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**EXHIBIT H**



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CITY OF PLEASANTON  
PLANNING DIVISION

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31 January, 2012

**BASIN**  
RESEARCH  
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Jeffrey C. Schroeder  
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RE: Cultural Resources Review – 4202 Stanley Boulevard, Pleasanton (APN 946-1691-1-1)

Dear Mr. Schroeder,

Please let this letter stand as our report of an archaeological records search, a limited literature review, consultation with the Native American Heritage Commission, an archaeological field review and a summary architectural review for the property located at 4202 Stanley Boulevard, City of Pleasanton, Alameda County. This review was requested a part of a due diligence effort to determine if significant cultural resources under the California Environmental Quality Act (CEQA) might be affected by the proposed action. Mr. Ward Hill (M.A.), consulting architectural historian, completed a limited field review of three buildings presently located at the address.

## **PROJECT LOCATION AND DESCRIPTION**

The project is a parcel with a physical address of 4202 Stanley Boulevard, Pleasanton (United States Geological Survey [hereafter USGS], USGS Dublin, Calif. 1980 and Livermore, Calif. 1980 7.5' quadrangle topographic maps, T 3S R 1E, unsectioned) [Figs. 1-3]. Residential housing is proposed for the parcel.

## **RESEARCH SOURCES CONSULTED**

### **ARCHAEOLOGICAL RESOURCES**

A prehistoric and historic site record and literature search was conducted by the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park (CHRIS/NWIC File No. 11-0749 dated January 26, 2012 by Hagel).

The literature review by Basin Research Associates included a review of lists of various state and/or federal historically or architecturally significant structures, landmarks, or points of interest in/adjacent (see References Cited and Consulted).

## INDIVIDUALS, AGENCIES AND GROUPS

The Native American Heritage Commission (NAHC) was contacted for a search of the *Sacred Lands Inventory* on file with the Commission (Busby 2012).

No other agencies, departments or local historical societies were contacted for this letter report.

## RESEARCH FINDINGS

This report was prepared to identify potentially significant archaeological, Native American, or built environment resources listed or eligible for the California Register of Historical Resources (CRHR) within or adjacent to the proposed project.

## RECORDS SEARCH RESULTS

No prehistoric, combined prehistoric/historic or historic sites have been recorded or reported in or adjacent to the proposed project. Two built environment sites have been recorded within 0.25 miles of the project (CHRIS/NWIC File No. 11-0749).

P-01-001793, the Arroyo del Valle Railroad Bridge, an abandoned Southern Pacific Railroad Bridge (Hill 1996/form).

P-01-001794, the Cavestri Farm, buildings complex located at 3899 First Street, Pleasanton (Hill 1996/form).

No cultural resources compliance reports on file at the CHRIS/NWIC appear to include the project and/or adjacent areas.

## ARCHAEOLOGICAL SENSITIVITY

The project is located in an area designated as of "high" sensitivity for archaeological resources (Quaternary Research Group 1976).

## NATIVE AMERICAN RESOURCES - Prehistoric

The CHRIS/NWIC records search was negative for the project and area adjacent to the project (CHRIS/NWIC File No. 11-0749).

## NATIVE AMERICAN RESOURCES - Ethnographic

The aboriginal inhabitants of the project vicinity belonged to a group known as the Costanoans<sup>1</sup> (Kroeber 1925:465; Levy 1978:485). Researchers differ as to the identity of the subgroup which may have formerly occupied the study area: the *Seunen* tribelet (Bennyhoff 1977:164, Map 2); the *Ssouyen* (Hall n.d.:Map 1), or the *Pelnen* (Milliken 1995:229).

No known Native American villages, trails, traditional use areas or contemporary use areas have

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1. Also known as the *Ohlone* (Galvan 1967/68; Margolin 1978).

been identified in, adjacent or near the project (e.g., Kroeber 1925; Bennyhoff 1977; Levy 1978; Elsasser 1986:48, Table 4, Fig. 10; CAL/OHP 1988).

The NAHC search of the *Sacred Lands Inventory* ". . . failed to indicate the presence of Native American cultural resources in the immediate project area" (Pilas-Treadway 2012).

## HISTORIC PERIOD RESOURCES

The Spanish philosophy of government in northwestern New Spain was directed at the founding of presidios, missions, and secular towns with the land held by the Crown (1769-1821). The later Mexican (1822-1848) policy stressed individual ownership of the land (Hart 1987).

### Hispanic Era Resources

Early Spanish expeditions, Fages 1770, Fages 1772, and Anza 1775/1776 likely followed aboriginal trails. None of these trails/routes were located in or adjacent to the proposed project alignment (Milliken 1995:33, Map 3; USNPS 1995).

The project parcel was located within the *Rancho Valle de San Jose* ("stream of the valley") granted to Antonio Maria Pico in 1839, his brothers-in-law Agustin Bernal and Juan Pablo Bernal, and his sister-in-law, Maria Dolores Bernal de Sunol and patented to Agustin and Juan Pablo Bernal and Antonio Maria Sunol in 1865. None of the known rancho dwellings, or other features (e.g., garden, roads, corrals, etc.) were located in or adjacent to the project (Hendry and Bowman 1940:630-640; Hoover et al. 1966:16-17; Mosier and Mosier 1986:12).

### American Era Resources<sup>2</sup>

No known American Era Resources were identified in the project as part of the CHRIS/NWIC records search conducted for the proposed project.

### *Map Review with Supplementary Information*

Healy's 1863 Plat of the *Rancho Valle de San Jose* finally confirmed to Antonio Sunol, Juan Bernal and Augustin Bernal shows the alignment of the "Arroyo Valle" east of the study area, "J Bernol's" mapped north of the study area, and the "Road from Mission San Jose to Stockton" (present-day Sunol Boulevard/First Street/Stanley Boulevard) south of the project through the study area.

Higley's 1857 *Official Map of the County of Alameda* shows the "Arroyo Vaya" (present-day Arroyo del Valle) and the road through the study area. No other features are mapped in the project vicinity.

Allardt's 1874 *Official Map of Alameda County* shows some subdivision of former rancho lands in the study area as well as the "Western Pacific R.R." through the study area, east of the project. At the time, the project vicinity was located north of Pleasanton. A single

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2. Information relies on previous reports by Basin Research Associates.

structure is shown in the project vicinity, possibly within the project, just east of Main Street/Santa Rita Road north of the Arroyo Del Valle and south of present-day Stanley Boulevard.

In contrast Thompson and West's 1878 *Official Historical Atlas Map of Alameda County* does not show a structure in the vicinity of the project (e.g., Allardt 1874).

The schematic 1880 Oakland Tribune's *Map of Alameda County* appears to show a structure mapped on the 1874 Allardt map that may have been within or near the project parcel.

Nusbaumer and Boardman's 1900 *Official Map of Alameda County, California* shows no structure in the vicinity of the project (e.g., between Main Street, Stanley Boulevard, and the "*Central Pacific R.R.*")

The 1906 USGS Pleasanton topographic quadrangle map, surveyed in 1904 shows no structure in the vicinity of the project.

The 1943 US War Department Pleasanton topographic quadrangle map, relying on 1937 aerial photography, shows both sides of Stanley Boulevard occupied by buildings.

The 1980 USGS Livermore topographic quadrangle map shows the project and vicinity as urbanized - thus no individual buildings or structures are mapped.

### *Built Environment*

Three buildings are present within the parcel - a single family residence constructed in 1912 and two c. 1945 buildings: a storage building and a small residence with a laundry room in the back are present in close proximity to the main residence. In addition, several trailers are present on the property due to its former use as mobile park.

### *Listed Historic Properties*

No listed local, state or federal historically or architecturally significant structures, landmarks or points of interest have been identified in the proposed project.

### **FIELD REVIEW - Archaeological [Figs. 4-7]**

Mr. Christopher Canzonieri (M.A.) completed a field inventory of the 2.09 acre parcel on January 17, 2012. Three buildings are present within the former mobile home park - a main residence and two secondary buildings (storage and laundry/residential). Several vacant trailers are also present along with one occupied trailer.

Field transects were oriented north south and spaced approximately two meters apart. The majority of the surface is covered in asphalt (there are two main driveways) and concrete driveways associated with individual trailer lots. The few open areas include lawns and large mature trees. Observed sediments consist of grayish brown loamy silt with angular gravel and subrounded pebbles. No prehistoric cultural material was observed during the field inventory.

No significant prehistoric or historic archaeological material was observed during the field inventory.

### **FIELD REVIEW - Built Environment (see Attachments)**

Mr. Ward Hill (M.A.), consulting architectural historian, completed a preliminary historic resource evaluation of the two unit residential building located on the parcel with a current use as a mobile home park [see Figs. 3, 8-9; Attachment]. The building was originally a single-family house with a c.1960s second floor unit added in remodeled attic space. Two additional c. 1945 buildings: a storage building and a small residence with a laundry room in the back are present in close proximity to the main residence. In addition to the buildings a number of mobile homes and various mature trees are still extant on the level 2.09 acre lot. According to public records, the original house was constructed in 1912. Mr. Hill photographed the original house, inspected the interior and exterior, noting later alterations and obvious evidence of deterioration. He also inspected the interior of the later storage building but the small house interior was not accessible.

### **DESCRIPTION**

The two-story, two-unit residential, Bungalow Style building is set back about 50 feet from the street behind an asphalt covered parking area. The front façade faces north toward the street. A driveway on the east side of the original house loops through the length of the parcel. The building has a rectangular plan with a rear utility room extension and a projecting angled bay window at the northwest corner. Structurally the building is stud-wall wood-frame construction with a perimeter concrete foundation.

The building has primarily one over one, wood-sash, double-hung windows. A large casement window on the east may be later alteration. An angled bay at the northwest corner has four double-hung windows. The building has a hipped roof covered with asphalt shingles and a cross gable roof over the front entrance porch. The porch gable has cornice brackets and a gable brace under the roof peak. Round columns support the porch roof. The columns are set on a low wall around the perimeter of the recessed entrance porch on the east side of the front façade. A stair constructed of concrete block with a wrought iron railing leads up to the entrance porch. The rear (south) façade has a rear porch with a shed roof.

The c. 1960s remodeling of the second floor attic space into a second unit involved several major alterations. A separate stairway constructed of wood with a brick foundation on the east façade leads to the entrance door to the second floor unit. The door and stairway are later alterations. Large dormers were added to the east, west and south slopes of the roof to provide additional space for the second floor unit (which has a living area, bedroom, kitchen and bathroom). The first floor of the original house has two bedrooms on the east and the main living areas (divided into two rooms) on the west. The walls have modern textured plaster and "cottage cheese" acoustical ceiling but the original baseboards, door and window molding are extant. A recently remodeled kitchen and bathroom are at the back of the house on the south.

### **Preliminary Evaluation**

The house has not been designated or determined for any state, local or federal historic resource

listing. The parcel is adjacent to the Little Stanley Boulevard Residential Neighborhood included in the City of Pleasanton's Historic Neighborhoods and Structures List (Pleasanton General Plan 2005-2025 2009:Table 7-3, #90). The historic integrity of the house has been somewhat compromised by the remodeling done to add a second unit in the attic space c. 1960s (addition of a new exterior stair on the east and the three large roof dormers). Based on the survey conducted for this letter report, the main residence does not appear to be eligible under California Register of Historic Places Criterion 3:

. . . resource 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.

It is not an exceptional example of the Bungalow Style in Pleasanton. Better examples of houses from this period that retain a higher level of historic integrity are still extant in Pleasanton. Additional detailed archival historical research/oral history is necessary in order to evaluate the building under Criteria 1 and 2. The two small c. 1945 buildings south of the original house are simple, undistinguished structures that are not of architectural interest.

## SUMMARY

No archaeological resources have been identified in or adjacent to the proposed Stanley Boulevard Project based on the records search, and field inventory conducted for the proposed project.

No known ethnographic, traditional or contemporary Native American resources have been identified in or adjacent to the project.

An inconclusive and limited historic map review suggests that a building and/or structure may have been located in the vicinity or within the project possibly ca. 1874/1880 and ca. 1937.

The house located at 4202 Stanley Boulevard and constructed in 1912 has not been designated or determined for any state, local or federal historic resource listing. The historic integrity of the house has been somewhat compromised by the remodeling done to add a second unit in the attic space c. 1960s. Based on the survey conducted for this letter report, the main residence does not appear to be eligible under California Register of Historic Places Criterion 3. It is not an exceptional example of the Bungalow Style in Pleasanton and better examples of houses from this period are still extant in Pleasanton. Additional detailed archival historical research/oral history is necessary in order to evaluate the building under Criteria 1 and 2. The two small c. 1945 buildings south of the original house are simple, undistinguished structures that are not of architectural interest.

No National Register or California Register listed, determined or potentially significant local, state or federal historic properties, landmarks, etc. have been identified in or adjacent to the proposed project.

## CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

It is the considered opinion of Basin Research Associates, based on a review of pertinent records, maps and other documents, and a field inventory that the proposed project can proceed as planned in regard to prehistoric and historic archaeological resources. No subsurface testing for buried archaeological resources appears necessary at this time.

Basin Research Associates recommends that if any unanticipated prehistoric or significant historic era cultural materials<sup>3</sup> are exposed during construction grading and/or excavation, operations should stop within 25 feet of the find and a qualified professional archaeologist contacted for evaluation and further recommendations. Potential recommendations could include evaluation, collection, recordation and analysis of any significant cultural materials followed by a professional report.

The preliminary review of the three buildings present on the property suggests that they are not eligible for the California Register of Historical Resources (CRHR). However, additional detailed archival historical research/oral history is necessary in order to evaluate the ca. 1912 residence under CRHR Criteria 1 and 2. It is also recommended that the appropriate state forms be completed and filed with the California Historical Resources Information System, Northwest Information Center (CHRIS/NWIC).

### CLOSING REMARKS

If I can provide any additional information or be of further service please don't hesitate to contact me. Thank you for retaining our firm for the project.

Sincerely,  
BASIN RESEARCH ASSOCIATES, INC.

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3. Significant prehistoric cultural resources are defined as human burials, features or other clusterings of finds made, modified or used by Native American peoples in the past. The prehistoric and protohistoric indicators of prior cultural occupation by Native Americans include artifacts and human bone, as well as soil discoloration, shell, animal bone, sandstone cobbles, ashy areas, and baked or vitrified clays. Prehistoric materials may include:
- a. Human bone - either isolated or intact burials.
  - b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
  - c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
  - d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
  - e. Isolated artifacts

Historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include.

- a. Structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.).
- b. Trash pits, privies, wells and associated artifacts.
- c. Isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc.).
- d. Human remains.

In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.



Colin I. Busby, Ph.D., RPA  
Principal

CIB/d

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Abbreviations

n.d. no date

v.d. various dates

N.P. no publisher noted

n.p. no place of publisher noted

Note: "CHRIS/NWIC, Sonoma State University, Rohnert Park" is used for material assigned S-# on file at the California Historical Resources Information System, Northwest Information Center, California State University Sonoma, Rohnert Park.

## ATTACHMENTS

### FIGURES

- Figure 1            General Project Location
- Figure 2            Project Location (USGS Dublin, Calif. 1980 and Livermore, Calif. 1980)
- Figure 3            4202 Stanley Boulevard - Aerial View
- Figure 4            View south at 4202 Stanley Boulevard
- Figure 5            View south along west side of property
- Figure 6            View east; parallel to Arroyo Mocho
- Figure 7            View north along east side of property
- Figure 8            North facing front façade showing porch and asphalt covered parking area. View to south
- Figure 9            North facing front façade with projecting angled bay and second floor dormers. View to southeast

### REPORT

Letter Report to Basin Research Associates  
4202 Stanley Boulevard, Pleasanton, California  
Ward Hill, Architectural Historian  
January 27, 2012

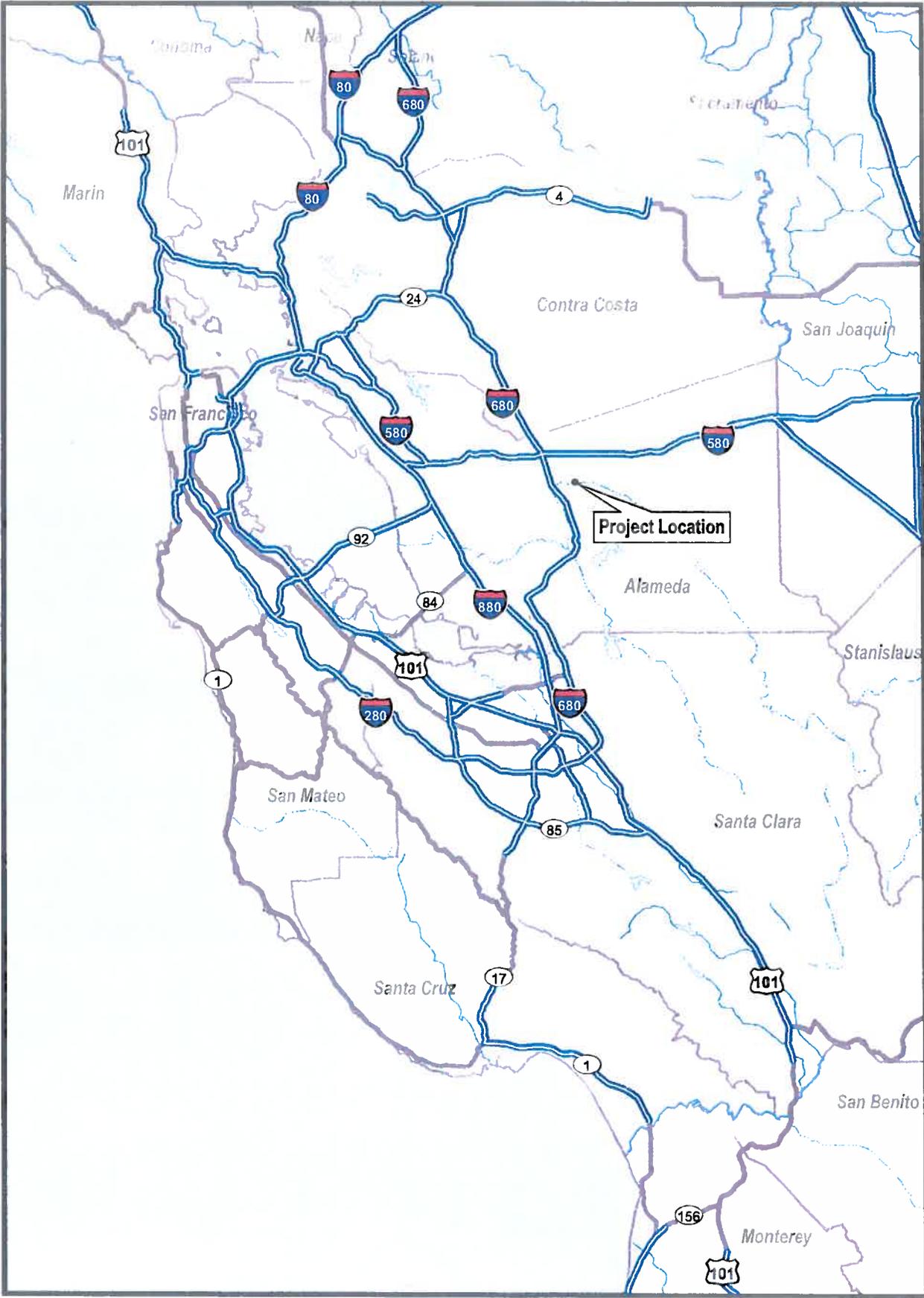


Figure 1: General Project Location

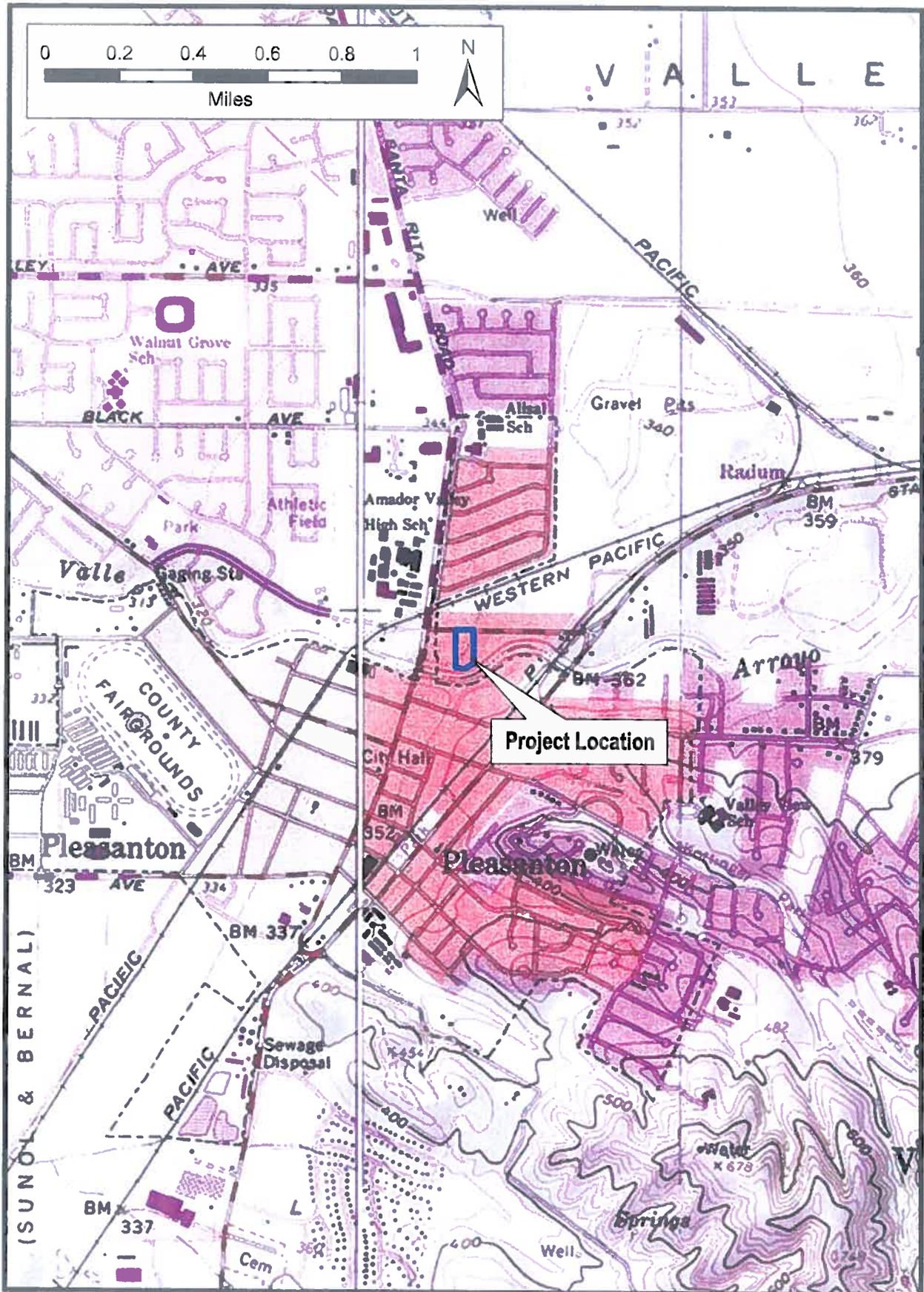


Figure 2: Project Location (USGS Dublin, Calif. 1980 and Livermore, Calif. 1980)



Figure 3: 4202 Stanley Blvd - Aerial View

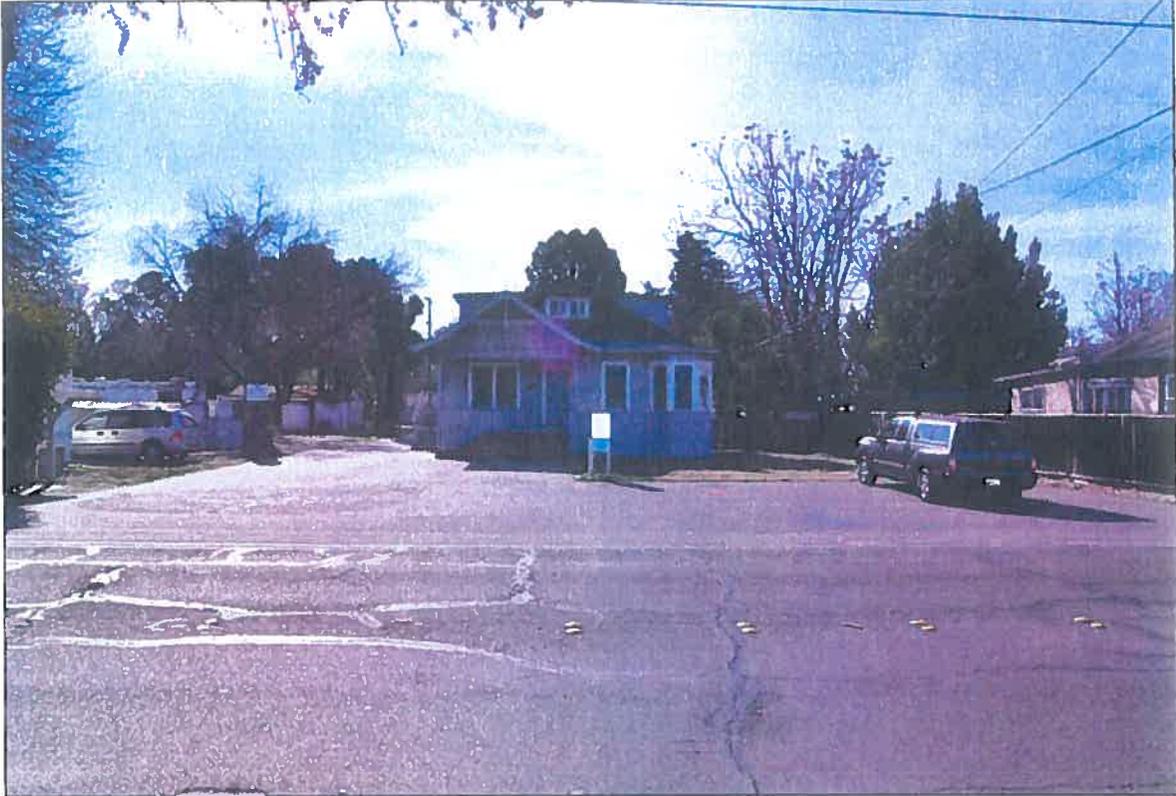


Figure 4: View south at 4202 Stanley Boulevard

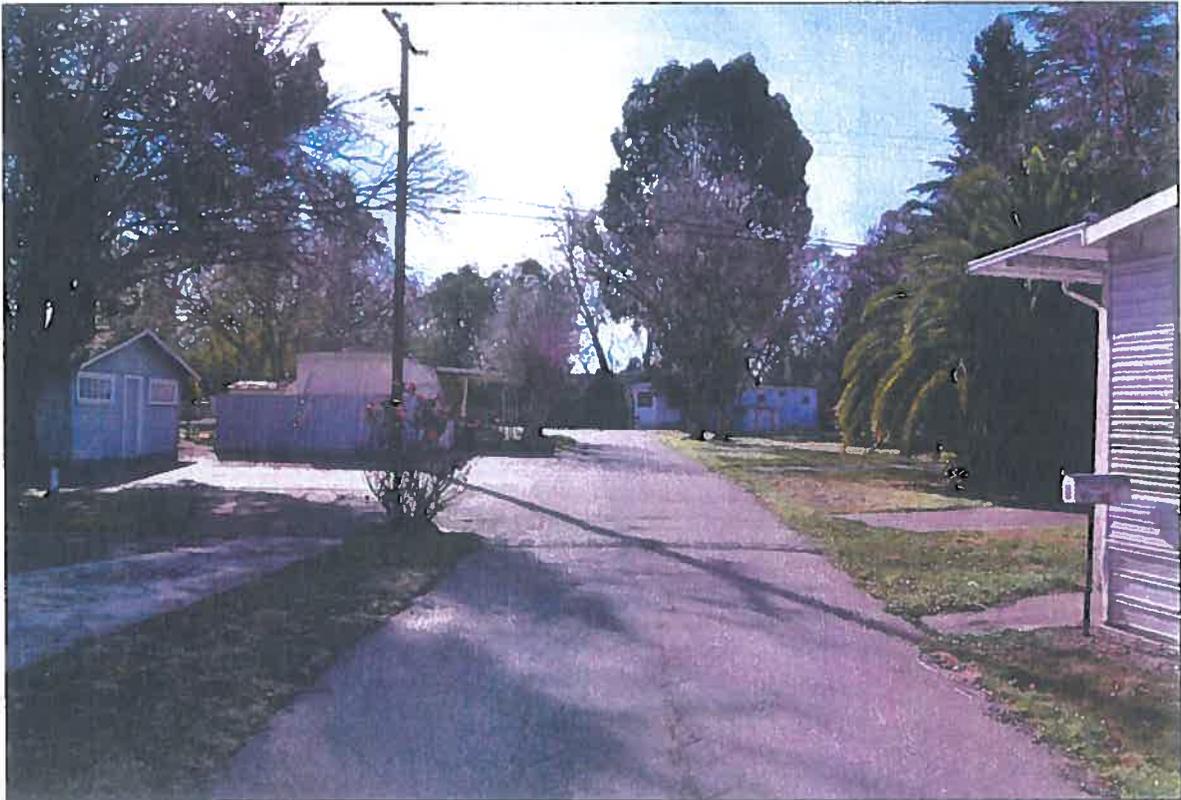


Figure 5: View south along west side of property



Figure 6: View east; parallel to Arroyo Mocho



Figure 7: View north along east side of property



Figure 8: North facing front façade showing porch and asphalt covered parking area.  
View to south



Figure 9: North facing front façade with projecting angled bay and second floor dormers.  
View to southeast

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