APPENDIX D

CULTURAL RESOURCES ASSESSMENT

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VISTA COVE DEVELOPMENT PROJECT

VALLEJO, SOLANO COUNTY, CALIFORNIA

LSA

March 2025

CULTURAL RESOURCES ASSESSMENT

VISTA COVE DEVELOPMENT PROJECT

VALLEJO, SOLANO COUNTY, CALIFORNIA

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LSA Project No. 20241845

National Archaeological Database Information:
Type of Study: Record Search, Archaeological Survey
USGS Quadrangle: *Benicia, California*
Acreage: 20

March 2025

MANAGEMENT SUMMARY

LSA conducted a cultural resources assessment for the Vista Cove Development Project (project) in Vallejo, Solano County, California. The assessment included a record search, archival research, field surveys, and this report. The subject property is approximately 20 acres. As the Lead Agency for the project, the City of Vallejo (City) required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area. To identify and evaluate such resources, LSA conducted a historical/archaeological resource records search, conducted historical background research, and carried out pedestrian field surveys.

No cultural resources within or adjacent to the project area were identified. Although eight historic resources were documented less than 0.5 miles away, the severe slopes and adjacent developments indicate that project parcel retains low potential for in situ subsurface cultural resources. Based on the site sensitivity LSA recommends that the following measures be implemented: (1) Workers Environmental Awareness Program; (2) Unknown Discovery of Archaeological Resources; and (3) Protocol for Human Remains Discovery.

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A: RECORD SEARCH BIBLIOGRAPHY

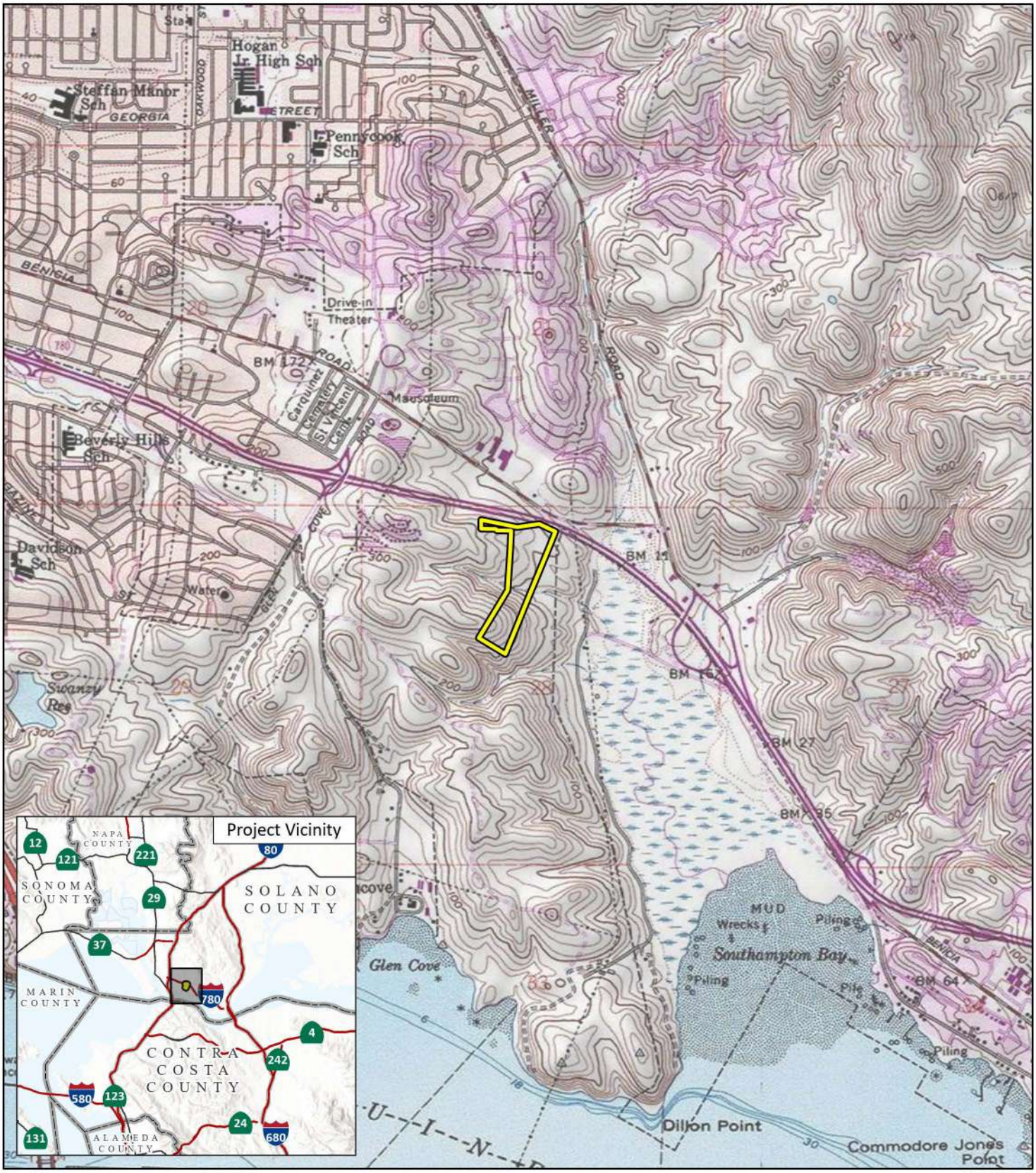
LIST OF ABBREVIATIONS AND ACRONYMS

CEQA	California Environmental Quality Act
City	City of Vallejo
County	County of Solano
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NWIC	Northwest Information Center
PRC	Public Resources Code
project	Vista Cove Development Project

INTRODUCTION

At the request of the City of Vallejo (City), LSA performed a cultural resources study on approximately 20 acres of land in Vallejo, Solano County, California (see Figure 1). The subject property of the study, Assessor's Parcel Numbers 0079-171-170, 0079-220-070, and a portion of 0079-120-100, is at the northeast corner of Shady Lane and Wildflower Street in Township 3 North, Range 3 West, Section 28, Mt. Diablo Baseline and Meridian, as depicted on the United States Geological Survey *Benicia, California* 7.5-minute topographic quadrangle map. The study is part of the environmental review process for residential development. The City, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] § 21000, et seq.).

LSA performed this study to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area. To identify and evaluate such resources, LSA conducted a historical/archaeological resources record search, pursued a historical background research, and carried out pedestrian field surveys. This report is a complete account of the methods, results, and final conclusion of the study.



LSA

FIGURE 1

0 1000 2000
FEET

Vista Cove Planned Development Project

Project Location

SOURCE: *Benicia CA*, 7.5' Quad (USGS 1980)

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SETTING

CURRENT NATURAL SETTING

Climate and Watershed

The project region is characterized by the coastal climate, with mild summers and winters. Rainfall averages 24 inches annually. The project area is transected by two ephemeral drainages, which drain to Benicia State Park in the east, where stormwater runoff converges and is directed to the Carquinez Strait (DK Engineering 2023).

Flora and Fauna

At an elevation of approximately 250 feet, the project is just within the Lower Sonoran Life Zone of California (Schoenherr 1992), which ranges from below sea level to 3,500 feet. Monterey pine, coast live oak, poison oak, and other native species were noted on the property (particularly xeric grasses, oats, barley, and brome). Extensive fauna are known locally, including many endemic species of reptiles, birds, and insects.

The coastal environment of California hosted a rich variety of abundant floral and faunal resources that fostered a particularly dense Native American occupation of this region during prehistoric times, especially the coastal corridor within a day's "commuting" distance of fresh water.

Geology

Vallejo is within the Coast Ranges geomorphic province of California. The geological setting along the Coast Ranges is notably different between the East and West sides of the San Andreas fault. Vallejo lies to the east of the San Andreas fault, which is characterized by Mesozoic rocks of the Franciscan Complex, the Great Valley Sequence, and the Jurassic Coast Range ophiolite.

According to maps by Wagner and Gutierrez (2010), the boundaries of this project are situated within the Upper Great Valley Sequence, which dates to the Late Cretaceous. The Upper Great Valley Sequence (Ku) consists of sandstone, siltstone, shale, and minor conglomerate.

CULTURAL SETTING

Prehistory

Chronologies of prehistoric cultural change in Northern California area have been attempted numerous times, and several are reviewed in Moratto (2004). No single description is universally accepted, as the various chronologies are based primarily on material developments identified by researchers familiar with sites in a particular region and variation exists essentially due to the differences in those items found at the sites. Small differences occur over time and space, which combine to form patterns that are variously interpreted.

One of the regional chronologies commonly referenced in the archaeological literature is Meyer and Rosenthal, White, and Sutton (2007) modified from Fredrickson (1974). The earliest period is the Lower Archaic (10,000 to 6,000 A.D.), followed by the Initial Middle Archaic (6,000 to 4,500 BP),

Terminal Middle Archaic (4,500 to 2,500 BP), Upper Archaic (2,500 to 1,300 BP) and, finally, the Emergent (1,200 to 200 BP).

Ethnography

The project is within the traditional cultural territory of the Patwin (Johnson, 1978; Kroeber, 1925). Tribal territories were somewhat fluid and changed over time. Like other Native American groups in Northern California, they were semi-nomadic hunter-gatherers who subsisted by exploitation of seasonably available plant and animal resources. The first written accounts of Native American groups in California were by Spanish missionaries in the late 18th century. Later documentation of the Patwin was by Powers (1877), Barrett (1908), Merriam (1929), and many others.

With the Spanish intrusion came a drastic change in lifestyle for the Native Americans of California. Incorporation of the indigenous populations into the mission system involved conflict, forced labor, and relocation along with decimation by European diseases, all of which led to the disruption of native cultures and changes in subsistence and land use practices. Cattle ranches/farms were established on or near ancestral Native American villages, primarily in the major drainages conducive to horticulture and animal husbandry. Water was diverted for irrigation and stock. Within a short time, the missions controlled many ranchos where Indians lived and worked.

History

In California, the historic era is generally divided into three periods: the Spanish Period (1769–1821), the Mexican Period (1821–1848), and the American Period (1848–present). As there were no resources within the project site the historic context focuses on the County and local community during the American Period.

Solano County was created from part of the Sonoma territory in 1850 by the first elected Legislature of the territory of California. Solano County is therefore one of the original 27 counties in California. General Vallejo, an instrumental figure in shaping Alta California, requested that this county was named after Chief Solano, a Suisun and Patwin leader who presided over this land prior to California's statehood. Seven of the 12 townships created during Solano County's early days have incorporated into cities. These include Benicia (1850 and 1851), Vallejo (1868), Suisun City (1856), Dixon (1878), Vacaville (1892), Rio Vista (1893), and Fairfield (1903) (Solano County website, February 2025).

Vallejo

The region that became Vallejo was first mapped by Spanish colonizers in 1775. However, this area remained largely unshaped by colonial influence until 1844, when General Vallejo received this area as a part of the larger Rancho Soscol land grant. General Vallejo donated land and funds for the construction of a capital city, named Vallejo, in the newly annexed state of California in 1851. Vallejo served as a temporary capitol until Benecia was formally recognized as the capital in 1853. Mare Island became the country's first permanent naval station on the West Coast in September 1854. Vallejo formally incorporated in 1868 and experienced booms of growth reflecting periods of naval growth during the Spanish-American War and World War I (Vallejo Naval and Historical Museum website, February 2025).

METHODS

Record Search

On September 6, 2024, a cultural resources record search was conducted for the current project area at the Northwest Information Center (NWIC) at Sonoma State University. The NWIC houses the pertinent archaeological site and survey information necessary to determine whether cultural resources are recorded within the study area boundaries and which specific areas have been previously surveyed in Solano County. The research included a review of all recorded historic and prehistoric archaeological sites within one mile of the project, as well as a review of known cultural resource survey and excavation reports.

Additional Research

In February 2025, Cassidy Sharp reviewed online historic period aerial photographs and maps (NETR Online 2025).

Archaeological Field Survey

On January 20, 2025, LSA Archaeologist Kendra Kolar surveyed the project area for any cultural residues (prehistoric or historic artifacts, deposits, or features). Linear transects at 20- to30-meter- (65.6- to 98.4-foot) intervals were used to systematically examine the surface. Particular attention was given to all areas of potentially native (undisturbed) soils, exposed rocks, and rodent aprons.

RESULTS

RECORD SEARCH

Data from the NWIC indicate there have been nine previous cultural resources studies conducted within the 0.5-mile study radius, three of which included portions of the project area (see Appendix A). Although no cultural resources were recorded within the project area, eight are documented within 0.5 mile. All eight of these are from historic age resources, including four buildings (Bordoni Ranch, built post-1868, as 48-000717, a 1910 residence at 1569 Columbus Parkway as 48-001030, an adjacent 1910 residential and storage building at 1545 Columbus Parkway as 48-001031, and a 1925 bungalow at 1241 Lewis Avenue as 48-001033) and five sites (48-000716 is pre-1867 township boundary marking field stones, 48-000717 is Bordoni Ranch, built post-1868, St. Vincent's Cemetery, which dates to the 19th century, is 48-001040, and 48-002056 and 48-002057 are the same historic refuse dump). Bordoni Ranch (48-000717) is listed as both a historic site and as a historic building. Bordoni Ranch (48-000717) and the historic refuse dump (48-002056) are the nearest historic resources to the project site, within 0.25 mile of the project boundary.

Additional Research

No buildings or structures are present within the project area in historic period aerial photos or indicated on maps dating back to 1948. According to these aerials, the nearby housing development completed construction sometime between 1982 and 1987 (NETR Online 2025).

ARCHAEOLOGICAL FIELD SURVEY

The field survey revealed that there was light disturbance in some areas of the project site, as modern refuse was found in various locations. Overall visibility varied in the accessed portions of the project area, but was generally limited by the vegetation cover, ranging overall from fair to non-existent. No cultural resources were identified.

Areas of visible soil were found in the previous year's plowed firebreak lines and in the dirt access road entering the north end of the project area from the adjacent development. Visibility in the southern end of the project area was very limited by grass, thistle, and fennel, with the only visible soil in rodent burrow aprons. Access was inhibited by dense vegetation at the bottom of both drainages the very steep and densely vegetated slope on the south side of the southern drainage. Observed soil was consistently reddish-brown to brown with little to no gravel. No bedrock outcrops were observed in surveyed areas. Modern refuse was noted throughout the project area.

RECOMMENDATIONS

Through the various avenues of research, this study did not identify cultural resources within or adjacent to the project. Although eight historic resources were documented less than 0.5 mile away, the severe slopes and adjacent developments indicate that project parcel retains low potential for in situ subsurface cultural resources. Therefore, no further investigation or monitoring are recommended and Standard Conditions (CEQA California Code of Regulations, Title 14, Chapter 3, Section 15064.5 [e and f] as outlined below apply.

Standard Condition -1 **Unknown Discovery of Archeological Resources**

Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery.

If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the project applicant shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recording the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods, findings, and recommendations shall be prepared by the qualified archaeologist and submitted to the City of Vallejo for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate local curation facility and used for future research and public interpretive displays, as appropriate.

Standard Condition -2 **Protocol for Human Remains Discovery**

In the event that Native American human remains are found during development of the proposed project and the Confederated Villages of Lisjan Nation (Tribe) or a member of the Tribe is determined to be the Most Likely Descendent (MLD), the following provisions shall apply:

- The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease within 25

feet of the discovery and the Tribe shall be allowed, pursuant to California Public Resources Code (PRC) Section 5097.98(a) to inspect the site of the discovery and make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

- The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site or reburial on tribal or other lands that will not be disturbed in the future.

- The Tribe may wish to rebury said remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with California PRC Sections 5097.98(a) and (b). The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils, and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

- Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act (California Government Code Section 6250 et. seq). The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System (CHRIS) on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement

regarding the confidentiality of site information that will run with title on the property.

- Treatment of all cultural items, including ceremonial items and archaeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archaeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court of agency of competent jurisdiction. The project applicant should waive any and all claims to ownership of Tribal ceremonial and cultural items, including archaeological items, which may be found on a project site in favor of the Tribe. If any intermediary (e.g., an archaeological retained by the project applicant) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

- If additional significant sites or sites not identified as significant in the environmental review process, but later determined to be significant are located within a project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the project applicant, Solano County and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

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2010 Preliminary Geologic Map of the *Napa, California* 30-minute by 60-minute quadrangle. Map scale 1:100,000

APPENDIX A

RECORD SEARCH BIBLIOGRAPHY

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-005083	Voided - ASC #341	1977		Cultural Resource Assessment of Historical Structures on the Southampton Properties, Benicia, California.	Ann S. Peak and Associates	
S-005091	Voided - ASC #349	1977	David Chavez	Archaeological Assessment of Area 5 (Glen Cove), City of Vallejo, Solano County, California.		48-000082, 48-000083
S-005893	Caltrans - 10102-297501; Voided - S-6186	1983	Roy A. Littlefield	Archaeological Evaluation of a Proposed Structure Widening and Ramp Revision on State Route 780 (P.M. 5.7/6.5), Solano County, California, 10102-297501	California Department of Transportation	
S-005893a		1983	Roy A. Littlefield	First Addendum Archaeological Survey Report for the Proposed Structure Widening and Ramp Revision on State Route 780 (P.M. 5.7/6.5), Solano County, California	California Department of Transportation	
S-006186				Voided-see S-5893a		
S-009124		1987	John Holson and Lori Hager	A Cultural Resources Study for the Vaca Dixon-Moraga 230 kV Transmission Line Reconductoring Project, Contra Costa, Napa, and Solano Counties, California	Hager/Holson and Associates	48-000067, 48-000068, 48-000076, 48-000159, 48-000160, 48-000161, 48-000162, 48-000163, 48-000164, 48-000167, 48-000168, 48-000169, 48-001001, 48-001003, 48-001004, 48-001005, 48-001006, 48-001007

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-019263	Caltrans - 04193-006010; OHP PRN - FHWA890809A; Voided - S-22300; Voided - S-25518	1991		Finding of Effect Report, Benicia-Martinez Bridge System Improvement Project, Contra Costa and Solano Counties, California, CC-680 21.2/21.5, SOL-680 0.0/13.1, SOL-780 0.7/7.2, SOL-80 10.8/14.2, 04193-006010	California Department of Transportation	07-000859, 07-002039, 07-002040, 07-002041, 07-002042, 07-002043, 07-002044, 07-002045, 07-002046, 07-002047, 07-002048, 07-002049, 07-002050, 07-002051, 07-002052, 07-002053, 07-002054, 07-002543, 07-002545, 48-000103, 48-000114, 48-000179, 48-000180, 48-000385, 48-000445, 48-000446, 48-000447, 48-000448, 48-000449, 48-000450, 48-000451, 48-000452, 48-000453, 48-000454, 48-000455, 48-000456, 48-000457, 48-000458, 48-000459, 48-000460, 48-000463, 48-000464, 48-000465, 48-000466, 48-000467, 48-000468, 48-000469, 48-000470, 48-000471, 48-000472, 48-000473, 48-000474, 48-000475, 48-000476, 48-000477, 48-000478, 48-000479, 48-000480, 48-000481, 48-000482, 48-000483, 48-000484, 48-000485, 48-000486, 48-000487, 48-000488, 48-000489, 48-000490, 48-000491, 48-000492, 48-000500, 48-000536, 48-000539, 48-000542, 48-001030, 48-001031, 48-001032, 48-001033, 48-001034, 48-001035, 48-001036, 48-001037, 48-001038, 48-001039, 48-001040, 48-001041, 48-001042, 48-001043, 48-001044, 48-001045, 48-001046, 48-001047, 48-001048, 48-001049, 48-001050, 48-001051, 48-001052, 48-001053, 48-001054, 48-001055, 48-001056, 48-001057, 48-001058, 48-001059, 48-001062, 48-001094, 48-001095, 48-001096, 48-001097, 48-001098, 48-001099, 48-001100, 48-001101, 48-001107, 48-001111, 48-001112, 48-001113, 48-001114, 48-001115, 48-001116, 48-001117, 48-001118, 48-001119, 48-001120, 48-001121, 48-001122, 48-001123, 48-001124, 48-001125, 48-001126

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-019263a		1990	Bruce E. Cannon, Kathryn Gualtieri, Mara Melandry, and C. Thomas Hosley	FHWA890809A Re: Benicia-Martinez Bridge Project, IR-680-1 (), IR-780-1 ()	California Office of Historic Preservation	
S-019263b		1988	John W. Snyder	An Evaluation of the Southern Pacific Martinez-Benicia Bridge	California Department of Transportation	
S-019263c		1991		Section 3.4 "Alternatives Considered and Eliminated from Consideration" from Preliminary Draft - "Project Description of Benicia-Martinez Bridge System Project"	Dames and Moore	
S-019263d		1989	John Holson	Historic Properties Survey Report, Benicia-Martinez Bridge System Improvement Project in Contra Costa and Solano Counties, CC-680 21.2/21.5, SOL-680 0.0/13.1, SOL-780 0.7/7.2, 04193-006010	Caltrans, District 4	
S-019263e		1989	John Holson	Archaeological Survey Report for the Benicia-Martinez Bridge System Improvement Project, 10-SOL-680 P.M. 0.0/13.1, 10-SOL-780 P.M. 0.7/7.4, SOL-080 P.M. 0.8/3.7 and 10.8/14.2, 04-CC-680 P.M. 21.0/25.5 04193-006010	Caltrans	
S-019263f		1988	Gregory King, Stephen D. Mikesell, Gloria Scott, and John Snyder	Historic Architectural Survey Report Benicia-Martinez Bridge System Improvement Project, 11-Sol-680, 11-Sol-780, 4-CC-680, 04193-006010	California Department of Transportation	
S-019263g		2002	James M. Allan	Benicia-Martinez Bridge System Improvements Project Addendum, Archaeological Survey Report - Maritime Archaeology, Contra Costa and Solano Counties; 04-SOL-680 PM 0.0/13.1, 04-SOL-780 PM 0.7/7.4, 04-SOL-80 PM 0.8/3.7, 10.8/14.2, 04-CC-680 PM 21.0/25, EA 04193-006010	William Self Associates, Inc.	
S-019263h		1989	Kathryn Gualtieri	Benicia-Martinez Bridge System Improvement Project	California Office of Historic Preservation	
S-030414		2005	Andrew Pulcheon and Sara Palmer	A Cultural and Paleontological Resources Study and Historical Evaluation for the Bordoni Ranch Project, Vallejo, Solano County, California.	LSA Associates, Inc.	48-000716, 48-000717
S-031730		2006	Lorna Billat	Collocation ("CO") Submission Packet, FCC Form 621, PGE Glen Cove, SF-17100A	Earth Touch, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-034162		2007	Sunshine Psota	Historic Archaeological Testing at CA-SOL-449H, The Miller/Bordoni Ranch, Vallejo, Solano County, California	Holman & Associates	48-000717
S-034313		2007	Marshall Reed Millett	Cultural Resource Inventory for the 3 Cemeteries Project: All Souls Cemetery, Solano County, California	PAR Environmental Services, Inc.	
S-051545		1990	Jim Woodward	Shipwrecks, Mortars, and Fish Traps Along the Carquinez Straits	California Department of Parks and Recreation	48-000083
S-051546		1979	Larry Felton	Benicia S.R.A.-Field Report (Unrecorded Historic Sites)		

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