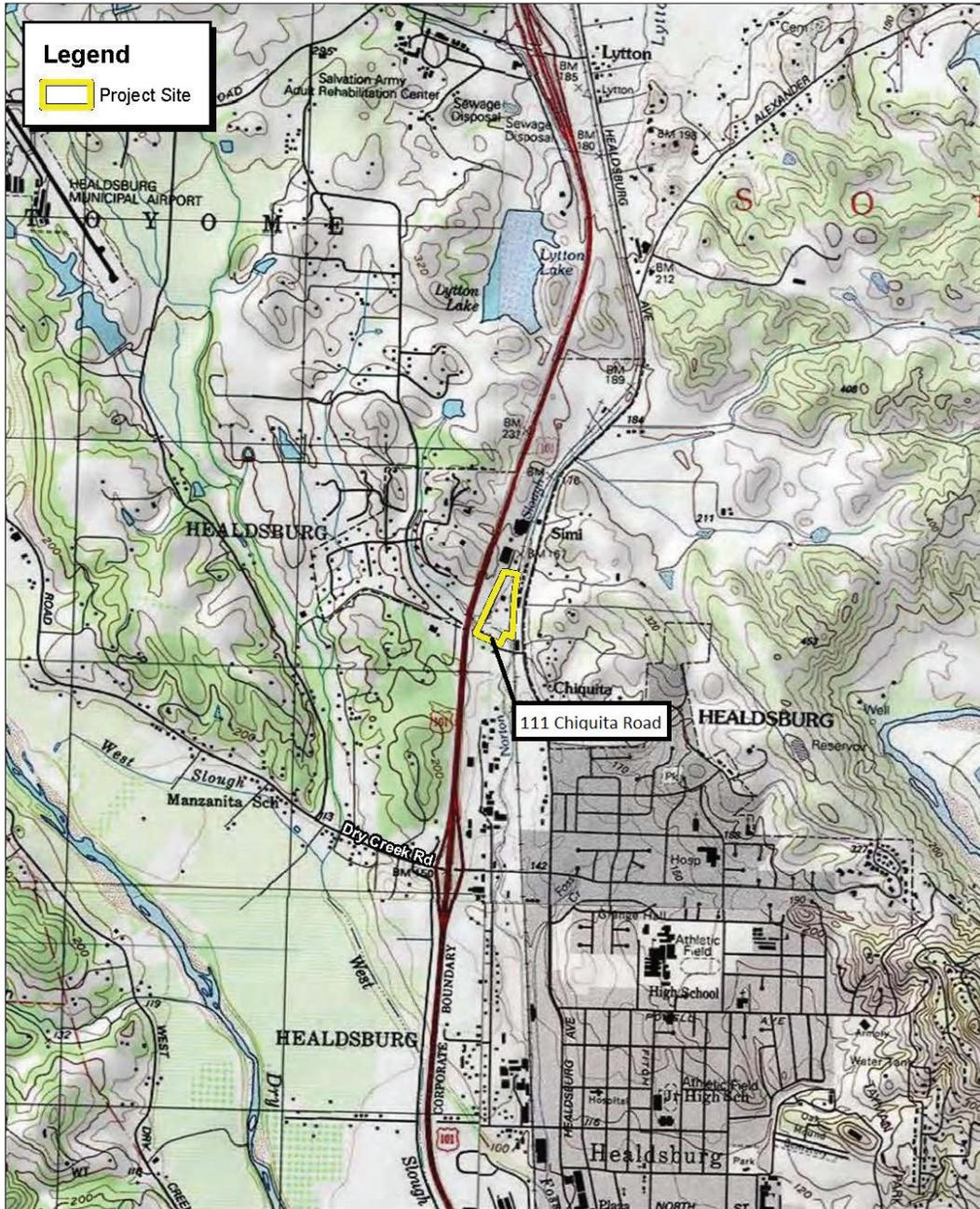
\*B12. References:  
 2016 Archival research and Consultation at the Healdsburg Museum  
 2016 NETR Historic Aerials

B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro  
 \*Date of Evaluation: 08/15/2016

(This space reserved for official comments.)





Source: USGS Geyserville (1993), Jimtown (1993) 7.5" Quadrangles

Exhibit 2

Local Vicinity Map  
 Topographic Base



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**  
 Other Review Code  
 Reviewer  
 Date  
 Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - B  
 P1. Other Identifier: 145 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted  
 \*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad Geyserville Date 1993 T    ; R    ;  of  of Sec    ; **B.M.**  
 c. Address 145 Chiquita Road City Healdsburg Zip 95448  
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510744 mE/ 44276356 mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 089-013-012. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The subject property is a c. 1945, one-story, asymmetrical, square-shaped, California Bungalow-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in poor condition (declared unfit for habitation in 2008), is accessed by a two small, two-stair, small concrete porch leading to single doors on the building's southern and eastern façades. The building has a concrete foundation, light tan-brown stucco exterior, and a low-pitched hipped roof with moderately sized eaves that wrap around the entire structure. The roof is clad in tan-brown composition shingling, and the rafters are semi-enclosed with plywood planking. The two doors enter two sides of the structure's southeastern most room, which projects outward from the main mass of the building and contains a set of twin double-hung, sash-style windows. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and double-hung sash-style. The rear of the building does not contain an entrance, and utility boxes are affixed to the building's front-facing southern façade. The property has almost no landscaping as the concrete foundation extends to the street, and to a concrete driveway runs parallel to the building's eastern façade. The original windows and roof appear to have been replaced, but no other major exterior alterations were noted.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HP2



\*P4. Resources Present:  Building  
 Structure  Object  Site  District  Element of District  Other (Isolates, etc.)  
 P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.  
 \*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
Ca. 1945 - Historic Aerials and Topos  
 \*P7. Owner and Address:  
DRG Builders, Inc.  
145 Chiquita Road  
Healdsburg, CA 95448  
 \*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597  
 \*P9. Date Recorded: 08/15/2016  
 \*P10. Survey Type: (Describe)  
Phase I Reconnaissance  
 \*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Phase I Cultural Resources Assessment  
The Oaks at Foss Creek Project

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

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - B \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 145 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Modern Movement - California Bungalow Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1945 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1940s Property Type Residence Applicable Criteria NA

The residence at 145 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1940's as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, displays many features of the Craftsman bungalow style: a low-pitched roof, multiple-roof planes, wide eaves, and exposed rafters. The common stucco wall facing is further identified with the California bungalow subtype. The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 145 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) None

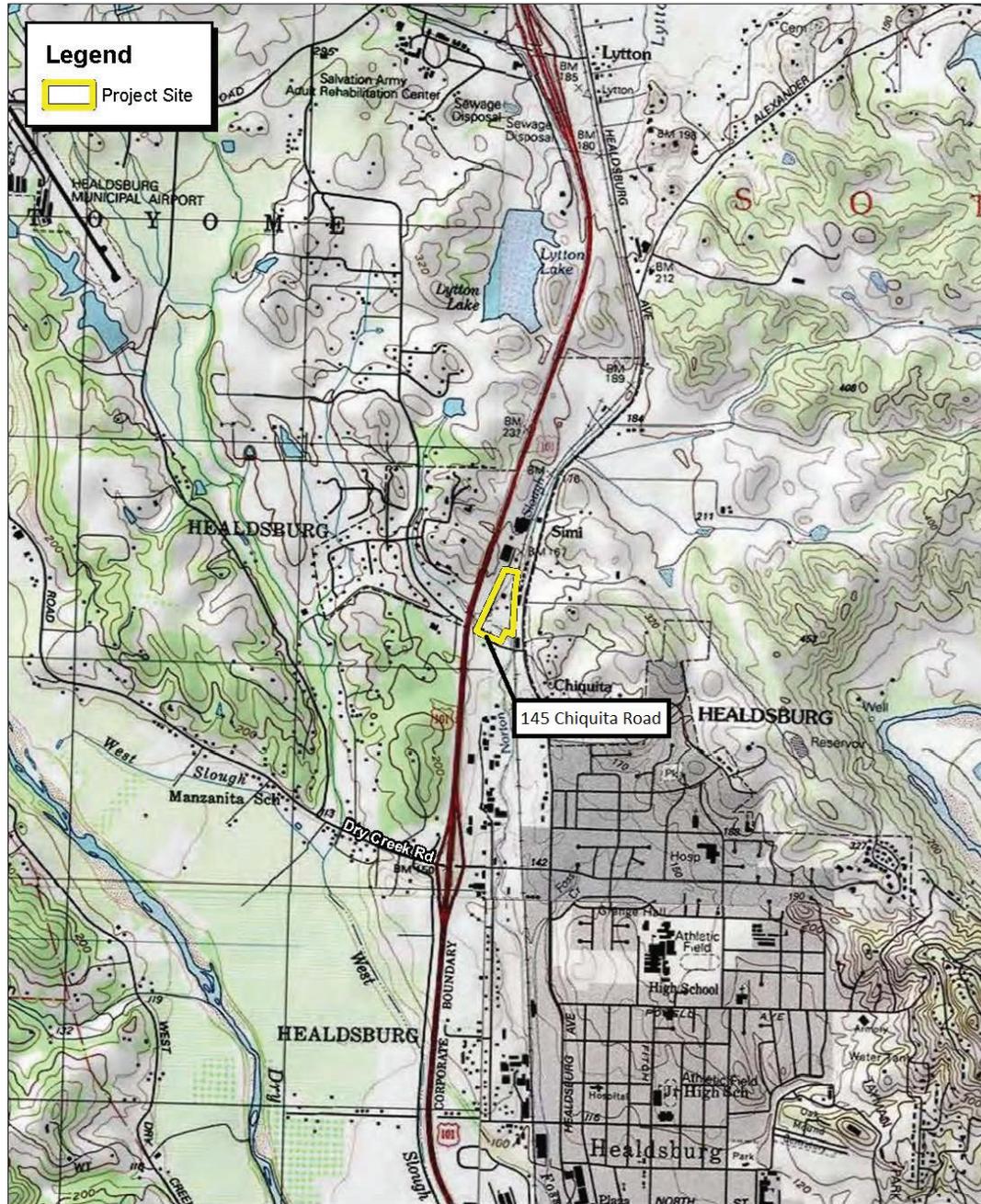
\*B12. References:  
 2016 Archival research and Consultation at the Healdsburg Museum  
 2016 NETR Historic Aerials

B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro  
 \*Date of Evaluation: 08/15/2016

(This space reserved for official comments.)





Source: USGS Geyserville (1993), Jintown (1993) 7.5' Quadrangles

Exhibit 2

Local Vicinity Map  
 Topographic Base



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - C

P1. Other Identifier: 153 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Geyserville Date 1993 T    ; R    ;  of  of Sec    ;     B.M.

c. Address 153 Chiquita Road City Healdsburg Zip 95448

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510722 mE/ 4276369 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 089-013-012. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. Description: The subject property is a c. 1945, one-story, asymmetrical, rectangular-shaped, California Bungalow-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in fair condition, is accessed by a wooden staircase leading to a covered porch and entrance on the building's southern façade. The building sits atop a 2-foot pier-and-beam foundation enclosed by vertical wooden siding that supports a light tan-brown stucco exterior. The residence and porch have low-pitched, front-gabled roofs with small eaves that wrap around the entire structure. The roofs are clad in grey composition shingling, and the rafters are semi-enclosed with plywood planking. A two-car garage with a shed roof is attached to the western façade of the building, and an unattached, asymmetrical storage constructed from vertical and horizontal wooden siding topped with a flat roof lies to the east of the building. Two sets of two-lite sliding, sash-style windows flank each side of the entrance on the southern facade. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and double-hung sash-style. The rear of the building contains a small fenced-in yard and rear entrance. The property has a dirt and grass front yard separated from the street by several large rough stones used to demarcate its boundaries. A dirt and gravel driveway extends from the attached garage to the street. The original windows and roofing materials appear to have been replaced, but no other major exterior alterations were noted.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HP2

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Ca. 1945 - Historic Aerials and Topos

\*P7. Owner and Address:

DRG Builders, Inc.

153 Chiquita Road

Healdsburg, CA 95448

\*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

\*P9. Date Recorded: 08/15/2016

\*P10. Survey Type: (Describe)

Phase I Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Phase I Cultural Resources Assessment

The Oaks at Foss Creek Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - C \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 153 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Modern Movement - California Bungalow Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1945 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
Clapboard shed located to the east of the main structure

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1940s Property Type Residence Applicable Criteria NA

The residence at 145 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1940's as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, displays many features of the Craftsman bungalow style: a low-pitched roof, multiple-roof planes, wide eaves, and exposed rafters. The common stucco wall facing is further identified with the California bungalow subtype. The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 145 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) None

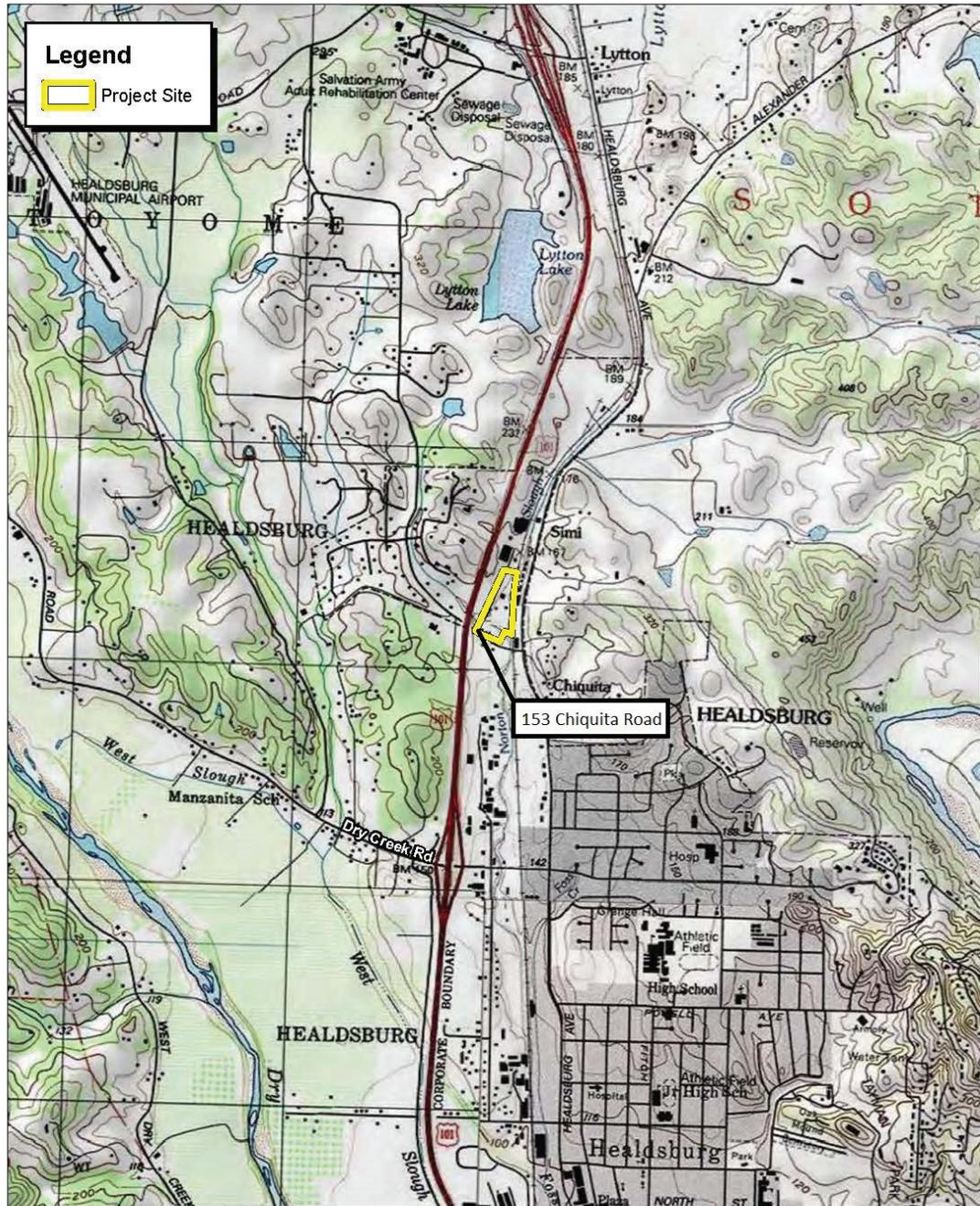
\*B12. References:  
 2016 Archival research and Consultation at the Healdsburg Museum  
 2016 NETR Historic Aerials

B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro  
 \*Date of Evaluation: 08/15/2016

(This space reserved for official comments.)

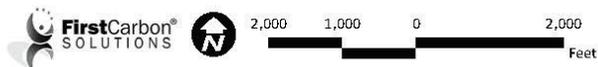




Source: USGS Geyserville (1993), Jintown (1993) 7.5' Quadrangles

Exhibit 2

Local Vicinity Map  
Topographic Base



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - D

P1. Other Identifier: 157 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Geyserville Date 1993 T  ; R  ;  of  of Sec  ;   B.M.

c. Address 157 Chiquita Road City Healdsburg Zip 95448

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510722 mE/ 4276369 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 089-013-012. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a c. 1935, one-story, asymmetrical, rectangular-shaped, ranch-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in fair condition, is accessed by a single door set into the building's western façade. The building's northwest corner is recessed, creating a covered porch below the structure's low-pitched side-gabled roof that is supported by five wooden piers. The roof is covered with grey composition shingling, small eaves surround the structure, and the rafters are semi-enclosed with plywood planking. The walls of the residence are clad with tan-brown horizontal wooden siding and sit atop a concrete foundation. A picture window with single-lite sliding flankers is set into the building's western façade to the north of the entrance. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and two-lite sliding sash-style. The rear of the building contains a small yard and rear entrance. The property has minimal landscaping elements consisting of planters and bushes running along the building's western façade. A dirt and gravel driveway extends from the western side of the building to the street. An unattached shed with a corrugated metal roof lies just north of the main structure. The original windows and roofing materials appear to have been replaced and a satellite dish has been installed on the roof, but no other major exterior alterations were noted.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HPZ

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Ca. 1935 - Historic Aerials and Topos

\*P7. Owner and Address:

DRG Builders, Inc.

157 Chiquita Road

Healdsburg, CA 95448

\*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

\*P9. Date Recorded:

08/15/2016

\*P10. Survey Type: (Describe)

Phase I Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Phase I Cultural Resources Assessment

The Oaks at Foss Creek Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - D \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 157 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Modern Movement - Ranch Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1935 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1930s Property Type Residence Applicable Criteria NA

The residence at 157 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1930's post-prohibition as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, appears to be a variation of a ranch-style house that gained popularity in the mid-1930s. The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City. As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 157 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

2016 Archival research and consultation at the Healdsburg Museum

2016 NETR Historic Aerials

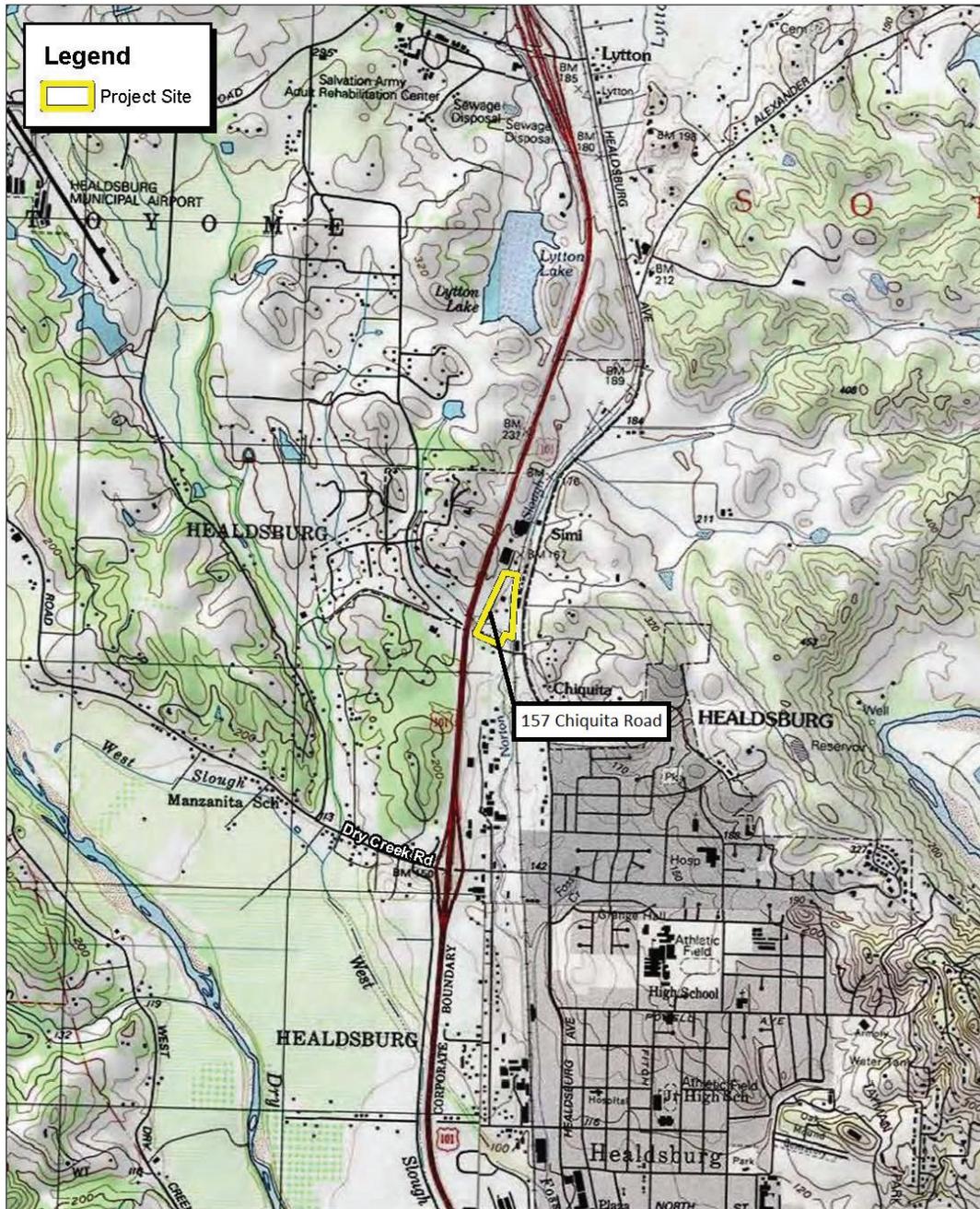
B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro

\*Date of Evaluation: 08/15/2016

(This space reserved for official comments.)

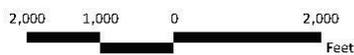




Source: USGS Geyserville (1993), Jimtown (1993) 7.5' Quadrangles

Exhibit 2

Local Vicinity Map  
 Topographic Base



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - E

P1. Other Identifier: 167 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Geyserville Date 1993 T    ; R    ;  of  of Sec    ;     B.M.

c. Address 167 Chiquita Road City Healdsburg Zip 95448

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510722 mE/ 4276369 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 089-013-012. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. **Description:** The subject property is a c. 1945, one-story, L-shaped, Craftsman-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in good condition, appears to have been recently renovated, and it is unclear which structural elements are part of the original building. The main residence sits atop a concrete foundation and is accessed by a single door set into the building's eastern façade. The building is clad in forest-green vertical board-and-batten wooden siding with white trim and is topped with a low-pitched, cross-gabled roof covered in brown composition shingling. Medium-sized eaves surround the building with semi-exposed rafters. The roof also has two double-sided dormers set atop the two roof segments that evoke the rooftop of a pole-style barn. Sets of twin double-hung, sash-style windows are built into the building's northern, western, and eastern façades. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and two-lite sliding sash in style. The eastern side of the residence opens to a landscaped garden and patio area flanked to the east by a single-room shed/cottage built in the same style as the main residence. A gravel east-west-running driveway connects the property to the street, and leads to a freestanding two-car garage northeast of the main residence. The garage is built in the same style as the main residence, with a double-facing dormer roof and modern lift-hinge garage door that contains four sets of fixed six-light windows. Records and historic aerial photographs indicate the garage and cottage are modern additions to the property, but they appear to be contemporary and identical in design and construction to the main residence. It is therefore unclear how much of the original structure remains, as it has been heavily remodeled.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HP2

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Ca. 1945 - Historic Aerials and Topos

\*P7. Owner and Address:

DRG Builders, Inc.

167 Chiquita Road

Healdsburg, CA 95448

\*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

\*P9. Date Recorded:

08/15/2016

\*P10. Survey Type: (Describe)

Phase I Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Phase I Cultural Resources Assessment

The Oaks at Foss Creek Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - E \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 167 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Modern Movement - California Bungalow Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1945 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1940s Property Type Residence Applicable Criteria NA

The residence at 167 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1940's as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, displays many features of the Craftsman bungalow style: a low-pitched roof, multiple-roof planes, wide eaves, and exposed rafters. The common stucco wall facing is further identified with the California bungalow subtype. The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 167 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

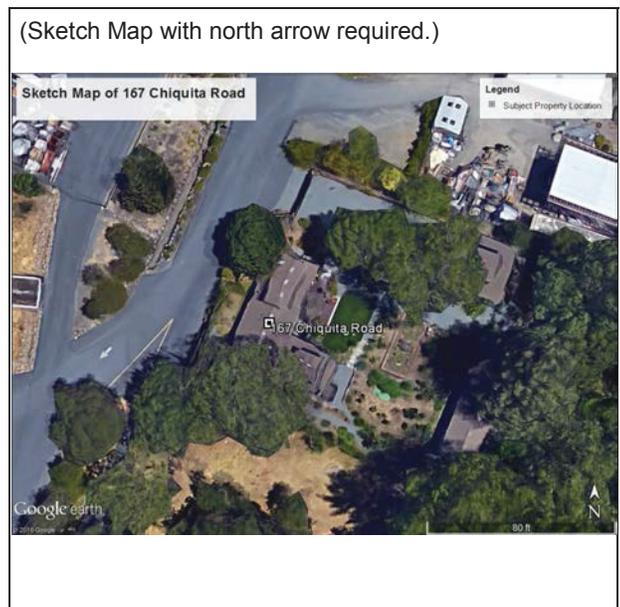
B11. Additional Resource Attributes: (List attributes and codes) None

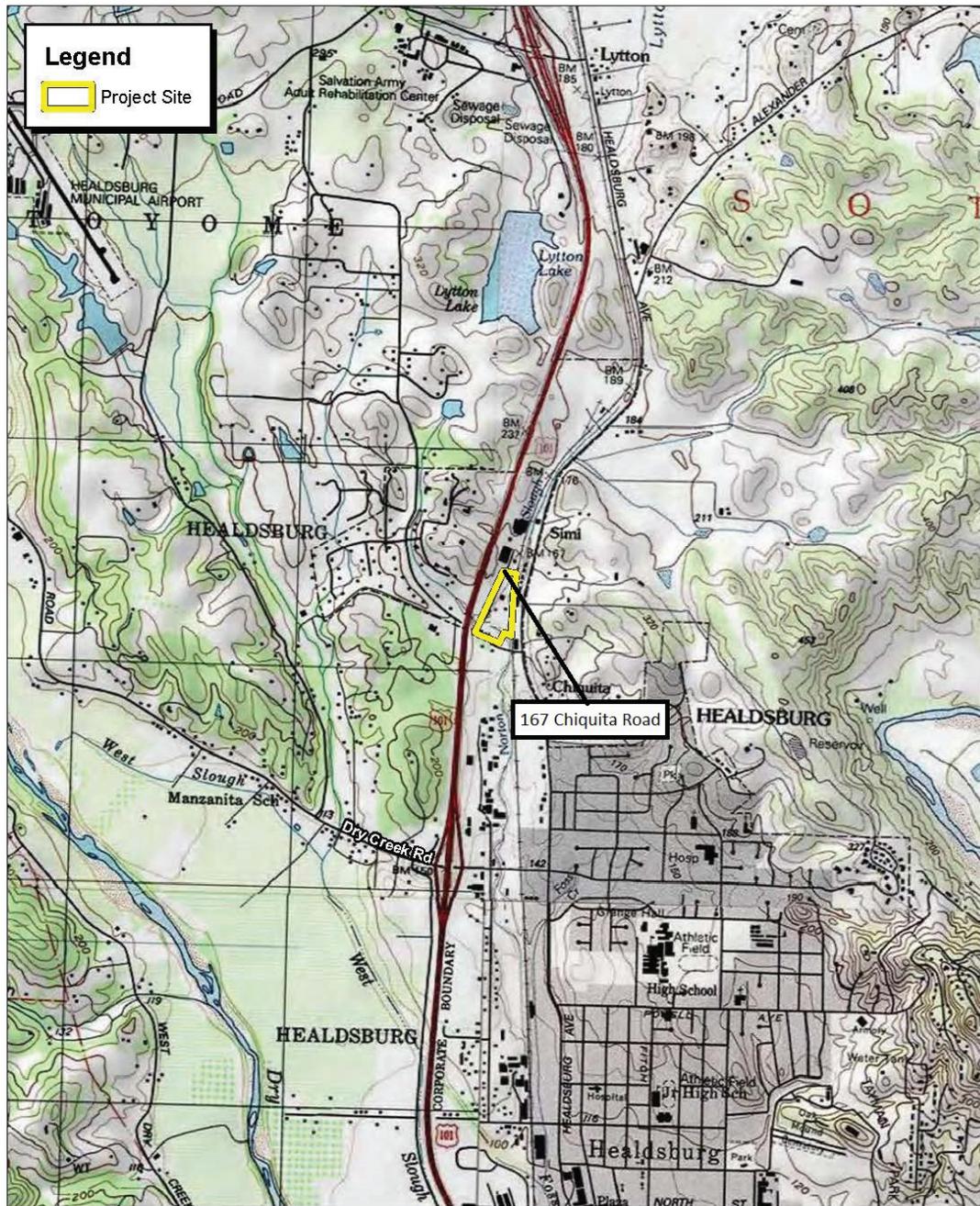
\*B12. References:  
 2016 Archival research and Consultation at the Healdsburg Museum  
 2016 NETR Historic Aerials

B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro  
 \*Date of Evaluation: 08/15/2016

(This space reserved for official comments.)





Source: USGS Geyserville (1993), Jintown (1993) 7.5' Quadrangles

Exhibit 2

Local Vicinity Map  
 Topographic Base



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State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - F

P1. Other Identifier: 51 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Geyserville Date 1993 T    ; R    ;  of  of Sec    ; **B.M.**

c. Address 51 Chiquita Road City Healdsburg Zip 95448

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510763 mE/ 4276350 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 089-013-016. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a c. 1952, two-story, asymmetrical, rectangular-shaped, postwar minimal-style single-family residence located in a rural residential neighborhood in the City of Healdsburg. The building, which is in moderate condition, is accessed by a four-stair, small brick porch leading to a single door on the building's southern façade. The building has a concrete foundation, is clad in light pink wooden lapped siding, and a low-pitched open gable roof with small eaves that wrap around the entire structure. The roof is clad in light brown composition shingling, and the rafters are semi-enclosed with plywood planking. The southeastern room projects forward from the main mass of the building on the eastern side of the entry. Two sets of single-lite sliding windows flank the building's main entrance on the southern facade, with a third set centered on the building's second story. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and single-light sliding style. A detached garage that exhibits the same wooden lapped siding is situated behind the main structure in the northwest corner of the property. The property has a front lawn that wraps around the eastern side of the building, and a gravel driveway runs along its western side. The original windows appear to have been replaced, but no other major exterior alterations were noted.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HP2

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Ca. 1952 - Historic Aerials and Topos

\*P7. Owner and Address:

George and Julia Diaz

51 Chiquita Road

Healdsburg, CA 95448

\*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

\*P9. Date Recorded:

08/15/2016

\*P10. Survey Type: (Describe)

Phase I Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Phase I Cultural Resources Assessment

The Oaks at Foss Creek Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - F \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 51 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence  
 \*B5. Architectural Style: Modern Movement - California Bungalow Style  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1952 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1950s Property Type Residence Applicable Criteria NA

The residence at 51 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1950's as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, displays many features of the postwar minimal bungalow style: a small and inexpensive home built on a poured concrete foundation with minimal roof overhangs, reduced porches, lapped or stucco siding and multipane picture windows as the dominant feature of the front facing façade (Caltrans 2011). The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 111 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

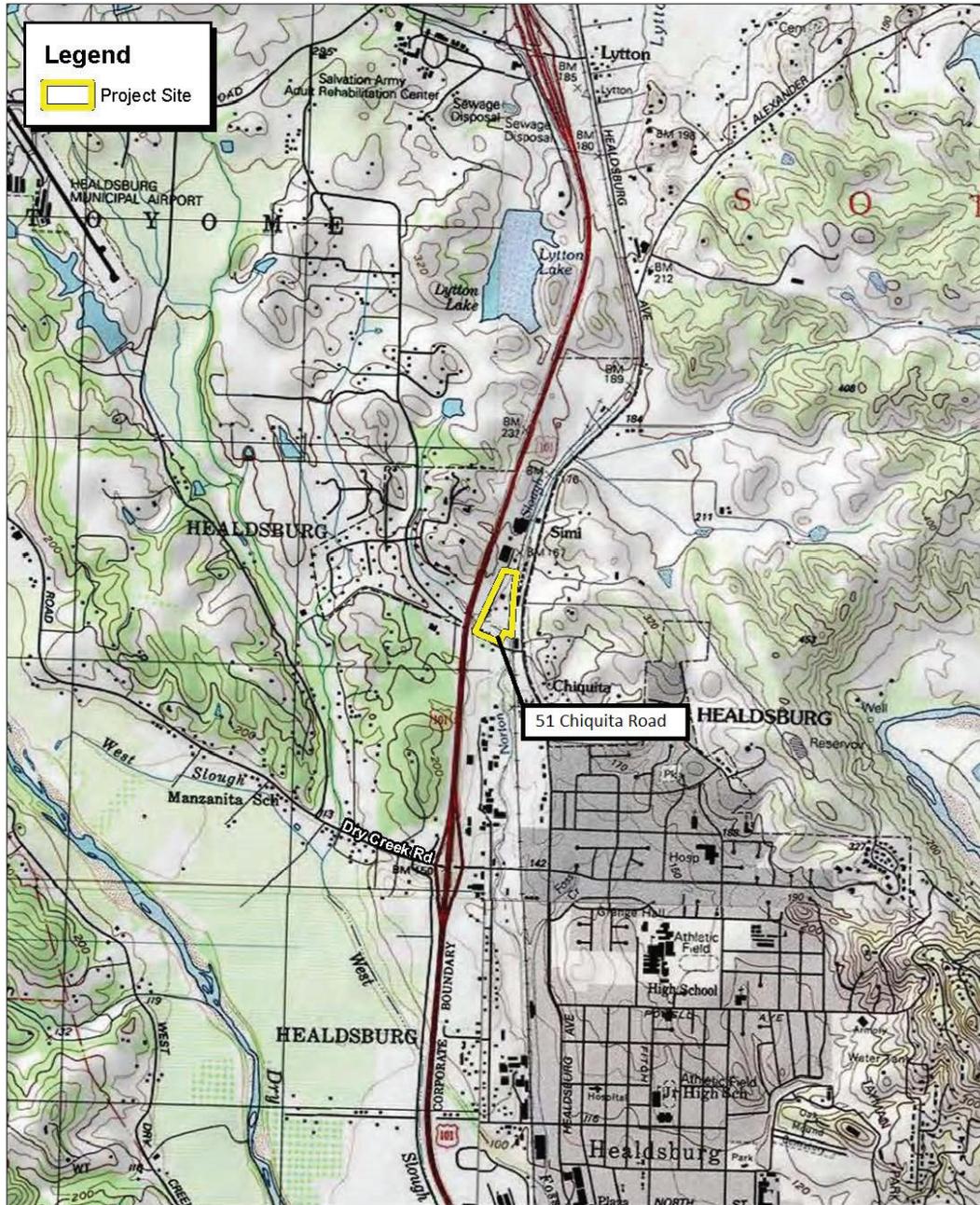
- 2016 Archival research and Consultation at the Healdsburg Museum
- 2016 NETR Historic Aerials

B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro  
 \*Date of Evaluation: 08/15/2016

(This space reserved for official comments.)





Source: USGS Geyserville (1993), Jimtown (1993) 7.5' Quadrangles

Exhibit 2

Local Vicinity Map  
 Topographic Base



32570015 • 08/2016 | 2\_topo.mxd

CITY OF HEALDSBURG • THE OAKS AT FOSS CREEK RESIDENTIAL DEVELOPMENT  
 PHASE I CULTURAL RESOURCE ASSESSMENT

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) FCS - 3257.0015 - G

P1. Other Identifier: 99 Chiquita Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Geyserville Date 1993 T    ; R    ;  of  of Sec    ;     B.M.

c. Address 99 Chiquita Road City Healdsburg Zip 95448

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 510763 mE/ 4276350 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 089-013-015. Take Dry Creek Rd. east from HW101, turn left onto Healdsburg Ave. then left on Chiquita Rd.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a c. 1952, one-story, asymmetrical, rectangular-shaped, Postwar minimal style single-family bungalow located in a rural residential neighborhood in the City of Healdsburg. The building, which is in moderate condition, is accessed by a two-stair, small brick porch leading to a single door on the building's southern façade. The building has a concrete foundation, light tan-brown stucco exterior, and a low-pitched open gable roof with moderately sized eaves that wrap around the entire structure. The roof is clad in tan-brown composition shingling, and the rafters are semi-enclosed with plywood planking. A small porch projects forward from the main mass of the building on the western side of the entry, and two sets of single-lite sliding windows flank the building's main entrance on the southern facade. Additional windows on the building vary in size, shape, and placement, but are primarily aluminum-framed, rectangular-shaped, and single-lite sliding style. The structure does not contain a garage, however several temporary structures and containers have been placed the rear of the building. The property has landscaped elements including a small front lawn containing trees and flowering bushes, and a concrete driveway runs perpendicular to the west side of the residence. The original windows appear to have been replaced, but no other major exterior alterations were noted.

\*P3b. Resource Attributes: (List attributes and codes) Single Family Property - HP2

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north from Chiquita Ave.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Ca. 1952 - Historic Aerials and Topos

\*P7. Owner and Address:

Michael and Diana Rose

99 Chiquita Road

Healdsburg, CA 95448

\*P8. Recorded by: (Name, affiliation, and address) Dr. Dana DePietro - FCS

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

\*P9. Date Recorded: 08/15/2016

\*P10. Survey Type: (Describe)

Phase I Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Phase I Cultural Resources Assessment

The Oaks at Foss Creek Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) FCS - 3257.0015 - G \*NRHP Status Code 6Z - Found ineligible  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: 99 Chiquita Road  
 B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Modern Movement - California Bungalow Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1952 according to historic aerial photographs and topographic maps

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Agriculture Area Healdsburg

Period of Significance 1950s Property Type Residence Applicable Criteria NA

The residence at 99 Chiquita Road is part of an overall development and expansion of residential areas in and around the Healdsburg area during the 1950's as agricultural activity, particularly winemaking, intensified in the region, requiring additional housing for laborers and their families. The subject property is part of that process of expansion and growth, but does not meet Criterion A: Event, as there are examples of many similar, small-scale residential buildings built during this time in the greater Healdsburg area. The building is associated with J. V. Hassett, Dominio Sciarra, Enrico Sciarra, and the Sciarra family; however, the relative absence of these individuals from published accounts of Healdsburg history indicate that they did not achieve demonstrable historic importance, and thus the property does not meet the criteria for Criterion B: Person. Under Criterion C: Architecture, the house, built by an unknown architect, displays many features of the Craftsman bungalow style: a low-pitched roof, multiple-roof planes, wide eaves, and exposed rafters. The common stucco wall facing is further identified with the California postwar bungalow subtype. The building possesses few if any ornamental details and is a standard, undistinguished example of construction design and techniques from the period, with better examples located elsewhere within the City (229 East Street and 448 Grant Street among them). As such, the building does not appear to be eligible for listing on the CR under Criteria C. Criterion D: Information Potential, is most often used to evaluate archaeological sites or buildings that employ unusual building techniques. There is no evidence that the property in question exhibits any unusual construction features, or has the ability to contribute significant information to the overall history of Healdsburg. Therefore, the residence at 111 Chiquita Road does not appear to meet any of the criteria for historic and/or architectural significance required for listing on the CR. No analysis of integrity is required where the property fails to meet all four criteria. The residence does not appear to possess sufficient artistic merit or historical association to meet a local standard for historical importance, nor does it contribute to the general character of the neighborhood through a unified historical period or architectural theme that could be considered as a contributing structure to a potential historic district. As such, it should not be considered a historical resource under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

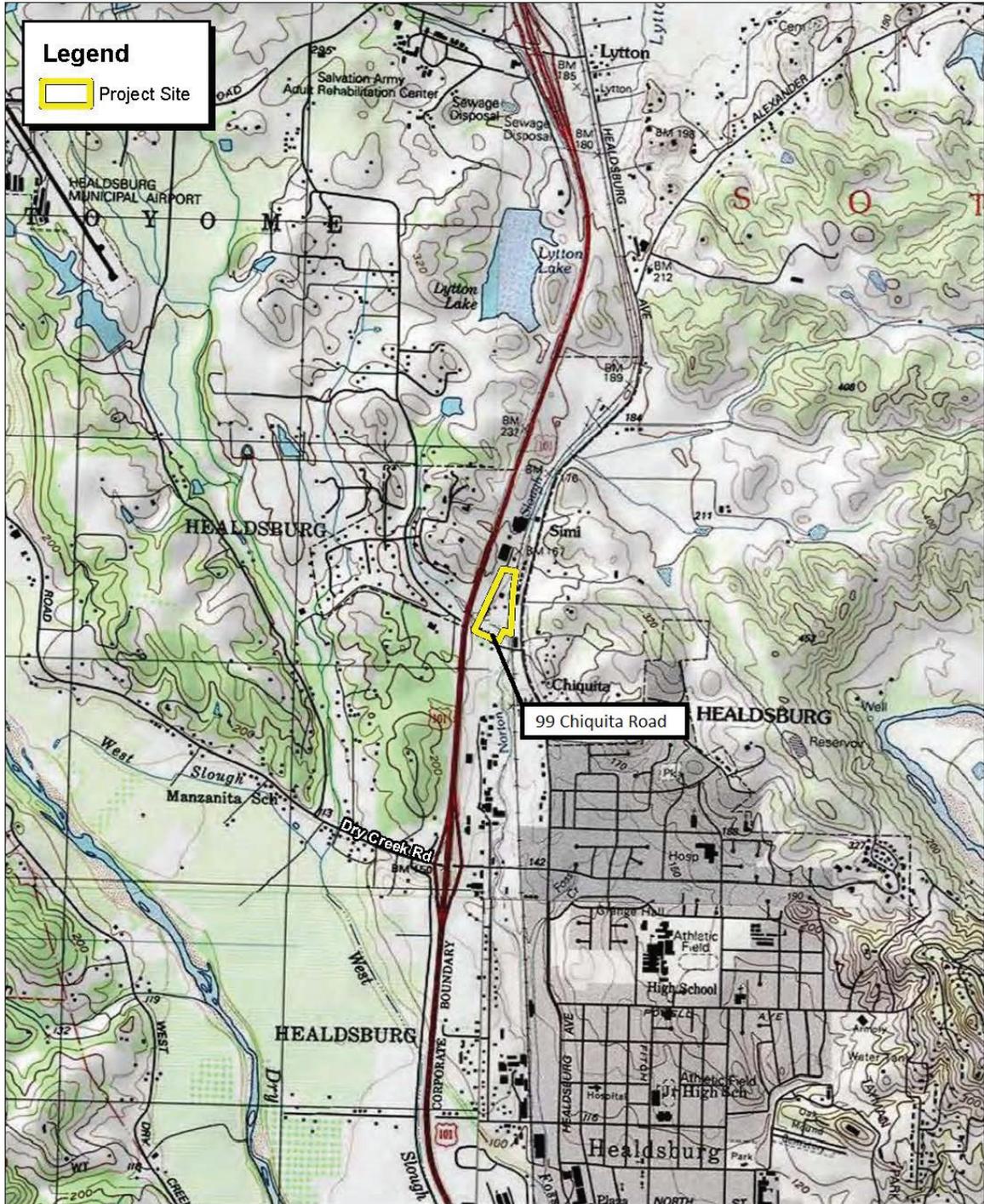
- 2016 Archival research and Consultation at the Healdsburg Museum
- 2016 NETR Historic Aerials

B13. Remarks:

\*B14. Evaluator: Dr. Dana DePietro  
 \*Date of Evaluation: 08/15/2016

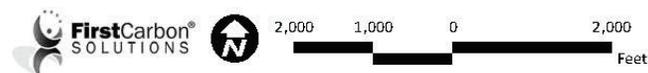
(This space reserved for official comments.)





Source: USGS Geyserville (1993), Jimtown (1993) 7.5' Quadrangles

Exhibit 2



Local Vicinity Map  
 Topographic Base