

# Appendix C

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Cultural Resources Technical Report



## 2101 North Fremont Street Hotel Project

### Cultural Resources Technical Report

*prepared for*

**City of Monterey**  
Community Development Department  
570 Pacific Street  
Monterey, California 93940  
Contact: Chris Schmidt, Senior Associate Planner

*prepared by*

**Rincon Consultants, Inc.**  
2511 Garden Road, Suite C-250  
Monterey, California 93940

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**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

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Losco, A., L. Maldonado, J. Murphy, and S. Treffers

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# Executive Summary

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Rincon Consultants, Inc. (Rincon) was retained by the City of Monterey to conduct a cultural resources assessment for the 2101 North Fremont Street Hotel project (project), in northeastern Monterey, Monterey County, California. Totalling 25,258 square feet, the project encompasses one parcel at the intersection of Casa Verde Way and North Fremont Street. The project involves the demolition of the existing motel building and construction of a new hotel building and 42 parking stalls. The project is subject to the California Environmental Quality Act (CEQA). The City of Monterey is the lead agency under CEQA.

This assessment included a cultural resources records search of the California Historical Resources Information System (CHRIS), a Sacred Lands File (SLF) search, a pedestrian field survey of the project site, and the preparation of this report to summarize the results of these activities.

The field survey identified one property on the project site that is more than 45 years old: 2101 North Fremont Street (subject property). The property was recorded and evaluated for National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and local designation eligibility. The property was recommended ineligible for the NRHP, CRHR, and local designation and is not considered a historical resource pursuant to the CEQA, as a result. Proposed demolition of the subject property therefore would not result in a substantial adverse change to historical resources.

The records searches, ongoing Native American scoping, and archaeological pedestrian survey identified no archaeological resources at the project site. Further, the CHRIS records search failed to identify any other cultural resources within the project site or within a 0.25-mile radius. There are no archaeological resources known to exist in close proximity to the project site, but the SLF results were positive and the project site is considered moderately sensitive for archaeological resources. The absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the project site, suggest there is a low potential for encountering intact subsurface archaeological deposits. One mitigation measure is recommended to address the unanticipated discovery of cultural resources.

# 1 Introduction

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The City of Monterey (the City) retained Rincon Consultants Inc. (Rincon) to conduct a cultural resources study for the 2101 North Fremont Hotel Project (project) in Monterey, California. This technical report documents the results of the study and tasks conducted by Rincon, specifically, a cultural resources records search, Sacred Lands File (SLF) search, and a field survey. This study has been completed pursuant to the requirements of the California Environmental Quality Act (CEQA). The City of Monterey is the lead agency under CEQA.

## 1.1 Project Site and Description

The project site is located at 2101 North Fremont Street (APN 013-112-045) at the northwest corner of Casa Verde Way and North Fremont Street in the City of Monterey, Monterey County, California (Figure 1). Specifically, the project encompasses portions of Section 29 of Township 15S, Range 01E on the *Seaside, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 2). The project site is 25,258 square feet (0.58 acres) in the North Fremont Specific Plan area and zoned Visitor Accommodation Facility.

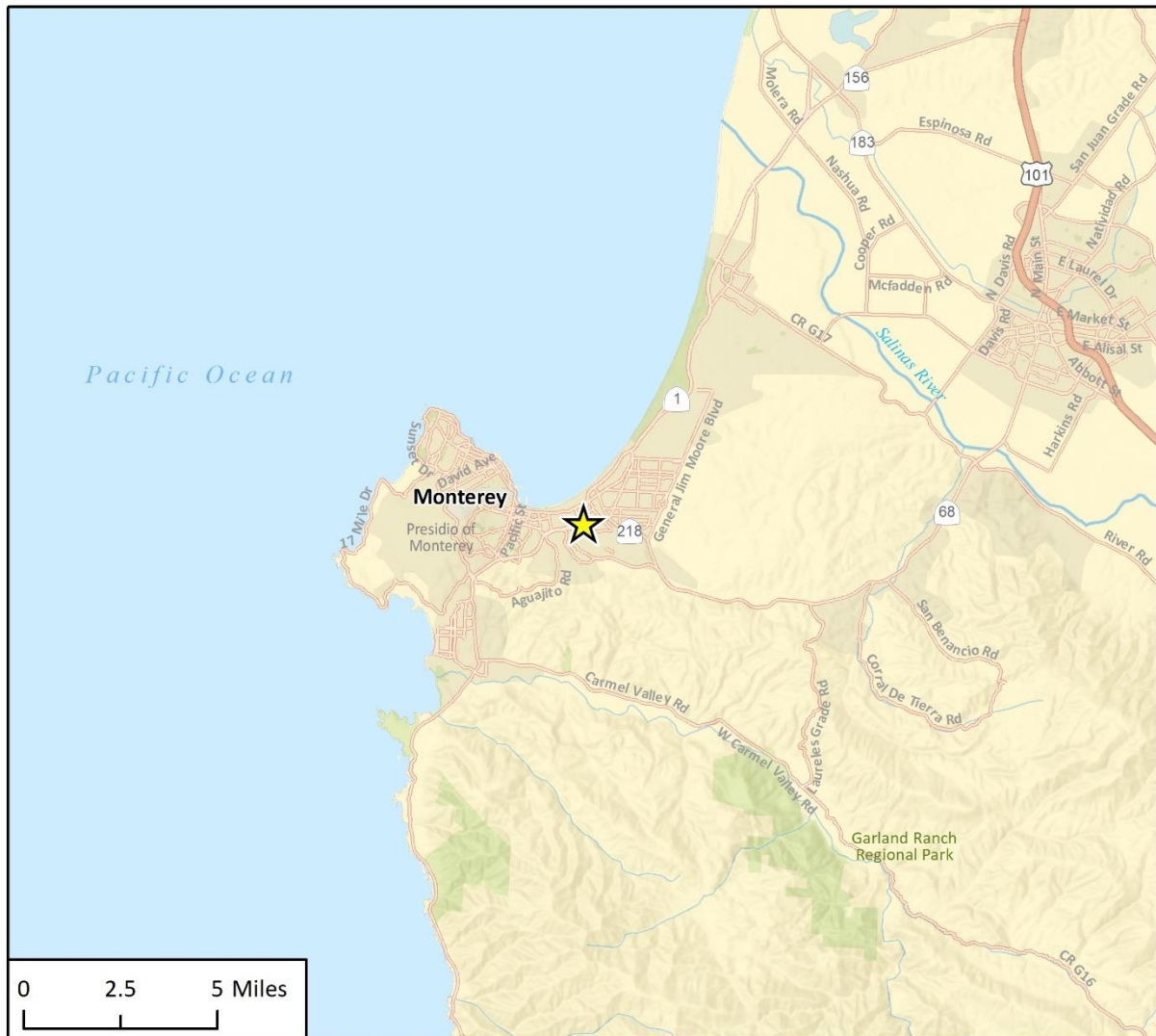
The proposed project includes demolition of the existing uses on site, including a one-story, 18-guest room motel, a 134-seat restaurant, and a surface parking lot. The proposed project involves construction of a new four-story, 42 guest room branded hotel and a surface parking lot with 42 parking spaces. The proposed project requires approval of a Conditional Use Permit (CUP) for the proposed hotel use (Figure 3 and Figure 4).

Construction of the proposed project is expected to occur over approximately 17 months. Construction activities would be separated into several phases, including demolition, site preparation, grading, building construction, paving, and architectural coating. Construction equipment for the proposed project would include earthwork equipment such as tractors, backhoes, cranes, bulldozers, forklifts, graders, pavers, and loaders, among others. Grading would require 1,483 cubic yards of cut and 134 cubic yards of fill, with 1,349 cubic yards to be exported off site.

## 1.2 Personnel

Rincon Senior Architectural Historian JulieAnn Murphy, MS, provided management oversight for this cultural resources study. Architectural Historian Ashley Losco, MS, is the primary author of this report. Rincon Archaeologist Laura Maldonado, MA, conducted the field survey and is a contributing author on this report. Archaeologist Elaine Foster, MA, RPA, performed the cultural resources records search. Steven Treffers, MHP, provided senior oversight. Geographic Information Systems Analyst Allysen Valencia prepared the figures found in this report. Principal Shannon Carmack reviewed this report for quality control. Ms. Murphy, Ms. Losco, Ms. Maldonado, Ms. Foster, Mr. Treffers, and Ms. Carmack all meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields (36 CFR, Part 61).

Figure 1 Regional Location



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★ Project Location

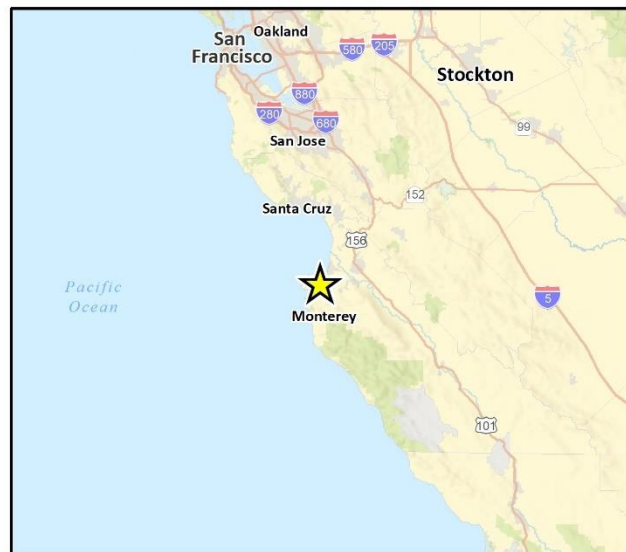
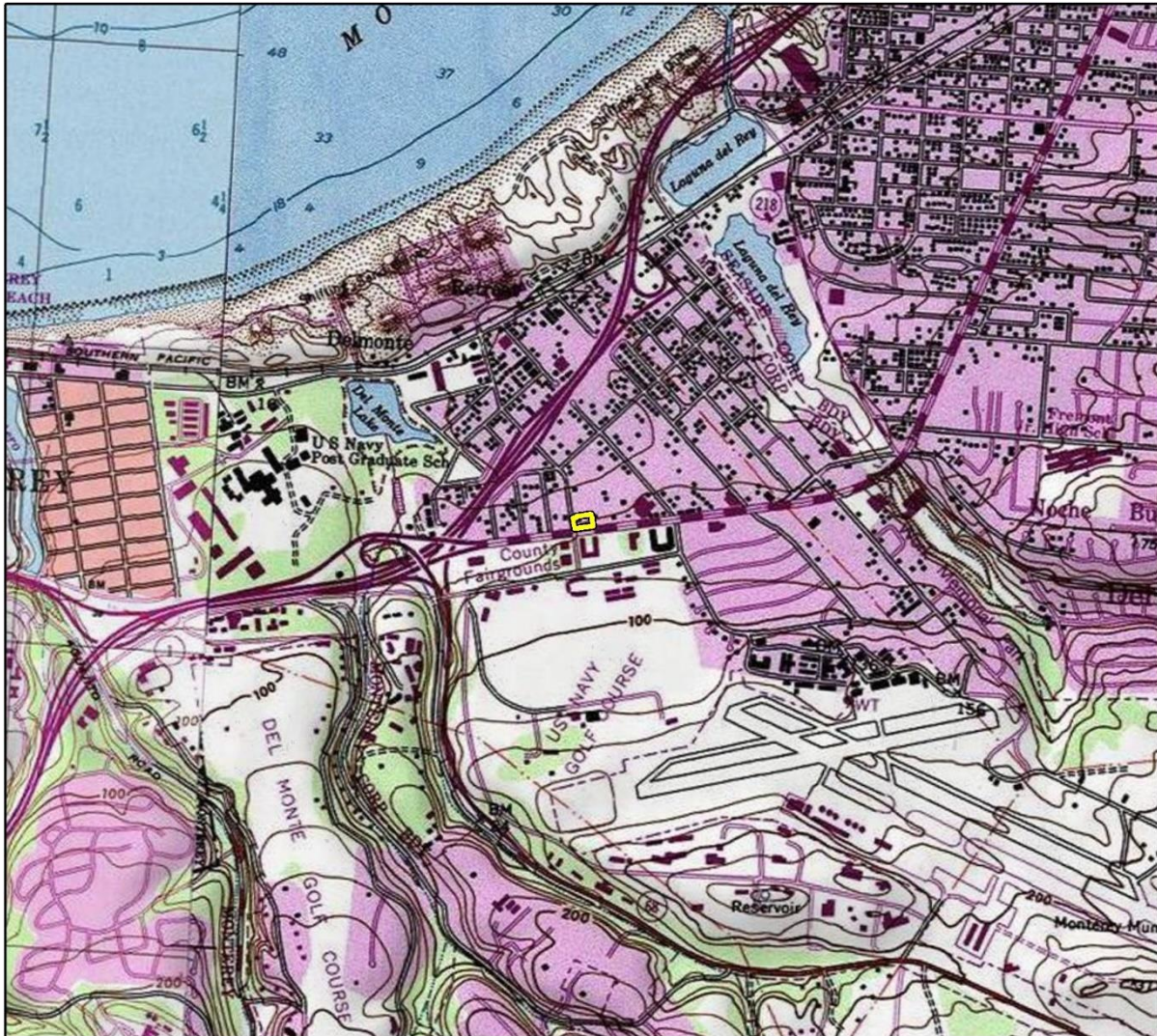


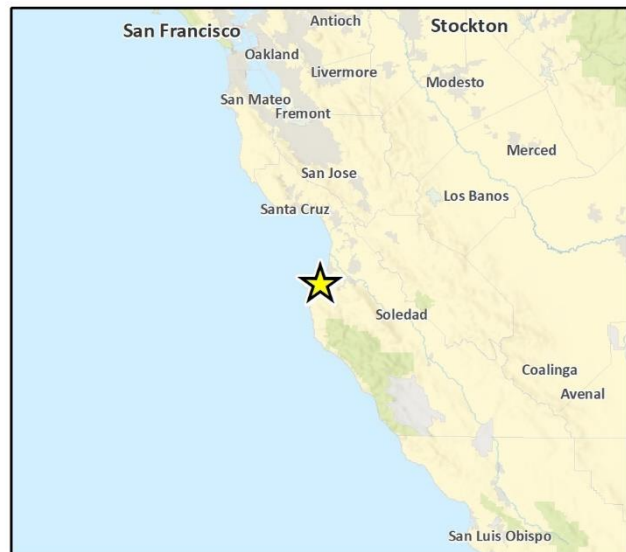
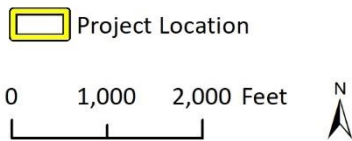
Fig 1 Regional Location



Figure 2 Project Site

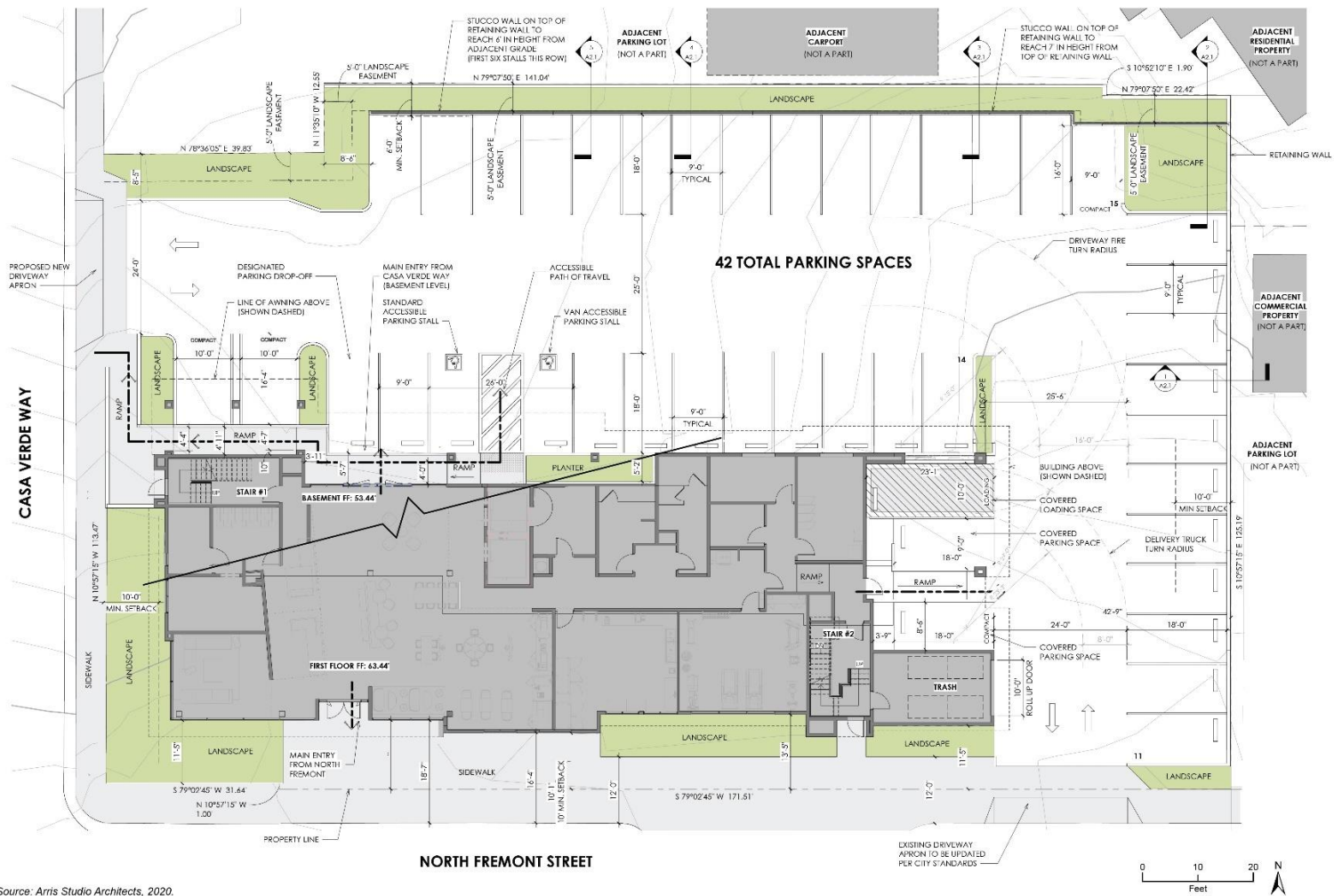


Basemap provided by National Geographic Society, Esri and their licensors © 2022. Seaside Quadrangle. T15S R01E S29. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



CRFig 1 Proj Locn Map

Figure 3 Proposed Project Site Plan



Source: Arris Studio Architects, 2020.

Figure 4 Proposed Project Elevations

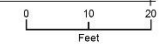


LEFT (WEST) ELEVATION - CASA VERDE WAY



FRONT (SOUTH) ELEVATION - N FREMONT

Source: Arris Studio Architects, 2020.



## 2 Regulatory Setting

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This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

### 2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires lead agencies determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or cultural significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR and are, therefore, historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a “unique archaeological resource” as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a unique archaeological resource as an 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 any of the following criteria: 1) it 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, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources will be less than significant and need not be considered further (CEQA Guidelines Section 15064.5[c][4]). CEQA Guidelines Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (CEQA Guidelines Section 15064.5[b][2][A]).

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

Section 15126.4 of the CEQA Guidelines stipulates an EIR shall describe feasible measures to minimize significant adverse impacts. In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Standards) is considered to be mitigated below a level of significance (CEQA Guidelines Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (CEQA Guidelines Section 15126.4[b][3]).

### 2.1.1 National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property

|                     |   |
|---------------------|---|
| <b>Materials:</b>   | The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property |
| <b>Workmanship:</b> | The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory  |
| <b>Feeling:</b>     | A property's expression of the aesthetic or historic sense of a particular period of time   |
| <b>Association:</b> | The direct link between an important historic event or person and a historic property   |

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

## 2.1.2 California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2006). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2006). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

### 2.1.3 California Assembly Bill 52 of 2014

As of July 1, 2015, Assembly Bill (AB) 52 was enacted and expands CEQA by defining a new resource category, “tribal cultural resources”. AB 52 establishes, “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states the CEQA lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and that meets at least one of the following criteria, as summarized in CEQA Guidelines Appendix G:

- 1) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American tribes that must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” California Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

## 2.2 California Senate Bill 18 of 2004

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill [SB] 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.” SB 18 refers to PRC Section 5097.9 and 5097.995 to define cultural places as:

- A Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9)
- A Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC Section 5097.995)

## 2.3 California Health and Safety Code

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined if the remains are subject to the Coroner's authority. If the human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of this identification.

## 2.4 California Public Resources Code §5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

## 2.5 Local Regulations

### 2.5.1 City of Monterey Historic Properties Ordinance

The City of Monterey Historic Properties Ordinance (Ordinance No. 3472 [2012]) authorizes the Historic Preservation Commission to designate historic resources as H-1 Landmark Overlay Zoning, H-2 City Historic Resource Overlay Zoning, or H-D Historic District Overlay Zoning, as approved by the City Council, by the procedures outlined in the ordinances. An eligible property may be nominated and designated as one of the three zoning overlays if it satisfies the requirements set forth below.

#### **H-1 Landmark Overlay Zoning**

H-1 zoning is intended to identify and protect the most important historic resources in the City, generally including properties with statewide, national, or international historic significance where that significance would be recognized outside of the City. H-1 Landmark zoning may be applied only to properties which meet NRHP criteria, and the property is the first, last, only, rare, or most significant resource of its type in the region.

#### **H-2 City Historic Resource Overlay Zoning**

H-2 zoning is intended to identify and protect historic resources in the City that would be recognized as resources with local historic importance and their historic importance would not generally be recognized outside the immediate area of the Monterey Peninsula. H-2 City Historic Resource zoning may be applied to properties which meet National Register or California Register Criteria as defined.



## **H-D Historic District Overlay Zoning**

H-D zoning is intended to identify and protect geographical areas with a concentration of historic resources, where preservation of the individual historic resources and their historic setting is important to understanding Monterey's history. H-D Historic District zoning may be applied to a geographic area which meets National Register criteria in National Register Bulletin 15 or California Register criteria for districts.

## 3 Natural and Cultural Setting

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This section provides background information pertaining to the natural and cultural context of the project site. It places the project site within the broader natural environment which has sustained populations throughout history. This section also provides an overview of regional indigenous history, local ethnography, and post-contact history. This background information describes the distribution and type of cultural resources documented within the vicinity of the project site to inform the cultural resources sensitivity assessment and the context within which resources have been evaluated.

### 3.1 Natural Setting

The project site lies in Monterey County at an approximate elevation of 13.1 to 23.5 meters (43 to 77 feet) above mean sea level. None of the surrounding area retains its natural setting, with the project site located in a commercial and residential area characterized by a mix of single-family homes and apartment complexes. Del Monte Lake is located approximately 0.33 mile (0.55 kilometers) southwest of the project site. Additionally, Laguna Del Rey is located approximately 0.52 mile (0.83 kilometers) northwest of the project site. Vegetation within the site consists of ornamental plants and shrubs.

According to published geologic mapping, the project site is underlain by Quaternary age, alluvial deposits (Dibblee and Minch 2005). Three soil series have been documented within the project site, including the Baywood Series, Dune Land, and the Oceano Series (California Soil Resource Lab 2003a, 2003b, 2003c). Approximately 85 percent of the project site consists of Baywood Series, 10 percent is Dune Land, and 5 percent is Oceano Series.

The Baywood series consists of deep, somewhat excessively drained soils that formed in old sand dunes near the coast. Baywood soils have slopes of 0 to 50 percent. The mean annual precipitation is about 25 inches and the mean annual air temperature is about 56 degrees F. The Ap horizon (0 to 5 inches) and A12 horizon (5 to 13 inches) is made up of very dark grayish brown fine sand. The A13 horizon (13 to 36 inches) is made up of dark brown fine sand that is moist, massive, soft, very friable, non-sticky and non-plastic. The C1 horizon (36 to 55 inches) is made up of dark grayish brown fine sand, indistinct blotches two to five inches across, more reddish in color. All horizons of the Baywood series are moderately alkaline with a pH of 6.0 (California Soil Resource Lab 2015a).

The Oceano series consists of deep excessively drained soils that formed in material weathered from sandy eolian deposits. Oceano soils are on rolling dune-like topography, near the ocean and have slopes of 0 to 50 percent. The mean annual precipitation is about 15 inches and the mean annual air temperature is about 58 degrees F. The Ap horizon (0 to 1.5 inches), A2 (1.5 to 4 inches), A3 (4 to 15 inches), and AC (15 to 20 inches) horizons is made up of light brownish gray sand, that is moist, massive, soft, very friable, and moderately to strongly acid with a pH of 6.1 to 5.5. The C1 (20 to 39 inches), C2 (39 to 55 inches), C3 (55 to 75 inches) and C4 (75 to 90 inches) horizons are made up of light yellowish brown sand and is massive, soft, very friable, plastic, with many fine interstitial pores, and is strongly acid (California Soil Resource Lab 2015a).

## 3.2 Cultural Setting

### 3.2.1 Indigenous History

The project lies in the Central Coast archaeological region (Jones et al. 2007; Glassow et al. 2007) which has been defined as extending from south of San Francisco Bay to the northern edge of the California Bight (Jones et al. 2007:125). Following Jones et al. (2007:137), the prehistoric cultural chronology for the Central Coast can be generally divided into six periods: Paleo-Indian (ca. 10000–8000 before common era [BCE]), Millingstone/Early Archaic (8000-3500 BCE), Early (3500-600 BCE), Middle (600 BCE- 1000 common era [CE]), Middle-Late Transition (1000-1250 CE), and Late (1250 CE-contact [ca. 1769 CE]).

Several chronological sequences have been devised to understand cultural changes along the Central Coast from the Millingstone Period to contact. Jones (1993) and Jones and Waugh (1995) presented a Central Coast sequence that integrated data from archaeological studies conducted since the 1980s. Three periods are presented in their prehistoric sequence subsequent to the Millingstone Period: Early, Middle, and Late periods. More recently, Jones and Ferneau (2002:213) updated the sequence following the Millingstone Period as follows: Early, Early-Middle Transition, Middle, Middle-Late Transition, and Late periods. The archaeology of the Central Coast subsequent to the Millingstone Period is distinct from that of the Bay Area and Central Valley, and the region has more in common with the Santa Barbara Channel area during the Middle and Middle-Late Transition periods, but few similarities during the Late Period (Jones & Ferneau 2002:213).

### 3.2.2 Paleo-Indian Period (ca. 10,000–8000 BCE)

When Wallace developed the Early Man horizon (referred to herein as the Paleo-Indian Period) in the 1950s, little evidence of human presence along the California coast prior to 6000 BCE existed. Archaeological work in the intervening years has identified numerous sites older than this date, and it is likely that more Paleo-Indian coastal sites are presently under water as it is estimated that 10,000 years ago sea levels were 15 – 20 meters lower than sea levels are today (Bickel 1978:7). This estimate places the central California shoreline during this period at approximately 10 kilometers farther west than today's coastline (Breschini and Haversat 1991:126).

Most of the earliest accepted dates for occupation within the Central Coast are located in San Luis Obispo County. CA-SLO-1764 (Lebow et al. 2001) and Cross Creek (CA-SLO-1797; Jones et al. 2002), and CA-SLO-832 ( Jones et al. 2001) near Pismo Beach, have produced radiocarbon dates from approximately 9,000 years ago (Jones and Ferneau 2002). One occupation site located in the Monterey Bay area, the Scotts Valley Site (CA-SCR-177), and one occupation site located in southern Santa Clara Valley, have produced debated radiocarbon dates more than 9,000 years ago, ranging from 7,180 to 10,080 years ago (Cariter 1989; Fitzgerald and Porcassi 1966).

Typically, artifact assemblages from the Paleo-Indian Period lack groundstone implements and an abundance of faunal remains; however, assemblages at CA-SLO-1764 and CA-SLO-1797 indicate early use of millingstone technology alongside flaked stone artifacts (Lebow et al. 2002; Jones et al. 2002). Flaked stone tools are common in this period, such as the eccentric crescent, present in CA-SCR-177 abundantly, which is thus far exclusive to the Paleo-Indian period (Cartier 1989).

Furthermore, this period shows use of large side-notched points of the Central Coast Stemmed series which date to as early as 8,000 years ago (Justice 2002). Points of this type have been recovered at Diablo Canyon (CA-SLO-2; Greenwood 1972), Cross Creek (CA-SLO-1797; Jones et al. 2002), and Little Pico Creek (CA-SLO-175; Jones and Waugh 1995). Additionally, a fluted point was

reportedly found on the surface in Nipomo, San Luis Obispo County (Mills et al. 2005; Jones et al. 2007).

### 3.2.3 Millingstone Period (8000–3500 BCE)

The Millingstone Period, as defined by Wallace (1955, 1978), is characterized by an ecological adaptation to collecting suggested by the appearance and abundance of well-made milling implements. Millingstones occur in large numbers for the first time in the region's archaeological record and are even more numerous near the end of this period. Aside from millingstones, typical artifacts during this period include crude core and cobble-core tools, flake tools, large side-notched projectile points, and pitted stones (Jones et al. 2007).

The Millingstone Period within the Central Coast somewhat corresponds with King's (1981, 1990) Early Period of the Santa Barbara Channel area, although King's Early period starts later and lasts longer (5500 – 1350 BCE). The Cross Creek site (CA-SLO-1797) in San Luis Obispo County is a Millingstone occupation site that returned radiocarbon dates ranging between 9,500 – 4,700 years ago. This site represents one of the oldest expressions of the Millingstone pattern (Jones et al. 2002; Jones et al. 2007;). Within the Elkhorn Slough of the Monterey Bay Area, CA-MNT-229 produced reliable radiocarbon dates between 6,200-4,000 BCE (Jones and Jones 1992), and younger expressions of the pattern can be found in CA-MNT-1232/H and CA-SCR-177 in the Monterey Bay area (Jones et al. 2007).

No less than 42 sites dating to this period have been identified in various settings, including rocky coasts, estuaries, and nearshore interior valleys (Jones et al. 2007). The larger sites usually contain extensive midden deposits, possible subterranean house pits, and cemeteries. Most of these sites probably reflect intermittent use over many years of local cultural habitation and resource exploitation, with an emphasis on marine resources. Evidence at Elkhorn Slough (CA-MNT-229) confirms an early preference for estuarine and lacustrine settings. A lack of shell beads and flaked obsidian tools suggests low intensity inter-regional exchange (Jones and Jones 1992).

### 3.2.4 Early Period (3500–600 BCE)

An extensive series of shoreline midden deposits within the Central Coast region date to the Early Period, suggesting an increase in occupation of the open coast (Jones 1995; Jones and Waugh 1995, 1997). These include estuarine sites in San Luis Obispo County (CA-SLO-165) and open-coast sites in the Monterey Bay area (CA-MNT-73, CA-MNT-108, and CA-MNT-1228). Sites dating to this period are marked by large lithic artifact assemblages consisting of Central Coast Stemmed Series and side-notched projectile points. Square-stemmed and side-notched points have also been found in deposits at Willow Creek in Big Sur (CA-MNT-282), and Little Pico II on the San Luis Obispo coast (CA-SLO-175) (Jones and Ferneau 2002). This trend, first identified by Rogers (1929), has since become apparent at numerous sites throughout the Central Coast. In many cases, manifestations of this trend are associated with the establishment of new settlements (Jones et al. 2007).

The material culture recovered from Early Period sites within the Central Coast region provides evidence for continued exploitation of inland plant and coastal marine resources. Artifacts include milling slabs and handstones, as well as mortars and pestles, which were used for processing a variety of plant resources. Bipointed bone gorge hooks were used for fishing. Assemblages also include a suite of *Olivella* beads, bone tools, and pendants made from talc schist. Square abalone shell (*Haliotis spp.*) beads have been found in Monterey Bay, but not in the Big Sur or San Luis Obispo areas (Jones and Waugh 1997:122).

Shell beads and obsidian are hallmarks of the trade and exchange networks of the central and southern California coasts. The archaeological record indicates a substantial increase in the abundance of obsidian at Early period sites in the Monterey Bay and San Luis Obispo areas (Jones and Waugh 1997:124–126). Obsidian trade continued to increase during the following the Middle period.

The Early Period shows an increase in hunting and fishing over the Millingstone Period. SLO-165, with rabbits and fish remains present in greater concentrations (Jones et al. 2007).

### 3.2.5 Middle Period (600 BCE–1000 CE)

The Middle Period saw a population increase as evidenced by the increased number of new settlements spanning throughout the Central Coast. Newly established settlements of this period include CA-MNT-108, CA-MNT-391, CA-MNT-1228, CA-SCR-7, CA-SLO-165, and CA-SIO-175 (Jones et al. 2007). During this period, evidence from CA-MNT-391 shows a preference for burials in a flexed position and associated burial items, including projectile points and bone gorges. *Olivella* shell beads are found in abundance associated with burials dating to the Middle Period (Hildebrandt 1997; Jones et al. 2007).

The Middle-Period is generally characterized by a shift in subsistence patterns, including more abundant use of mortars and pestles as well as higher use of larger stemmed and notched projectile points. Additionally, the first appearance of circular shell and bone fishhooks and notched net sinkers were observed within sites dating to this period. Evidence shows that marine resources were still abundantly utilized, with an increase in pinniped faunal remains, such as fur seals (Jones and Ferneau 2002; Boone 2012). Faunal assemblages show that marine diets were supplemented with small mammals, such as rabbits (Jones et al. 2007). Additionally, evidence from macro botanical analysis indicates a shift from small seeds to a heavy reliance on acorns (Wohlgemuth 1996; Hildebrandt 1997).

### 3.2.6 Middle-Late Transition Period (1000–1250 CE)

The Middle-Late Transition period is marked by relative instability and change, with major changes in diet, settlement patterns, and interregional exchange. The relatively ubiquitous Middle period shell midden sites found along the Central Coast were abandoned by the end of the Middle-Late Transition period; therefore, most Transition period and Late period sites were first occupied at this time (Jones and Ferneau 2002:213, 219). Instead of large year-round habitation patterns, Middle-Late and Late period sites show smaller seasonal settlements (Boone 2012). CA-SLO-239 has been tentatively dated to the Middle-Late Transition Period and contains the only residential feature, a circular house floor (Jones et al. 2007).

During the Middle-Late Transition period within the Central Coast region, projectile points diagnostic of both the Middle and Late periods are found (Jones and Ferneau 2002:217). The points include large, contracting-stemmed types typical of the Middle Period, as well as Late Period small, leaf-shaped points, which likely reflect the introduction of the bow and arrow.

### 3.2.7 Late Period (1250 CE–Historic Contact)

Late period sites are marked by small, finely worked projectile points, such as Desert side-notched and Cottonwood points, as well as temporally diagnostic shell beads. Although shell beads were typical of coastal sites, trade brought many of these maritime artifacts to inland locations, especially during the latter part of the Late period (Jones et al. 2007).

Common artifacts identified at Late Period sites include bifacial bead drills, bedrock mortars, hopper mortars, lipped and cupped *Olivella* shell beads, and steatite disk beads. The presence of beads and bead drills suggest that low-level bead production was widespread throughout the Central Coast region (Jones et al. 2007).

Unlike the large Middle period shell middens, Late period sites are more frequently single-component deposits. There are also more inland sites, with fewer and less visible sites along the Pacific shore during the Late period. However, one Late Period shell midden has been identified on the coast in Morro Bay (CA-SLO-23). The settlement pattern and dietary reconstructions indicate a lesser reliance on marine resources than observed for the Middle and Middle-Late Transition periods, as well as an increased preference for deer and rabbit (Jones 1995). An increase in sites with bedrock mortars during the Late period further suggests that nuts and seeds began to take on a more significant dietary role (Jones et al. 2007).

### 3.2.8 Ethnographic Setting

The project site lies in an area traditionally occupied by the Ohlone (or Costanoan) people. Ohlone territory extends along the California coast from the point where the San Joaquin and Sacramento rivers merge into the San Francisco Bay to Point Sur. Their inland boundary was limited to the interior Coast Ranges (Kroeber 1925: 462). The Ohlone language belongs to the Penutian family, with several distinct dialects throughout the region (Kroeber 1925: 462). It is divided into eight regional dialects: Karkin, Chochenyo, Ramaytush, Awaswas, Taymen, Mutsun, Rumsen, and Chalon (Jones 2015)

The pre-contact Ohlone were semi-sedentary, with a settlement system characterized by base camps and seasonal reserve camps composed of tule reed houses with thatched roofs made of matted grass (Schick 1994, Skowronek 1998). Just outside base camps, large sweat houses were built into the ground near stream banks used for spiritual ceremonies and possibly hygiene (Schick 1994, Jones 2015). Villages were divided into small polities, each of which was governed by a chief responsible for settling disputes, acting as a war leader during times of conflict, and supervising economic and ceremonial activities (Skowronek 1998, Kroeber 1925: 468). Social organization appeared flexible to ethnographers and any sort of social hierarchy was not apparent to mission priests (Skowronek 1998).

Archaeological investigations inform Ohlone mortuary rituals. Cemeteries were set away from villages and visited during the annual Mourning Anniversary (Leventhal and DiGiuseppe 2009). Ceremonial human grave offerings might include *Olivella* beads, as well as tools like drills, mortars, pestles, hammerstones, bone awls, and utilized flakes (Leventhal and DiGiuseppe 2009). Ohlone mythology included animal characterization and animism, which was the basis for several creation narratives. Ritually burying animals, such as a wolf, squirrel, deer, mountain lion, gray fox, elk, badger, grizzly bear, blue goose, and bat ray, was commonly practiced. Similar to human burials, ceremonial offerings were added to ritual animal graves like shell beads, ornaments, and exotic goods (Kroeber 1925, Field and Leventhal 2003, Jones 2010).

Ohlone subsistence strategies were based on hunting, gathering, and fishing (Kroeber 1925: 467, Skowronek 1998). Larger animals, like bears, might be avoided, but smaller game was hunted and snared on a regular basis (Schick 1944: 17). Like the rest of California, the acorn was an important staple and was prepared by leaching acorn meal in openwork baskets and in holes dug into the sand (Kroeber 1925: 467). The Ohlone also practiced controlled burning to facilitate plant growth (Kroeber 1925: 467, Skowronek 1998). During specific seasons or in times of drought, the reserve

camps would be utilized for gathering seasonal food and accessing food storage (Schick 1994). Using nets and gorge hooks, the Ohlone fished from tule reed canoes (Schick 1994: 16–17). Mussels were a particularly important food resource. Sea mammals such as sea lions and seals were hunted, and beached whales were exploited (Kroeber 1925: 467).

Seven Franciscan missions were built in Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually brought into the mission system (Kroeber 1925: 462, Skowronek 1998). After the establishment of the missions, Ohlone population dwindled from roughly 10,000 people in 1770 to 1,300 by 1814 (Skowronek 1998). In 1973, the population of people with Ohlone descent was estimated at fewer than 300. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize aspects of their culture (Skowronek 1998).

### 3.2.9 Post-Contact Setting

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

#### **Spanish Period (1769-1822)**

Spanish explorers made sailing expeditions along the coast of California between the mid-1500s and mid-1700s. Juan Rodriguez Cabrillo in 1542 led the first European expedition to observe what was known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

By the 18th century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The presidio at Monterey and Mission San Carlos Borromeo were established in 1770, although the mission was moved a year later to present-day Carmel (California Missions Foundation 2017; San Carlos Cathedral 2019). Monterey served as the capital of Baja and Alta California in 1776 until 1803. The pueblo of Monterey grew as residents expanded outside the royal presidio with Spanish soldiers marrying, raising families or retiring (Crane 1991; City of Monterey Museums n.d.).

Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns; just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914).

### **Mexican Period (1822-1848)**

Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

In 1822, residents of Alta California received word that Mexico had won its war for independence from Spain. At this time, the pueblo of Monterey had a population of several hundred and the newly established Mexican government decreed the California ports open to increased trade with foreigners under the constitution of 1824 (Bean 1968; Crane 1991).

Hallmarks of the Mexican Period in California are the secularization of mission lands, which was fully accomplished by 1836, the issuance of large land grants, and cattle ranching for the hide and tallow trade. Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos. Commonly, former soldiers and well-connected Mexican families were the recipients of these land grants, which now included the title to the land (Graffy 2010). As Mexico opened California to international trade, Monterey became the primary port of entry, and the exportation of hide and tallow was one of the most important parts of the economy (City of Monterey Museums n.d.).

### **American Period (1848 - Present)**

The United States went to war with Mexico in 1846. During the first year of the war, John C. Fremont traveled from Monterey to Los Angeles with reinforcements for Commodore Stockton, and evaded Californian soldiers in Santa Barbara's Gaviota Pass by taking the route over the San Marcos grade instead (Kyle 2002). The war ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into its American Period.

The Gold Rush brought a multitude of new settlers to California beginning in 1848, and in 1850 Monterey became one of the first counties in the newly-established state, with the city of Monterey serving as the original county seat until 1872 (City of Monterey Museums n.d.).

### **Local History**

Although it was no longer the capital, in 1850, Monterey was established as the county seat and supplied early miners for the first couple of years of the Gold Rush before new boom towns grew around the southern mines of Gold Country. Gold was not the only attraction for those who settled in Monterey. The wealth of sea life around the Monterey Peninsula, from migrating whales to abalone and squid, supported a community of Chinese fisherman. By 1853, they had established a vibrant fishing village and were soon joined by Portuguese whalers from the Azores Islands who made their livelihoods in shore whaling.



By the mid-1850s, the Gold Rush had ended for Monterey, the army installment in Monterey had moved to San Francisco, and former Rancho lands that made up large portions of the area were being sold off. In 1872, Monterey lost its county seat to the City of Salinas. As a result, the formerly bustling commercial capital languished and appeared to be reduced to a fishing village.

The area, however, slowly started to develop following the establishment of the first railroad in 1874. Shortly thereafter, Charles Crocker, one of California's railroad barons, took over the railroad. He had a vision to create a destination for his railroad, with a luxury resort at the center. Hotel Del Monte was established in 1880, and spanned several acres, and included gardens, parkland, polo grounds, and a racetrack (Copeland N.d.). The hotel land was vast, spanning over 7,000 acres (Monterey Herald 2017). The opening of the hotel marked the beginning of Monterey's international tourism industry. Tourism in the area continued following the opening of the hotel. In addition to the luxury hotel, Monterey attracted people for being a quaint town with charming adobes as well as its desirable seaside location.

In addition to fishing and tourism, Monterey also attracted artists. In 1874 Jules Tavernier opened a studio in the area and invited his friends, initiating an art colony that included Fannie Osborne and Robert Louis Stevenson. At the turn of the twentieth century, the military also returned to Monterey, making the city's continued expansion. Following the Spanish-American War, the need for more presence on the west coast prompted the Army to establish the Monterey Military Reservation on the same site as the 1846 Army installation. In 1904 it was renamed the Presidio of Monterey in honor of the original presidio at Monterey. The presidio continues to provide instruction and training today.

The local economy was further transformed in 1902 when the first fish packing and canning operation opened on Ocean View (present day Cannery Row). In the following years fishery experts introduced the boat and net system increasing salmon and sardine catches. Canning expert Knut Hovden arrived in Monterey and introduced methods to mechanize the canning operation, further spurring the local economy. By 1940, nineteen canneries harvested over 250,000 tons per season on Cannery Row, making Monterey the "Sardine Capital of the World." By the late 1940s, however, sardine harvests diminished signaling the end of the signature industry.

Beginning in the 1920s, with increased automobile ownership and the expansion of local roads, more Americans were able to travel, including to Monterey. In order to accommodate a variety of travelers, motor courts and autocamps were developed along commonly traveled routes outside downtowns, allowing families to stay in small cottages or tents including along North Fremont Street through Monterey.

In 1919, the Del Monte Properties Company acquired the Hotel Del Monte and the first incarnation of the Monterey County Fair took place on the racetrack and polo grounds in 1930 (Monterey Herald 2017). The County Fair lapsed for several years during the great depression, but newly legalized horse racing in 1936 spurred the return of the fair, offering another tourism attraction for the area.

Monterey's tourism continued to flourish through the war years. Following the end of World War II, the city continued to expand and adapt for growing tourism. In the 1960s, a national movement to revitalize downtowns through renewal projects arrived in Monterey. Swaths of older parts of Old Town Monterey were demolished while nearby Fort Ord was expanded. The result was a new plaza near the foot of Fisherman's Wharf that connected to Cannery Row, which included the adaptive reuse of old industrial canning buildings for new commercial uses.

The Monterey Bay Aquarium opened in 1984. In 1992, Monterey Bay was designated a National Marine Sanctuary. Fort Ord closed in 1994, and a portion was quickly redeveloped for the creation of the California State University Monterey Bay. The Presidio of Monterey also began to house the Defense Language Institute (DLI), specializing in graduate degrees in international studies and a center for foreign languages. The former Hotel Del Monte now houses the Naval Postgraduate School. Today, the ecological and environmental sectors, and educational facilities along with tourism are the primary drivers for the local economy (Copeland, nd.).

## 4 Methods

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This section presents the methods for each task completed during the preparation of this study.

### 4.1 Background and Archival Research

#### 4.1.1 Archival Research

Rincon completed background and archival research in support of this study in June 2022. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the project site and its context:

- Monterey County Assessor's Office
- Historical aerial photographs accessed via NETR Online
- Historical aerial photographs accessed via University of California, Santa Barbara Library FrameFinder
- Sanborn Fire Insurance Company Maps accessed through the Los Angeles County Public Library
- Historical U.S. Geological Survey topographic maps
- City of Monterey Building Permits Accessed via the City of Monterey Building and Safety Services of the Community Development Department
- Historical newspaper clippings obtained from Newspapers.com, ProQuest Historical Newspapers.com, and the California Digital Newspaper Collection
- Various historical records via Ancestry.com
- Various historical records provided by the City of Monterey

#### 4.1.2 California Historical Resources Information System Records Search

On June 17, 2022, Rincon Archaeologist, Elaine Foster, MA, RPA, conducted a California Historical Resources Information System (CHRIS) records search at the Northwest Information Center (NWIC) at Sonoma State University (Appendix A). The NWIC is the official state repository for cultural resources records and reports for the county in which the project falls. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.25-mile radius surrounding it. Rincon also reviewed the NRHP, the CRHR, the California Historical Landmarks list, and the Built Environment Resources Directory (BERD), as well as its predecessor the California State Historic Property Data (HPD) File. Additionally, Rincon reviewed the Archaeological Determination of Eligibility (ADOE) list.

#### 4.1.3 Sacred Lands File Search

Rincon contacted the Native American Native American Heritage Commission (NAHC) on June 20, 2022, to request a search of the Sacred Lands File (SLF), as well as a contact list of Native American groups and/or individuals culturally affiliated with the project area who may have knowledge of

cultural resources in the APE (Appendix B). The City conducted AB 52 consultation for an Initial Study / Mitigated Negative Declaration for the 2101 North Fremont Hotel Project in 2020 to 2021. The City reinitiated efforts for AB 52 consultation for preparation of the Environmental Impact Report (EIR) and initiated efforts for SB 18 consultation in July 2022. On July 26, 2022 the City sent letters to Native American contacts in the area to request information on potential cultural resources in the project vicinity that may be impacted by the proposed project's development. The City received one response from The KaKoon Ta Ruk Band of Ohlone-Costanoan noting that the project could impact previously unknown cultural resources and recommended cultural sensitivity training for pre-project personnel as well as a cultural monitor during ground disturbance. The City received no other responses. Rincon did not conduct additional Native American outreach. Appendix B provides the results of the outreach efforts.

## 4.2 Field Survey

### 4.2.1 Built Environment Survey

Under the direction of Rincon Architectural Historian JulieAnn Murphy, Laura Maldonado, MA, conducted a built environment survey of the project site on June 20, 2022. The built environment resources within the project site, including buildings, structures and associated landscape elements, were visually inspected. Pursuant to California Office of Historic Preservation (OHP) Guidelines (California OHP 1995), properties over 45 years of age were evaluated for inclusion in the NRHP, CRHR, and local listing and recorded on California Department of Parks (DPR) 523 series forms. Overall condition and integrity of these resources were documented and assessed. Site characteristics and conditions were documented using notes and digital photographs which are maintained by the Rincon Monterey office.

### 4.2.2 Archaeological Resources Survey

Rincon Archaeologist Laura Maldonado, MA, conducted a survey of the project site on June 20, 2022. Because the project site is paved and there is little to no ground exposure, survey was limited to a visual examination of exposed ground and landscaping for evidence of archaeological materials including artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discolorations that might indicate the presence of cultural midden, soil depressions, and features indicative of the former presence of structures of buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as animal burrows were also visually inspected. Site characteristics and survey conditions were documented using field records and a digital camera. Copies of the survey notes and digital photographs are maintained by the Rincon Monterey office.

## 5 Findings

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### 5.1 Known Cultural Resources Studies

The CHRIS records search and background research identified 15 cultural resources studies within 0.25 mile of the project site (Appendix A). Of these studies, none include a portion of the project site and three include areas directly adjacent to the project site (S-027043, S-033677, and S-045829). Approximately zero percent of the project site has been studied or surveyed. Known studies that occurred adjacent to the project site are discussed in further detail below.

#### 5.1.1 Study S-027043

Study S-027043, *Archaeological Survey Report for the North Fremont Storm Drain Improvement Project*, was prepared in 2003 by Cordelia Sutch and John Holson of Pacific Legacy, Inc. (Sutch and Holson 2003). The study documented an archaeological survey undertaken for the proposed North Fremont Street Storm Drain Improvements between Del Monte Lake down Palo Verde Avenue to the intersection of Fairground Road and Airport Road in the City of Monterey. The study did not identify any cultural resources within the project area.

#### 5.1.2 Study S-033677

In 1999, Mary Doane and Trudy Haversat of Archaeological Consulting prepared a preliminary archaeological reconnaissance report, *Preliminary Archaeological Reconnaissance of the Marina Coast Water District Recycled Water Pipeline Project, Monterey County, California*, for Denise Duffy & Associates (Doane and Haversat 1999). The study was prepared to support a proposed pipeline, which ran from the Monterey Wastewater Treatment Facility to Reservation Road northeast of the City of Marina south to the City of Monterey. The report identified no cultural resources within the project area.

#### 5.1.3 Study S-045829

Study S-045829, *Phase 1 Archaeological Survey for the North Fremont Boulevard Pedestrian, Bicycle, and Transit Project*, was prepared by Mary Doane and Gary Breschini in 2014 (Doane and Breschini 2014). The study recorded North Fremont Street in Monterey and Seaside for the construction of a pedestrian and bicycle path. The project did not identify any cultural resources within the project area.

### 5.2 Known Cultural Resources

The CHRIS records search and background research identified no cultural resources within a 0.25 mile of the project site.

## 5.3 Aerial Imagery and Historical Topographic Maps Review

Rincon completed a review of historical topographic maps and aerial imagery to ascertain the development history of the project site. Historical topographic maps from 1913 to 1932 depict the project site as undeveloped land east of central Monterey and north of the fairgrounds with North Fremont Street running through the area (NETR Online 2022; USGS 2022). By 1941, historical topographic maps depict residential development to the north of the project site (NETR Online 2022; USGS 2022). Aerial imagery from 1941 and 1945 confirms the presence of residential development north of the project site and shows four small motor courts along North Fremont Street and the fairgrounds south of the project site (UCSB 2022). By 1956, the surrounding area developed further with residential developments south and west of the project area and greater commercial development along North Fremont Street (NETR Online 2022). Approximately ten motor courts and motels were constructed, including the subject property, and the older motor courts expanded into motels. Since 1968, the area has seen very little changes and development. Some of the older motels were torn down for new commercial uses, and the fairgrounds racetrack was converted to a golf course (NETR Online 2022).

## 5.4 Sacred Land File Search

On July 25, 2022 the NAHC responded to Rincon's AB 52/SB 18 contacts request and SLF request, stating that the results of the SLF search were positive. See Appendix B for the NAHC response, including Tribal contacts list(s). The City of Monterey sent letters on July 26, 2022 to 10 Native American contacts in the area to request information on potential cultural resources in the project site vicinity that may be impacted by the proposed project's development. The City received one response from The KaKoon Ta Ruk Band of Ohlone-Costanoan noting that the project could impact previously unknown cultural resources and recommended cultural sensitivity training for pre-project personnel as well as a cultural monitor during ground disturbance. The City received no other responses. Appendix B provides the results of the NAHC contacts request and SLF request.

## 5.5 Survey Results

### 5.5.1 Built Environment Resources

The following section summarizes the results of all background research and fieldwork as they pertain to built environment resources that may qualify as historical resources. The field work and background research resulted in the identification of one historic-age property within the project site, Casa Verde Motel at 2101 Fremont Street (Figure 5). This property was recorded and evaluated for historical resources eligibility on DPR series forms, which are included in Appendix C and summarized below.

**Figure 5 Project Site, 2101 Fremont Street, Monterey, California**



Imagery provided by Microsoft Bing and its licensors © 2022.

Fig. 2 Project Location

## 2101 Fremont Street

### *Physical Description*

The 2101 Fremont Street property is located on a corner parcel (APN 013-112-045) at the intersection of North Fremont Street and Casa Verde Way in northwestern Monterey near Sand City and Seaside. The property is developed with a one-story motel. Known as the Casa Verde Inn, the building features a U-shaped plan with 18 guestrooms that open towards a paved parking lot that fronts North Fremont Street (Figure 6). A restaurant occupies the southwestern corner of the building and office and manager living quarters are at the southeastern corner. The motel and restaurant are vacant and are no longer in use.

Constructed between 1945 and 1949, the motel is built with elements of the Minimal Traditional and Revival Styles typical of the period and has a stucco exterior capped by a gable roofline sheathed in composition shingles with an overhanging eave, creating a covered walkway below. The eaves are supported by thin, square wooden posts and the walkway is concrete (Figure 7). Each guest room has a single flush or paneled wood door, a non-original vinyl window, and a window air conditioning unit built into the wall below the window (Figure 8). Added in 1981, the office has non-original vinyl vertical sliding sash windows, a wood paneled Dutch door, and a sign which states "Office" (Figure 9).

The façade of the restaurant is the result of a 1984 renovation to the original caretaker's quarters and office. The restaurant has a non-original hipped roof clad in wood shingles which creates a covered walkway on the east elevation supported by square wood posts (Figure 10). The entrance is on the south elevation with non-original double wood paneled doors covered by a canvas awning. Fenestration also includes a large "greenhouse window." At the rear of the restaurant is the former kidney bean-shaped swimming pool constructed in 1959; it is now infilled and no longer in use.

Landscaping includes brick planters throughout the site along walkways and open areas. At the center of the parking lot along North Fremont Street is a large brick planter with an original vertical sign stating "Casa Verde Inn Caruso's Restaurant."



**Figure 6 2101 Fremont Street, East Elevation of restaurant and sign, Facing Southwest**



**Figure 7 West and South Elevations of guest rooms, Facing Northeast**



**Figure 8 Guest room showing entrance and window, West Elevation, Facing East**



**Figure 9 West and South Elevations of office, Facing Northeast**



**Figure 10 East and South Elevations of restaurant connected to the motel, Facing West**



### *Property History*

### **Site Development**

Before the construction of the motel building at 2101 North Fremont Street, the subject property was undeveloped through the 1920s. By the early 1940s, the subject property appears to have been developed with one larger single-family house and three smaller adjacent cottage structures that continued along North Fremont Street, and possibly served as an early motor court for auto travelers.

By 1945, the earlier buildings on the subject property were replaced by the current motel building, first known as the Twin Oaks Motel (UCSB FrameFinder 1941, 1945 and City of Monterey Building Permits). At that time, the project site was larger and included the adjacent parcel to the north and was comprised of two operations – the U-shaped motel building fronting North Fremont Street and a large, paved lot on the north side of the building that served as an auto court called the Twin Oaks Court (The Californian 1949).

Following World War II, and the expansion of the federal highway system, motor courts were replaced with motels which could accommodate the growing number of travelers. During that time, the motel became the model for lodging in post-war America with a combination accommodation of the automobile and guests with guestrooms generally opening directly onto parking spaces (Survey LA 2017). Typical of the building type, Twin Oaks Motel featured a U-shaped building arranged around a central parking area with a manager's quarters, office, and dining area at the southwest corner of the property. Though an original architect could not be identified, its design was typical of

the period, with elements the Minimal Traditional and Revival styles widely used throughout the United States for motel design, especially in suburban settings, between 1935 and 1950. Motels with dining areas were also common during this period as motels were generally constructed in areas outside of downtowns that lacked amenities.

The motel served motoring families vacationing in Monterey or attending the Monterey County Fairgrounds south of the property, which was bringing in record crowds by 1947 (Monterey Herald 2017). The motel underwent several alterations throughout its history. In 1949, the motel was altered and repaired, the extent of which were not identified in city building permits. By 1952, the motel was owned by C. Foley and received a second renovation. Designed by architect Roger C. Poole, the renovation included the addition of six hotel rooms, designed with small kitchens, as well as a motel laundry room, likely to compete with other establishments catering to tourists in the area. Historic aerials from 1956 show that North Fremont Street had been heavily developed with other motels fronting the fairgrounds.

Improvements continued in the following years. In 1959, a two-story addition and kidney bean-shaped pool were constructed to the rear of the manager living quarters. The addition and pool were designed by Wallace Holm and Associates architecture firm (City of Monterey Building Permit 1959). Based out of Monterey, Holm's work later focused on developing master plans, including those for Monterey Peninsula College and Laguna Seca. A 1960 Sanborn map shows the motel retained the same general configuration, and included the former auto court to the north, then noted as a trailer park.

In 1966 the living quarters, office, and dining area were converted to a restaurant named Caruso's Corner Pizza (City of Monterey Building Permit 1966). As the area continued to develop for tourism, permanent restaurants gave travelers more food options on their trips. The conversion included a new storefront with large picture windows and glass doors. A flat overhanging eave was added to the front and east elevation of the former living quarters and a sign was designed and erected just outside the front door of the newly established restaurant. By this time, the trailer park was removed and served as a surface parking lot for the restaurant.

In 1972, the motel was renamed the Casa Verde Inn, and a new sign was designed for the rebranding (City of Monterey Building Permit 1972). According to County Assessor records, the current parcel boundary was in place by 1976 when the former trailer park and surface parking lot was developed with the current apartment buildings (Monterey County Assessor).

Between 1981 and 1982, the current office and living quarters were constructed at the southeast corner of the property. Three of the adjacent rooms were altered to connect to the living quarters (City of Monterey Building Permits 1981 and 1982). The plans were designed by Carmel-based architect James C. Heisinger and the building was constructed by S.A. Balbo Construction. In 1984, the restaurant was altered again with a new storefront with a hipped roof overhang, greenhouse window, double door entrance, and canvas awning (City of Monterey Building Permits 1981 to 1984). Civil engineer, Robert McBroome Jr., designed the alteration for owner, Kuar Pal Singh. In 1996, the windows were altered (City of Monterey Building Permit 1996). Aerial images indicate that the pool was infilled in the early 2000s. Since then, the building has remained largely unchanged. The motel and restaurant are vacant and no longer in use.

### *Historical Resources Evaluation*

The property at 2101 North Fremont Street is recommended ineligible for listing in the NRHP, CRHR, and as local historic resource, under any significance criteria.

Developed between 1945-1949, the subject property is typical of the commercial development of Monterey during this period. Following the establishment of the Monterey County Fairgrounds in 1936 and subsequent increase in tourism after World War II, the property was one of several motels constructed along North Fremont Street during this era. Research for this study did not reveal that the subject property was individually significant within this context or any other historic trend important to the region, state, or nation. The property is recommended ineligible for listing in the NRHP and the CRHR under Criterion A/1.

The property has had a number of owners and operators since its construction. Research conducted for the present study did not identify any individual connected with the property has made significant historical contributions; therefore, the property is recommended ineligible for listing to the NRHP and the CRHR under Criterion B/2.

2101 Fremont Street was constructed between 1945 and 1949 as motel. Built with elements of the Minimal Traditional and Revival Styles, it was one of many properties designed with the same characteristics during this period. It does not embody distinctive characteristics of a type, period, or method of construction. Furthermore, the property has been substantially altered since its construction between 1945 and 1949 with the addition of a two-story section at the rear of the manager living quarters in 1959, a complete alteration of the façade of the living quarters and dining area into a restaurant in 1966 and 1984, the addition of the office in 1981, and the replacement of all windows in 1996. As a result, the building has diminished integrity of material and design.

The subject property has undergone several alterations throughout its history each designed and constructed by various architects and building contractors. The original architect and contractor of the motel were not identified during research. The additions and alterations from the other architects and contractors are minor additions and not representative of their respective works. It also is not the work of a master nor does it possess high artistic value. Therefore, 2021 North Fremont Street is recommended ineligible for listing to the NRHP and CRHR under Criterion C/3.

Finally, a review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. The property is recommended ineligible for listing to the NRHP and CRHR under Criterion D/4.

Because the subject property is not eligible for listing in the NRHP or CRHR, it is also ineligible for listing as a local historic resource under H-1 Landmark Overlay Zoning. The property is also recommended ineligible for listing as a local historic resource under H-2 Historic Resource Overlay zoning. The subject property at 2101 North Fremont Street, as outlined above, does not reflect any local importance unique to Monterey or the Monterey Peninsula and was a typical motel development common during the period and is a common building type that was repeated across the United States. Finally, the subject property is not eligible for inclusion in a local historic district under criterion H-D District Overlay Zoning.

## 5.5.2 Archaeological Resources

The following section summarizes the results and background research and field work as they pertain to archaeological resources that may qualify as historical resources and/or unique archaeological resources.

No archaeological resources were identified during the field survey. Ground visibility was poor (approximately 0 percent) with approximately 5 percent exposure. Approximately 95 percent of the

project site has been paved and is partially overlain by the existing building. Additionally, the areas of exposed ground located along the front of the building are landscaped planters and have therefore been disturbed. The soils within the landscaped area consist of compacted dark brown and gray loam with gravel inclusions. Vegetation consisted of ornamental plants and shrubs. The project site has been heavily disturbed from construction of the building, the paving around the building, and the landscaping.

## 6 Impacts Analysis and Conclusions

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The impact analysis included here is organized based on the cultural resources thresholds included in CEQA Guidelines Appendix G: Environmental Checklist Form:

- a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?
- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
- c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, we have chosen to limit analysis under Threshold A to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

### 6.1 Historical Built Environment Resources

The field survey and background research identified one historic-period property at 2101 North Fremont Street with one building – the Casa Verde Inn. 2101 North Fremont Street was recorded and evaluated for eligibility in the NRHP, CRHR, and as a local resource. As a result of this study, 2101 North Fremont Street is recommended ineligible for listing in the NRHP, CRHR, and as a local resource and is therefore not considered a historical resource for the purposes of CEQA. The proposed development would not result in a significant adverse impact as defined by CEQA and would result in ***no impact to historical resources*** pursuant to CEQA.

### 6.2 Historical and Unique Archaeological Resources

This study did not identify any archaeological resources or archaeological deposits in the project site. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the project site, suggest there is a low potential for encountering intact subsurface archaeological deposits. There is a potential that unknown buried archaeological resources could be encountered during project ground disturbance. In the event of an unanticipated discovery, impacts to unknown archaeological resources would be potentially significant and mitigation measures would be required. Rincon presents the following recommended mitigation measure for unanticipated discoveries during construction. With adherence to this measure, Rincon recommends a finding of ***less-than-significant impact with mitigation for archaeological resources*** under CEQA.

#### 6.2.1 Recommended Mitigation

##### **Unanticipated Discovery of Cultural Resources**

In the unlikely event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the find is prehistoric, then a Native American representative should also be contacted to participate in the evaluation of the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the modified project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

### **Worker's Environmental Awareness Training**

The project applicant shall retain a qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for archaeology to conduct Worker Environmental Awareness Program (WEAP) training for archaeological sensitivity for all construction personnel prior to the commencement of ground disturbing activities. Archaeological sensitivity training shall include a description of the types of cultural resources, including tribal cultural resources, that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find. The WEAP training document shall include materials which convey the information noted above and shall be maintained in an area accessible to all construction personnel so it may be reviewed regularly by construction staff. A Native American representative should be allowed to participate in the training if requested. Evidence that the WEAP training has been completed shall be provided to the City of Monterey prior to the commencement of ground disturbing activities.

## 6.3 Human Remains

No human remains are known to be present within the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a MLD. The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, Rincon recommends a finding of ***less-than-significant impact to human remains*** under CEQA.



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# Appendix A

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California Historical Resources Information System Records Search

## Report List

| Report No. | Other IDs   | Year | Author(s)   | Title   | Affiliation                                    | Resources  |
|------------|---|------|---|---|--|--|
| S-018816   | Submitter - AC Project 2426   | 1996 | Anna Runnings and Trudy Haversat                                  | Preliminary Cultural Resources Reconnaissance for Assessor's Parcel Number 013-031-26, Monterey, Monterey County, California  | Archaeological Consulting                      |  |
| S-022329   | Caltrans - EA 05-0C4001   | 1999 | Terry L. Joslin and Kelda Wilson                                  | Negative Archaeological Survey Report, proposed fence replacement, 05-MON-01, PM R78.4-R81.2 CU 05-168 EA 05-0C4001   | California Department of Transportation        |  |
| S-022657   |   | 2000 | Izaak Sawyer, Laurie Pfeiffer, Karen Rasmussen, and Judy Berryman | Phase 1 Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project   | Science Applications International Corporation | 27-000334, 27-000335, 27-000349, 27-000706, 27-000806, 27-000888, 27-001207, 27-001227, 27-001228, 27-001393, 27-001408, 27-001482, 41-000410, 43-000449, 44-000047, 44-000155, 44-000156, 44-000157, 44-000174, 44-000270 |
| S-027043   |   | 2003 | Cordelia Sutch and John Holson                                    | Archaeological Survey Report for the North Fremont Storm Drain Improvement Project, City of Monterey, Monterey County   | Pacific Legacy, Inc.                           |  |
| S-031170   | Agency Nbr - Navy Contract # N68711-04-D-3619   | 2005 | James H. Cleland and Collin Tuthill                               | Work Plan for Archaeological Survey and Evaluation of the Naval Postgraduate School's Laboratory and Recreation Area, Monterey, California.   | EDAW, Inc                                      |  |
| S-033677   | Submitter - AC Project 2783; Submitter - AC Project 2783B1; Submitter - AC Project 2783B2; Submitter - AC Project 2783C; Submitter - AC Project 2783D; Voided - S-22432; Voided - S-32385; Voided - S-32921; Voided - S-33994; Voided - S-33999 | 1999 | Mary Doane and Trudy Haversat                                     | Preliminary Archaeological Reconnaissance of the Marina Coast Water District Recycled Water Pipeline Project, Monterey County, California   | Archaeological Consulting                      |  |
| S-033677a  |   | 2006 | Mary Doane and Trudy Haversat                                     | Phase 1 Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, Northern Segment, In Marina and Seaside, Monterey County, California | Archaeological Consulting                      |  |

## Report List

| Report No. | Other IDs                              | Year | Author(s)  | Title   | Affiliation                                      | Resources  |
|------------|--|------|--|---|--|--|
| S-033677b  |  | 2007 | Mary Doane and Gary S. Breshini                          | Phase I Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, in Marina, Ord Community, Seaside and Monterey, Monterey County, California (Revised May 22, 2007)                   | Archaeological Consulting                        |  |
| S-033677c  |  | 2006 | Mary Doane and Gary S. Breschini                         | Phase 1 Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, in Marina, Ord Community, Seaside and Monterey, Monterey County, California  | Archaeological Consulting                        |  |
| S-033677d  |  |      |  | VOIDED-duplicate of S-55378a  |  |  |
| S-033677e  |  | 2007 | Mary Doane and Gary S. Breschini                         | Preliminary Archaeological Reconnaissance for the Marina Coast Water District Well 34 Project, In Marina, Monterey County, California   | Archaeological Consulting                        |  |
| S-045829   | Submitter - AC Project 5035            | 2014 | Mary Doane and Gary S. Breschini                         | Phase I Archaeological Survey for the North Fremont Boulevard Pedestrian, Bicycle, and Transit Project, Monterey and Seaside, Monterey County, California   | Archaeological Consulting                        |  |
| S-047320   | Submitter - N62473-14-D1413 to 10      | 2016 | Jack Meyer   | Phase I Exploratory Geoarchaeological Assessment of the Naval Support Activity (NSA) Monterey, California N62473-14-D-1413 to 10  | Far Western Anthropological Research Group, Inc. | 27-000088, 27-000090, 27-000376, 27-000377, 27-000467, 27-000468, 27-000777, 27-001011, 27-001459, 27-002923, 27-002940, 27-003098, 27-003100, 27-003101, 27-003102, 27-003248 |
| S-052016   | OTIS Report Number - FCC_2016_0701_003 | 2016 | Cher L. Peterson, Carrie D. Wills, and Kathleen Crawford | Cultural Resource Records Search and Site Visit Results for Cellco Partnership and their Controlled Affiliates doing business as Verizon Wireless Candidate 'Monterey Fairgrounds SC1', 2000 Fairground Road, Monterey, Monterey County, California (letter report) | HELIX Environmental Planning, Inc.               |  |
| S-052459   | Agency Nbr - 3125-01 (Task 4)          | 2016 | Lisa Holm  | 3125-01 (Task 4) City of Monterey Montecito Park Project, Monterey County, California (letter report)   | Pacific Legacy, Inc.                             |  |



# Appendix B

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Native American Heritage Commission Sacred Lands File Search Results

## NATIVE AMERICAN HERITAGE COMMISSION

July 25, 2022

JulieAnn Murphy  
Rincon Consultants, Inc.

Via Email to: [jmurphy@rinconconsultants.com](mailto:jmurphy@rinconconsultants.com)

**Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, 2101 N. Fremont Hotel EIR Project, Monterey County**

Dear Ms. Murphy:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

*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.*

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

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, such as known archaeological sites;
  - 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;
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the 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 result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was positive. Please contact the tribes on the attached list for more information.
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 tribal cultural resource. 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 event, 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 the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address:

[Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

*Cody Campagne*

Cody Campagne  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Tribal Consultation List  
Monterey County  
7/25/2022**

**Amah Mutsun Tribal Band**

Valentin Lopez, Chairperson  
P.O. Box 5272  
Galt, CA, 95632  
Phone: (916) 743 - 5833  
vlopez@amahmutsun.org

Costanoan  
Northern Valley  
Yokut

**Ohlone/Costanoan-Esselen Nation**

Louise Miranda-Ramirez,  
Chairperson  
P.O. Box 1301  
Monterey, CA, 93942  
Phone: (408) 629 - 5189  
ramirez.louise@yahoo.com

Costanoan  
Esselen

**Amah Mutsun Tribal Band of Mission San Juan Bautista**

Irene Zwierlein, Chairperson  
3030 Soda Bay Road  
Lakeport, CA, 95453  
Phone: (650) 851 - 7489  
Fax: (650) 332-1526  
amahmutsuntribal@gmail.com

Costanoan

**Wuksache Indian Tribe/Eshom Valley Band**

Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct.  
Salinas, CA, 93906  
Phone: (831) 443 - 9702  
kwood8934@aol.com

Foothill Yokut  
Mono

**Costanoan Rumsen Carmel Tribe**

Tony Cerda, Chairperson  
244 E. 1st Street  
Pomona, CA, 91766  
Phone: (909) 629 - 6081  
Fax: (909) 524-8041  
rumsen@aol.com

Costanoan

**Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria**

Isaac Bojorquez, Chairman  
PO Box 541  
Esparto, CA, 95627  
Phone: (530) 723 - 2380  
Ohlone\_1@yahoo.com

Ohlone

**Esselen Tribe of Monterey County**

Tom Little Bear Nason, Chairman  
P. O. Box 95  
Carmel Valley, CA, 93924  
Phone: (831) 659 - 2153  
Fax: (831) 659-0111  
TribalChairman@EsselenTribe.org

Costanoan  
Esselen

**Rumsen Am:a Tur:ataj Ohlone**

Dee Dee Ybarra, Chairperson  
14671 Farmington Street  
Hesperia, CA, 92345  
Phone: (760) 403 - 1756  
rumsenama@gmail.com

Costanoan

**Indian Canyon Mutsun Band of Costanoan**

Kanyon Sayers-Roods, MLD  
Contact  
1615 Pearson Court  
San Jose, CA, 95122  
Phone: (408) 673 - 0626  
kanyon@kanyonconsulting.com

Costanoan

**Indian Canyon Mutsun Band of Costanoan**

Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA, 95024  
Phone: (831) 637 - 4238  
ams@indiancanyons.org

Costanoan

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 Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed 2101 N. Fremont Hotel EIR Project, Monterey County.



# KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria



July 20, 2022

Chris Schmidt  
Senior Associate Planner  
City of Monterey  
570 Pacific Street  
Monterey, CA 93940

RE: 2101 North Fremont Hotel Project

Dear Mr. Chris Schmidt,

Thank you for your project notification email/ letter dated June 24, 2022, regarding the proposed project site located at 2101 North Fremont Street, Monterey, CA. We appreciate your effort to contact us and wish to respond.

The Cultural Specialist has reviewed the project and concluded that it is within the aboriginal territories of the KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, the Tribe has concerns that the project could impact previously unknown cultural resources. Please send us a copy of the draft environmental impact report for this project. The Tribe also recommends cultural sensitivity training for any pre-project personnel. We may also recommend including a cultural monitor during development and ground disturbance, including backhoe trenching and excavations throughout all phases of the project. In addition, we request that you incorporate KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria's Treatment Protocol into the measures for this project.

Should you have any questions, please contact the following individuals:

Isaac Bojorquez  
Chairman  
Cell: (530) 723-2380  
Email: [chairman@kakoontaruk.org](mailto:chairman@kakoontaruk.org)

Lydia Bojorquez  
Vice-Chairperson  
Cell: (530) 650-5943  
Email: [vicechair@kakoontaruk.org](mailto:vicechair@kakoontaruk.org)

Please refer to identification number KKTR-06242022-01 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Shurruru,

Tribal Chairman

**Re: 2101 North Fremont**

Christopher Schmidt &lt;schmidt@monterey.org&gt;

Fri 9/2/2022 1:48 PM

To: chairman@kakoontaruk.org <chairman@kakoontaruk.org>; vicechair@kakoontaruk.org <vicechair@kakoontaruk.org>; Isaac Bojorquez <ohlone\_1@yahoo.com>; Lydia Bojorquez <warrior\_woman151@yahoo.com>

Cc: Kimberly Cole <cole@monterey.org>

Hi Mr. Bojorquez and Ms. Bojorquez,

I hope all is well you.

I would just like to follow up on this item again; can you please forward the KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria's Treatment Protocol so it may be included in the City's environmental review effort for this project?

Thank you and have a nice afternoon and weekend.

Chris

**Chris Schmidt** (*he/him*)

Senior Associate Planner | City of Monterey

570 Pacific Street | Monterey, CA 93940

831-646-3885 (main) | 831-646-3910 (desk)

[schmidt@monterey.org](mailto:schmidt@monterey.org) | [have your say](#) | [city website](#)

Useful links:

[How to Apply for Planning Permits](#)

[Land Use and Regulations](#)

[Historic Preservation](#)

[GIS Maps and Data](#)

[Building and Encroachment Permits](#)

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**From:** Kimberly Cole <cole@monterey.org>

**Sent:** Tuesday, August 23, 2022 8:14 AM

**To:** chairman@kakoontaruk.org <chairman@kakoontaruk.org>; vicechair@kakoontaruk.org <vicechair@kakoontaruk.org>

**Cc:** Christopher Schmidt <schmidt@monterey.org>

**Subject:** 2101 North Fremont

Dear Mr. Bojorquez and Ms. Bojorquez,

Thank you for your July 20, 2022 letter regarding the 2101 North Fremont Hotel Project. Your letter mentions the "KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria's Treatment Protocol". Could you please forward the protocol to me?

Thank you for your consideration.

Sincerely,

Kimberly Cole

cole@monterey.org

# Appendix C

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California Department of Parks (DPR) 523 Series Forms

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #: 2101 North Fremont Street

P1. Other Identifier: Casa Verde Inn

\*P2. Location:  Not for Publication  Unrestricted \*a. County: Monterey

\*b. USGS 7.5' Quad: Seaside, CA Date: 1983 T15S, R01E, S28

S.B.B.M.

c. Address: 2101 North Fremont Street

City: Monterey

Zip: 93940

d. UTM: Zone: xxx mE/ mN (G.P.S.)

e. Other Locational Data: APN: 013-112-045

**\*P3a. Description:**

The 2101 Fremont Street property is located on a corner parcel (APN 013-112-045) at the intersection of North Fremont Street and Casa Verde Way in northwestern Monterey near Sand City and Seaside. The property is developed with a one-story motel. Known as the Casa Verde Inn, the building features a U-shaped plan with 18 guestrooms that open towards a paved parking lot that fronts North Fremont Street (Figure 6). A restaurant occupies the southwestern corner of the building and office and manager living quarters are at the southeastern corner. Constructed between 1945 and 1949, the motel is built with elements of the Minimal Traditional and Revival Styles typical of the period and has a stucco exterior capped by a gable roofline sheathed in composition shingles with an overhanging eave, creating a covered walkway below. The eaves are supported by thin, square wooden posts and the walkway is concrete (Figure 7). Each guest room has a single flush or paneled wood door, a non-original vinyl window, and a window air conditioning unit built into the wall below the window (Figure 8). Added in 1981, the office has non-original vinyl vertical sliding sash windows, a wood paneled Dutch door, and a sign which states "Office" (Figure 9).

The façade of the restaurant is the result of a 1984 renovation to the original caretaker's quarters and office. The restaurant has a non-original hipped roof clad in wood shingles which creates a covered walkway on the east elevation supported by square wood posts (Figure 10). The entrance is on the south elevation with non-original double wood paneled doors covered by a canvas awning. Fenestration also includes a large "greenhouse window." At the rear of the restaurant is the former kidney bean-shaped swimming pool constructed in 1959; it is now infilled and no longer in use.

Landscaping includes brick planters throughout the site along walkways and open areas. At the center of the parking lot along N. Fremont Street is a large brick planter with an original vertical sign stating "Casa Verde Inn Caruso's Restaurant."

\*P3b. Resource Attributes: HP5. Hotel/motel

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

2101 North Fremont Street, East elevation, View west.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

Between 1945 and 1949 (UCSB 2022; City of Monterey Building Permits)

\*P7. Owner and Address:

Lakshmi Hotel Partners Inc  
21405 Riverview Ct.  
Salinas, CA 93908

\*P8. Recorded by:

Laura Maldonado and Ashley Losco  
Rincon Consultants  
180 North Ashwood Avenue  
Ventura, California 93003

\*P9. Date Recorded:

June 2022

**\*P11. Report Citation:**

2022. A. Losco, L. Maldonado, J. Murphy. *2101 North Fremont Hotel Project, Monterey, Monterey County, California*. Rincon Consultants Project No. 22-13039. Report on file at the Northwest Information Center, Sonoma State University, California.

\*Attachments:  NONE  Location Map  Sketch 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 Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

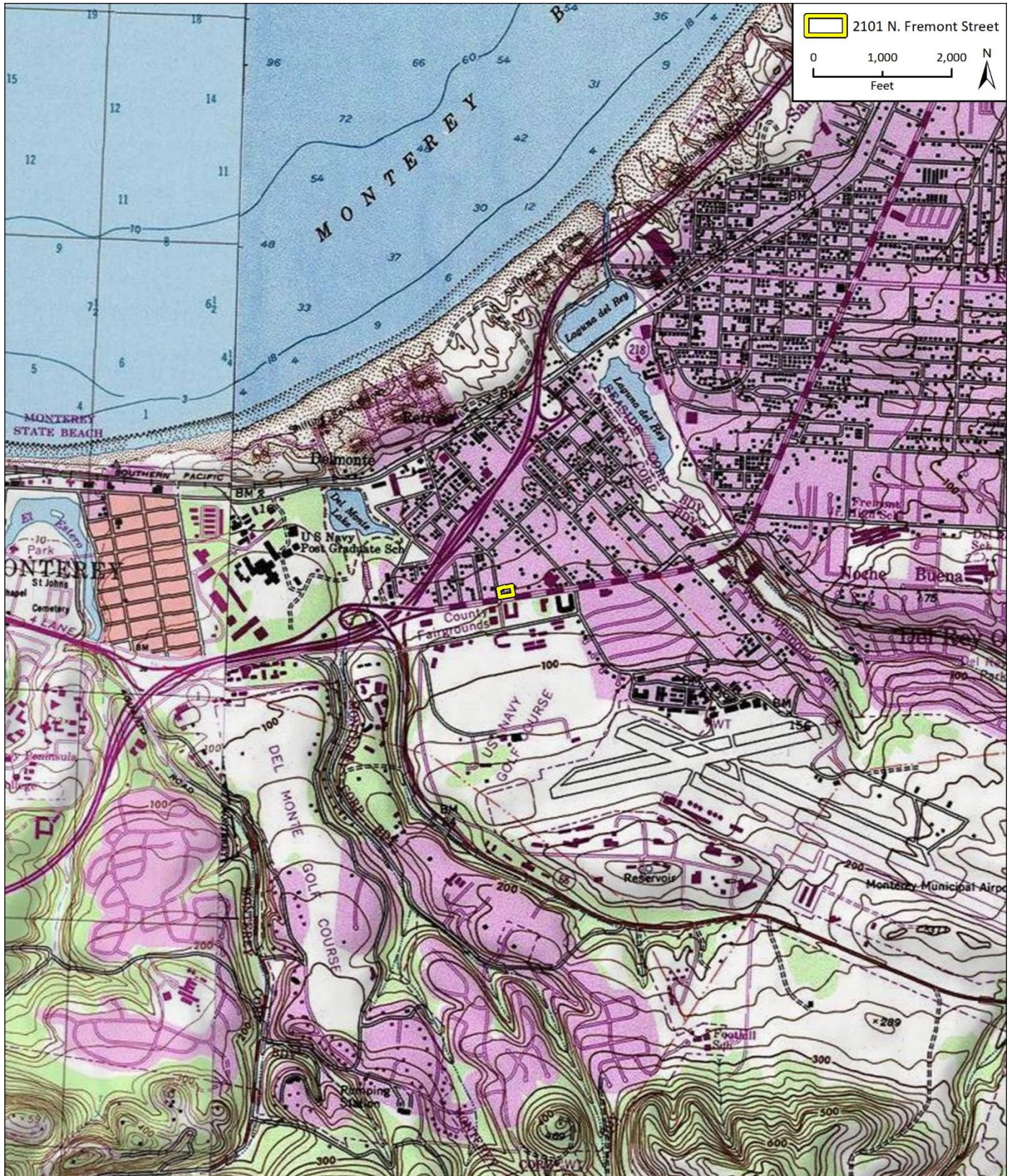
Page 2 of 6

\*Resource Name or # 2101 North Fremont Street

\*Map Name: Seaside, California

\*Scale: 1:24,000

\*Date of map: 1983



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 2101 North Fremont Street

\*NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: Twin Oaks Motel  
B2. Common Name: Casa Verde Inn  
B3. Original Use: Motel  
B4. Present Use: Motel  
\*B5. Architectural Style: Minimal Traditional Motel

**\*B6. Construction History:**

1945: motel constructed  
1949: motel altered  
1952: second renovation with addition of six hotel rooms  
1959: two-story addition to manager living quarter's (Continued on Continuation Sheet page 4)

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Constructed in 1945 as the Twin Oaks Motel, 2101 North Fremont Street is a one-story motel, now the Casa Verde Inn, which served travelers through Monterey since its date of construction. The Minimal Traditional style motel is an example of early motels after World War II and the expansion of the federal highway system, which were common throughout the United States during this time. The 2101 North Fremont Street property is recommended ineligible for listing in the NRHP, CRHR, and as local historic resources, under any significance criteria. See Continuation Sheet page 4 for a full evaluation and historical context.

B11. Additional Resource Attributes: N/A

**\*B12. References:**

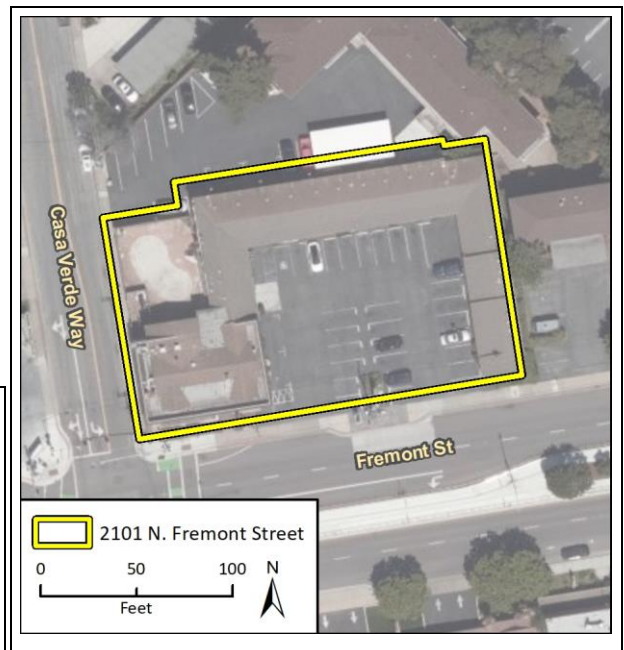
See Continuation Sheet page 6.

B13. Remarks:

\*B14. Evaluator: Ashley Losco, Rincon Consultants, Ventura, CA

\*Date of Evaluation: June 2022

(This space reserved for official comments.)



\*Recorded by: Ashley Losco, Rincon Consultants \*Date: July 2022

Continuation  Update

**\*B6. Construction History (Continued from page 3):**

1966: living quarters, office, and dining area converted to a restaurant, Caruso's Corner Pizza  
1972: motel renamed Casa Verde Inn, new sign designed and constructed  
1981-1982: current office and living quarters constructed at the southeast corner of the property  
1984: restaurant altered again with new storefront and roofline  
1996: windows altered  
2000s: pool infilled

**\*B10. Significance (Continued from page 3):**

**Property History**

*Site Development*

Before the construction of the building at 2101 North Fremont Street, the subject property was undeveloped. By the early 1940s, the subject property appears to have been developed with one larger single-family house and three smaller adjacent cottage structures that continued along North Fremont Street, and possibly served as an early motor court for auto travelers.

By 1945, the earlier buildings on the subject property were replaced by the current motel building, first known as the Twin Oaks Motel (UCSB FrameFinder 1941, 1945 and City of Monterey Building Permits). At that time, the project site was larger and included the adjacent parcel to the north and was comprised of two operations – the U-shaped motel building fronting North Fremont Street and a large, paved lot on the north side of the building that served as an auto court called the Twin Oaks Court (The Californian 1949).

Following World War II, and the expansion of the federal highway system, motor courts were replaced with motels which could accommodate the growing number of travelers. During that time, the motel became the model for lodging in post-war America with a combination accommodation of the automobile and guests with guestrooms generally opening directly onto parking spaces (Survey LA 2017). Typical of the building type, Twin Oaks Motel featured a U-shaped building arranged around a central parking area with a manager's quarters, office, and dining area at the southwest corner of the property. Though an original architect could not be identified, its design was typical of the period, with elements the Minimal Traditional and Revival styles widely used throughout the United States for motel design, especially in suburban settings, between 1935 and 1950. Motels with dining areas were also common during this period as motels were generally constructed in areas outside of downtowns that lacked amenities.

The motel served motoring families vacationing in Monterey or attending the Monterey County Fairgrounds south of the property, which was bringing in record crowds by 1947 (Monterey Herald 2017). The motel underwent several alterations throughout its history. In 1949, the motel was altered and repaired, the extent of which were not identified in city building permits. By 1952, the motel was owned by C. Foley and received a second renovation. Designed by architect Roger C. Poole, the renovation included the addition of six hotel rooms, designed with small kitchens, as well as a motel laundry room, likely to compete with other establishments catering to tourists in the area. Historic aerials from 1956 show that North Fremont Street had been heavily developed with other motels fronting the fairgrounds.

Improvements continued in the following years. In 1959, a two-story addition and kidney bean-shaped pool were constructed to the rear of the manager living quarters. The addition and pool were designed by Wallace Holm and Associates architecture firm (City of Monterey Building Permit 1959). Based out of Monterey, Holm's work later focused on developing master plans, including those for Monterey Peninsula College and Laguna Seca. A 1960 Sanborn map shows the motel retained the same general configuration, and included the former auto court to the north, then noted as a trailer park.

In 1966 the living quarters, office, and dining area were converted to a restaurant named Caruso's Corner Pizza (City of Monterey Building Permit 1966). As the area continued to develop for tourism, permanent restaurants gave travelers more food options on their trips. The conversion included a new storefront with large picture windows and glass doors. A flat overhanging eave was added to the front and east elevation of the former living quarters and a sign was designed and erected just outside the front door of the newly established restaurant. By this time, the trailer park was removed and served as a surface parking lot for the restaurant.

In 1972, the motel was renamed the Casa Verde Inn, and a new sign was designed for the rebranding (City of Monterey Building Permit 1972). According to County Assessor records, the current parcel boundary was in place by 1976 when the former trailer park and surface parking lot was developed with the current apartment buildings (Monterey County Assessor).

Between 1981 and 1982, the current office and living quarters were constructed at the southeast corner of the property. Three of the adjacent rooms were altered to connect to the living quarters (City of Monterey Building Permits 1981 and 1982). The plans were designed by Carmel-based architect James C. Heisinger and the building was constructed by S.A. Balbo Construction. In 1984, the restaurant was altered again with a new storefront with a hipped roof overhang, greenhouse window, double door entrance, and canvas awning (City of Monterey Building Permits 1981 to 1984). Civil engineer, Robert McBroome Jr., designed the alteration for owner, Kuar Pal Singh. In 1996, the windows were altered (City of Monterey Building Permit 1996). Aerial images indicate that the pool was infilled in the early 2000s. Since then, the building has remained largely unchanged and continues to operate as a motel.

\*Recorded by: Ashley Losco, Rincon Consultants \*Date: July 2022

Continuation  Update

**\*B10. Significance (Continued from page 4):**

**Historical Resources Evaluation**

The property at 2101 North Fremont Street is recommended ineligible for listing in the NRHP, CRHR, and as local historic resource, under any significance criteria.

Developed between 1945-1949, the subject property is typical of the commercial development of Monterey during this period. Following the establishment of the Monterey County Fairgrounds in 1936 and subsequent increase in tourism after World War II, the property was one of several motels constructed along North Fremont Street during this era. Research for this study did not reveal that the subject property was individually significant within this context or any other historic trend important to the region, state, or nation. The property is recommended ineligible for listing in the NRHP and the CRHR under Criterion A/1.

The property has had a number of owners and operators since its construction. Research conducted for the present study did not identify any individual connected with the property has made significant historical contributions; therefore, the property is recommended ineligible for listing to the NRHP and the CRHR under Criterion B/2.

2101 Fremont Street was constructed between 1945 and 1949 as motel. Built with elements of the Minimal Traditional and Revival Styles, it was one of many properties designed with the same characteristics during this period. It does not embody distinctive characteristics of a type, period, or method of construction. Furthermore, the property has been substantially altered since its construction between 1945 and 1949 with the addition of a two-story section at the rear of the manager living quarters in 1959, a complete alteration of the façade of the living quarters and dining area into a restaurant in 1966 and 1984, the addition of the office in 1981, and the replacement of all windows in 1996. As a result, the building has diminished integrity of material and design.

The subject property has undergone several alterations throughout its history each designed and constructed by various architects and building contractors. The original architect and contractor of the motel were not identified during research. The additions and alterations from the other architects and contractors are minor additions and not representative of their respective works. It also is not the work of a master nor does it possess high artistic value. Therefore, 2021 North Fremont Street is recommended ineligible for listing to the NRHP and CRHR under Criterion C/3.

Finally, a review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. The property is recommended ineligible for listing to the NRHP and CRHR under Criterion D/4.

Because the subject property is not eligible for listing in the NRHP or CRHR, it is also ineligible for listing as a local historic resource under H-1 Landmark Overlay Zoning. The property is also recommended ineligible for listing as a local historic resource under H-2 Historic Resource Overlay zoning. The subject property at 2101 North Fremont Street, as outlined above, does not reflect any local importance unique to Monterey or the Monterey Peninsula and was a typical motel development common during the period and is a common building type that was repeated across the United States. Finally, the subject property is not eligible for inclusion in a local historic district under criterion H-D District Overlay Zoning.

\*Recorded by: Ashley Losco, Rincon Consultants \*Date: July 2022

■ Continuation □ Update

Photo 1: West and South Elevations of guest rooms, Facing Northeast



**\*B12. References (Continued from page 3):**

The Californian

1949 Advertisement. March 21. Accessed July 2022 through Newspapers.com.

City of Monterey Building Permits

Var. Building permits for the subject property at 2102 N. Fremont Street (APN 013-112-045) between 1949 and 1996.

Copeland, Denis

N.d. Monterey: History on the Half Shell. Accessed online at <https://ncph.org/wp-content/uploads/Monterey-History-on-the-Half-Shell.pdf>. June 2022.

Monterey Herald

2017 "Monterey Fairgrounds Steeped in History from its Roots Through Pop Music Festival Lore," June 15. Accessed June 2022 at <https://www.montereyherald.com/2017/06/15/monterey-fairgrounds-steeped-in-history-from-its-roots-through-pop-music-festival-lore/>.

Los Angeles, City of

2016 SurveyLA, Los Angeles Historic Resources Survey. Los Angeles Citywide Historic Context Statement Context: Commercial Development, 1850-1980. Theme: Commercial Development and the Automobile, 1910-1970.

University of California Santa Barbara (UCSB)

2022 FrameFinder. Various historical topographic maps and aerials of the project site and surrounding area between 1941 and 1961. Accessed June 2022, through [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).