

**Appendix D:
Cultural Resources and Tribal Cultural Resources Supporting
Information**

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D.1 - Cultural Resources Preliminary Assessment

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September 15, 2020

Marshall Torre, Director of Development
SummerHill Homes
3000 Executive Pkwy, Suite 450,
San Ramon, CA 94583

Project: Palmer School, Contra Costa County

Dear Marshall,

In our proposal to SummerHill we described a preliminary assessment of the Palmer School to determine if there were historical or architectural issues that might comply with the criteria of the California Register of Historic Resources. This letter report describes our findings. The majority of the history was obtained in an interview with Sam Mendes, the headmaster and owner of the property. It was his grandparents that started the school and his parents that operated it prior to his term.

Bonnie Bamburg and Marvin Bamburg AIA, Historic Architect, viewed the school from the public right of way on September 14, 2020 and will tour with Mr. Mendes within the next week.

Background: The Palmer School was started with Elizabeth Palmer as the teacher, in 1938 as a small alternative school to the public schools in the area. The school is not associated with a religious or other institution or persuasion. Originally a boarding school for girls increasing to 35 students before it was made co-ed in the 1950s, without boarding students, and grew to 340 students in grades K-8. The educational philosophy was structured but does not appear to have followed any specific organized method. The school did not discriminate and had a population of students from upper middle class and high achieving families. The school closed June 5, 2020 due to the Covid 19 pandemic and County Health Department Orders that precluded in-person instruction or to carry on the normal activities of the school.

At this time no graduates who later achieved significance have been identified. No events of local, state or national significance have been associated with the school. The school appears to have operated with little cultural association within the City of Walnut Creek or Contra Costa County.

The school began in a small house (c. 1938 still on campus) and then to adjoining houses (c.1945) where students boarded. The first building was constructed in 1945 and moved in 1962. Others were constructed in 1959,1961,1962,1963, 1984. These were altered and added to as necessary.. There is no distinctive, unusual, or artistic design on the campus.

Based upon the history and architecture of the Palmer School Campus, we do not find it eligible for listing in the California Register of Historic Resources.

Bonnie Bamburg, owner
10710 Ridgeview Avenue
San Jose California
95127
USA

Phone: 408-254-7171
Fax: 408-254-0969
E-mail: bbamburg@USA.net

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Regulatory Framework as we understand it for Contra Costa County.

It is likely the proposed residential development will require an EIR or some focused sections.

The California Environmental Quality Act considers buildings over 50 years old to be potential historic resources and thus recommends to lead agencies that a study of the property be conducted to provide the lead agency with that information.

CEQA is encoded in sections 21000 et seq of the Public Resources Code (PRC) with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq., requires the state and local public agencies to identify the environmental impacts of proposed discretionary activities of project, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines. The criteria of significance recognized by CEQA is that of the California Register of Historical Resources;

Criterion 1 • Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 2 • Associated with the lives of persons important to local, California or national history.

Criterion 3 • Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Criterion 4 • Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

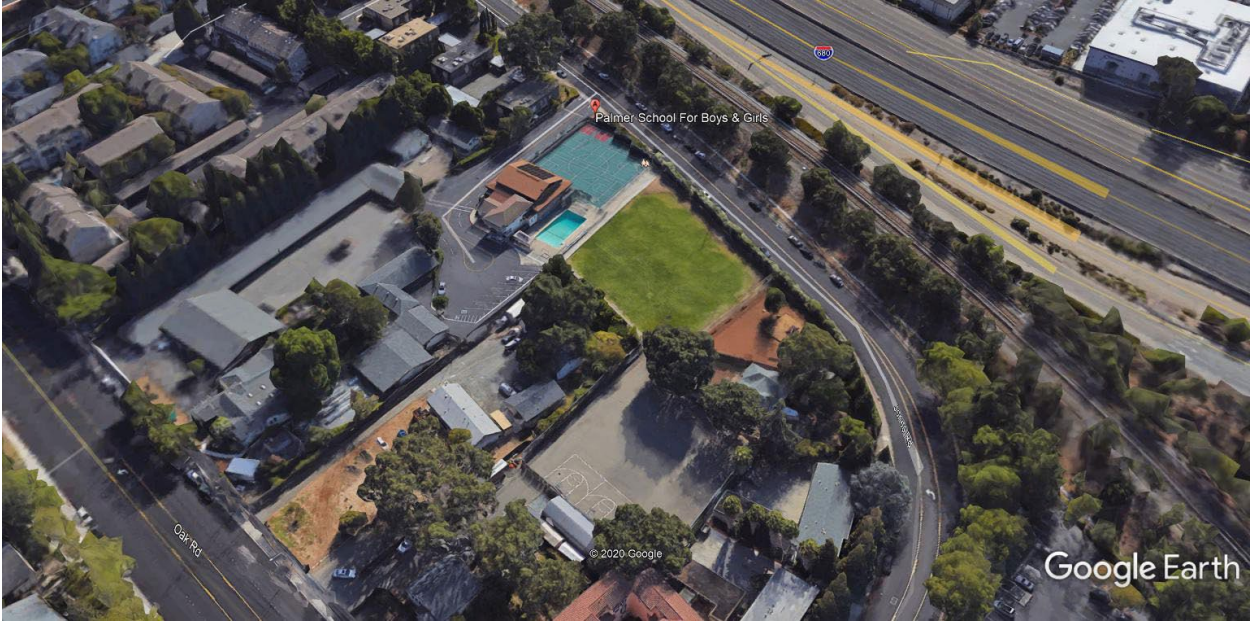
We believe the lead agency will require a report describing the history and architectural values in comparison to the above criteria. It is our opinion that the property does not qualify under any of the criteria, however to avert challenges later in the entitlement process, it is recommended that the need for a third party consultant report be discussed with the County early in the process.

Sincerely,



BONNIE L. BAMBURG
Consultant

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D.2 - CONFIDENTIAL Cultural Resources Assessment

Appendix D.2 contains sensitive information pertaining to cultural resources and has been withheld from public distribution pursuant to Public Resources Code, Sections 5097.9 and 5097.993.

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