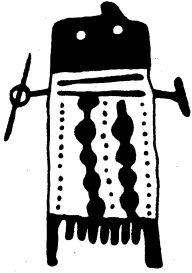


APPENDIX C
CULTURAL RESOURCES
ASSESSMENT



February 20, 2017 (Revised)

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RE: Cultural Resources Assessment - Potential Residential Development
Telles Property TRACT 8335 (26601 Mission Boulevard), Hayward, Alameda County

Dear Ms. Ashurov,

Please let this letter stand as a Basin Research Associates' (BASIN) cultural resources assessment of the proposed 26601 Mission Boulevard at Sorenson Road development, City of Hayward for a California Environmental Quality Act (CEQA) Initial Study (IS). The project proponent proposes to develop a total of 74 units and a 1,500 square-foot coffee shop on the 2.7-acre site.

The research for this report was undertaken to determine if significant archaeological or architectural resources are present or could be present within the proposed project site. This report provides the results of an Information Center records search; reviews pertinent literature and archival information; presents a summary prehistoric and historic context; provides the results of the Native American Heritage Commission's (NAHC) review of the *Sacred Lands Inventory* and consultation with local Native Americans recommended by the NAHC; provides the results of an architectural field inventory; and, presents management recommendations. An archaeological field inventory was not conducted due to the urban nature of the project site. Supplemental appendices provide appropriate graphics and the DPR 523 form completed for the built environment present on the parcel. No resources are present within the project site that appear eligible for the California Register of Historical Resources (CRHR).

PROJECT DESCRIPTION AND LOCATION

The proposed 2.7-acre Mission Boulevard project¹ (Telles Property - TRACT 8335) is located on the west side of Mission Boulevard (State Highway 238) south of Harder Road and channelized Ziele Creek, City of Hayward, Alameda County. The project is opposite the Holy Sepulchre

1. Addresses within the project site range from 26601 to 26671 Mission Boulevard within the shopping center with 26699 at Sorenson Road.

Cemetery (on the east side of Mission Boulevard) and bounded on the east by the rear of 13 properties located on Colette Street from 26640 (part) south to 26710 at Sorenson Road.

The project proponent proposes to demolish the existing ca. 1951 strip shopping center and associated structures on the project site, subdivide the lot into two parcels, and construct a 1,500 square-foot coffee shop, seven, three-story buildings comprised of 35 townhomes and a four-story 39-unit apartment building for a total of 74 attached units - 35 townhomes (condominiums) on the northerly three-quarters of the site and a 39 unit apartment building on the southern end of the site. The two developments will share a bioretention area on the southern parcel and through access between Mission Boulevard and Sorenson Road at the southern end of the proposed project (Sowers 1997; United States Geological Survey [hereafter USGS], USGS Hayward, Calif. 1993 7.5' quadrangle topographic maps, Township 3 South Range 2 West [T3S R2W], unsectioned) [Figs. 1-3].

RESEARCH PROTOCOLS

A prehistoric and historic site records and literature search was completed by the California Historical Resources Information System, Northwest Information Center, California State University Sonoma, Rohnert Park (CHRIS/NWIC File No. 16-0513 by Hagel dated 10/28/2016).

The BASIN supplemental literature review included a review of lists of various state and/or federal historically or architecturally significant structures, landmarks, or points of interest in/adjacent included the *Historic Properties Directory* (CAL/OHP 2012a) and *National Historic Landmarks* (NHL) and *National Register of Historic Places* (NRHP) listings in Alameda County (USNPS 2015a-c) as well as the list of *California Historical Resources* (CAL/OHP 2016). Other sources included: *California History Plan* (CAL/OHP 1973); *California Inventory of Historic Resources* (CAL/OHP 1976); *Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988); the *Archaeological Determinations of Eligibility for Alameda County* [ADOE] (CAL/OHP 2012b), as well as various City of Hayward General Plan related reports, historic contexts, lists and maps (see REFERENCES CITED AND CONSULTED).

The Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands Files (Busby 2016a). The response was negative for Native American resources (Lienert 2016). The six individuals/groups recommended by NAHC were contacted regarding additional information on Native American cultural resources (Busby 2016b-g).

Mr. Ward Hill (M.A.), consulting architectural historian, conducted a review and evaluation of the buildings and structures within the project site utilizing resources on file with the Hayward Area Historical Society Museum of History and Culture.

No other agencies, departments or local historical societies were contacted regarding landmarks, potential historic sites or structures.

ENVIRONMENTAL SETTING

The project is at an elevation of 75-85 feet on the south side of channelized (underground) Zeile Creek. In addition unnamed, partly channelized creeks are located nearby – approximately 0.2 miles north of the project flowing into Harder Road and the another approximately 0.4 miles

south of the project in the vicinity of Calhoun Street crossing Mission Boulevard. The marshlands of San Francisco Bayshore are relatively close, approximately 5 miles west of the project (Sowers 1998; USGS 1980).

Soils in the project are classified as *Rincon clay loam*, 0 to 2 percent slopes, “a very deep, well drained soil that formed in alluvium that derived from sedimentary rock.” This soil, though “used mainly for urban development” has limitations in that the shrink-swell potential is high (USDA/SCS 1981:23, Sheet #4).

Kuchler (1977) maps the City of Hayward as within coastal prairie-scrub mosaic (#52) with mixed hardwood forest in the higher elevations to the east.

NATIVE AMERICAN RESOURCES - PREHISTORIC

Native American occupation and use of the general area appears to extend over 5000-7000 years and may be longer. Springs and water courses were often a focus of prehistoric occupation in central California with Native American groups exploiting a variety of ecological resources associated with flowing and seasonal water. The project site is located within the vicinity of a number of creeks and their intermittent tributaries. These various sources of water would have provided a favorable environment during the prehistoric period with riparian and inland resources readily available and the bayshore in relative close proximity.

The available archaeological information for the Bay Area suggests an increase in the prehistoric population over time with an increasing focus on permanent settlements with large populations in later periods. This change from hunter-collectors to an increased sedentary lifestyle is due to more efficient resource procurement but with a focus on staple food exploitation, the increased ability to store food at village locations, and the development of increasing complex social and political systems including long-distance trade networks.

Native American site types in the general Hayward area consist of habitation sites (e.g., villages and long-term camps including burials, temporary camps), non-habitation sites (e.g., workshops, hunting and butchering sites, etc.), bedrock mortars or other milling feature sites, rock art sites (e.g., petroglyph and pictographs), quarries, burial sites (including isolated burials), and trails (Basin Research Associates 2001:18).

General overviews and perspectives on the regional prehistory can be found in Moratto (1984), Elsasser (1978), King (1978a), Hylkema (2002), Jones and Klar (2007), and Milliken et al (2007).

NATIVE AMERICAN RESOURCES - ETHNOGRAPHIC

The aboriginal inhabitants of southern Alameda County belonged to a Native American group known as the "Costanoan," derived from the Spanish word *Costanos* ("coast people" or "coastal dwellers") who occupied the central California coast as far east as the Diablo Range (Kroeber 1925:462; Hart 1987:112-113). Costanoan is part of the larger Penutian or Utian language stock spoken by other central California Indian groups known as the Wintun, Maidu, Miwok and Yokuts (Kroeber 1925:pl. 1; Shipley 1978:81-82, 84) and was subdivided into eight separate and

mutually unintelligible languages (Levy 1978:485). The descendants of these Native Americans now prefer to be called Ohlone.

In 1770 the Ohlone lived in approximately 50 separate and politically autonomous tribelets with each group having one or more permanent villages surrounded by a number of temporary camps. Physiographic features usually defined the territory of each group which generally supported a population of approximately 200 persons with a range of between 50-500 individuals (Levy 1978:485, 487).

The project area is within the territory of the *Chochenyo* tribelet of the Ohlone. Historic accounts of the distribution of the tribelets and villages in the 1770s-1790s suggest that the Native Americans may have had a major village site along San Lorenzo Creek approximately four miles to the west as well as temporary camps in its vicinity (see Levy 1978:485, Fig. 1, #5).² The Christian village of *R. de San Lorenzo* (presumably along San Lorenzo Creek) is illustrated on a topographic map of the Mission San Jose and may conform to the recorded archaeological site of CA-ALA-6 and *lisyán* (Bennyhoff 1977:Maps 4a-b).³ However, Milliken (1995) notes that the word *lisyán* does not appear in any Spanish mission period records. He places the *Yrgin*⁴ tribelet in present-day Hayward and Castro Valley the *Jalquin* to the north and the *Tuibun* to the south (Milliken 1995:228, Map 4, 244, 247, 261). Milliken's regional "Community Distribution Model" places the project within "San Leandro *Irgin/Jalquin*" (Milliken 2006:27, Fig. 5).

A major aboriginal trail passed through the City of Hayward, but no known Native American villages or trails have been identified in, adjacent or near the proposed project site (e.g., Elsasser 1986:48, Table 4, Fig. 10; CAL/OHP 1988).

For additional information about Native Americans in the study area and region see Kroeber (1925:462-473), Harrington (1942), Galvan (1967/1968), C. King (1974, 1977, 1978b, 1994), King and Hickman (1973), Levy (1978), Bean (1994), Margolin (1978) and Milliken (1995, 2006, 2008).

HISTORIC PERIOD

The history of the San Francisco Bay Region can be divided into the Age of Exploration, the Hispanic Period (Spanish (1769-1821) and Mexican (1822-1848)), and the American Period (1848-onward). During the Spanish occupation, government policy in northwestern New Spain was directed at the founding of *presidios* (forts), missions, and *pueblos* (secular towns) with the land held by the Crown. The later Mexican occupation policy stressed individual ownership of the land with grants of vast tracts of land to individuals (Beck and Haase 1974; Hart 1987).

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2. The exact location of this settlement is not known. Note Kroeber (1925:465) does not illustrate any villages/settlements within the study area.
 3. Sawyer and Watts (1978) place two rancherías along San Lorenzo Creek, but do not provide probable locations.
 4. Possibly the same group as the *Jalquins* (Milliken 1995:261).

HISPANIC PERIOD

The period of initial historic exploration of the project area started in 1769. Between 1769 and 1776 a number of Spanish expeditions passed through Ohlone territory, including those led by Portola, Fages, Fages and Crespi, Anza, Rivera, and Moraga (Levy 1978 and references therein). Even though the routes of the early explorers cannot be determined with total accuracy, a number are known to have traveled near the project area. San Lorenzo Creek was viewed by Father Juan Crespi during the Pedro Fages expedition in 1772 and later in 1775/1776 by Father Pedro Font of the Juan Bautista de Anza expedition. The 1776 Juan Bautista de Anza National Historic Trail⁵ places the historic route along the foothills and would have proceeded through present-day Hayward along the approximate alignment of Mission Boulevard. Early Spanish expeditions likely followed existing aboriginal trails (Beck and Haase 1974; Brown 1994; USNPS 1995; CAL/OHP 1990).

During the Spanish Period, the project was within the lands of Mission San Jose, established in 1797, the 14th of the 21 missions founded in California. This mission, located in the southeast area of present-day Fremont, had jurisdiction over southern Alameda County. As one of seven missions in Ohlone territory (Hart 1987), Mission San Jose had the greatest impact on the aboriginal population living in the project area (e.g., Milliken 2008). Settlement was concentrated around the Vallejo Mills (present day Niles in the City of Fremont) as well as Mission San Jose.

After Mexico seceded from Spain in 1822, land grants to private citizens increased significantly, especially following the 1833 act of the Mexican legislature ordering the secularization of the missions. The present-day City of Hayward was included within four former ranchos as well as ungranted land along the San Francisco Bay Margin and inland in the East Bay Hills.

The project was within the northeastern part of *Rancho Arroyo de la Alameda* (e.g., south of present-day Harder Road in the near vicinity of the project). This rancho was granted by Governor Alvarado on August 8, 1842 to Jose de Jesus Vallejo, the older brother of Salvador and Mariano G. Vallejo and patented to him on January 1, 1858 for 17,705.38 acres (7165 ha). None of the known Hispanic Era dwelling sites or other features associated with the *Rancho Arroyo de la Alameda* were within or adjacent to the proposed project (Hendry and Bowman 1940:623-628 and Map of Alameda County; USGS 1959; Hoover et al. 1966:18-19).

Present-day Mission Boulevard is part of the *El Camino Real (Old National Mexican Road from San Francisco to Monterey)* which ran from Mission San Diego de Alcalá (established 1769) in San Diego northward to Mission San Francisco Solano in Sonoma (established 1823) connecting

5. The National Trails System Act defines National Scenic Trails, National Recreation Trails, National Historic Trails, and connecting or side trails. National historic trails are extended trails that follow original trails or routes of travel of national historical significance. They are established to identify and protect a historic route, plus its historic remnants and artifacts, for public use and enjoyment. National scenic and historic trails can only be authorized by Congress, through amendment of the National Trails System Act. Non-federally owned trail sites, segments, and interpretation facilities are added to the national historic trail through certification agreements between the owner or managers and the National Park Service (USNPS 1996b:A1).

mission, presidios, and pueblos (e.g., Hart 1987:322-324). It is listed under the theme of exploration and settlement in *The California History Plan* (CAL/OHP 1973:150) and *California Inventory of Historic Resources* (CAL/OHP 1976:257) and is State of California Landmark #784 as "El Camino Real" (CAL/OHP 1990:204-205). As a landmark designated after #770, it is automatically included on the California Register of Historical Resources.

AMERICAN ERA

In the mid-19th century, most of the rancho and pueblo lands in California were subdivided as the result of population growth, the American takeover and the confirmation of property titles. The initial explosion in population was associated with the Gold Rush (1848), followed later by the construction of the transcontinental railroad (1869). Still later, the development of the refrigerator railroad car (ca. 1880s) used for the transport of agricultural produce to distant markets had a major impact on population growth. The growth of the general study area was dependent on transportation - first by water and roads and later, by rail and then by air. Farming and salt production were the major economic foci of the study area during this time (Hart 1987; Sandoval 1988).

Alameda County, named after Alameda Creek, the former boundary between Contra Costa and Santa Clara counties, was created from portions of Santa Clara and Contra Costa counties on March 25, 1853. The modern City of Hayward had its origins in the 1850s, during the Gold Rush, when squatters and settlers began to appear in the area. The nascent city was within the boundaries of *Rancho San Lorenzo*, a 17,000-acre estate granted in 1821 to the Mexican colonist Guillermo Castro located north of present-day Harder Road. William Hayward occupied a tent in 1851 in Palomares Canyon.⁶ In 1854, Castro had a map surveyed for a town covering 28 blocks in the vicinity of his adobe in downtown Hayward and began selling land to settlers. Castro also sold a large tract to William Hayward, who built a general store and lodging house at present-day A and Main streets, near the intersection of the principal road from Oakland to San Jose and the road from the bayshore landings to the Castro and Livermore valleys. The settlement that grew up around Hayward's Hotel became known as Haywards, later shortened to Hayward. The *Haywood* post office was established in January 1860, changing to *Haywards* in March 1880 and to *Hayward* in January 1911. Haywards was incorporated in March 1876 (Thompson and West 1878:24, 120-121; Wood 1883; Mosier and Mosier 1986:13, 42; Eden Writers 1975:7-9; Patera 1991:91; Basin Research Associates 2001:31).

Summary Historic Map Review

The Alameda County Assessor's Map 452 shows present-day Mission Boulevard was formerly known as Castro Street. The ca. 1878 *Boardman Map of Haywards, Alameda Co., Cal* shows Castro Street confined to Haywards with Mission San Jose Road – present-day Mission Boulevard – continuing south from Mt. Eden Road (e.g, Jackson Street/State Highway 92). The ca. 1878 *Official Map of Haywards, Alameda Co., Cal* (Author Unknown/not stated) shows Mission Boulevard north of A Street in Hayward as the "Oakland Road" and south of C Street as "Niles Road".

6. In the hills between Hayward and Dublin (Mosier and Mosier 1986:66).

Tracy's 1857 Plat of the *Rancho Arroyo de la Alameda* finally confirmed to Jose de Jesus Vallejo shows a "Stage Road" (Mission Boulevard) and "Bridge" crossing the "Arroyo Alto" (e.g., Zeile Creek) and foothills in the vicinity of the project (Mosier and Mosier 1986:11). No features – buildings, fences, etc. are shown in or adjacent to the project.

Higley's schematic 1857 *Official Map of the County of Alameda* shows "San Lorenzo" [sic] instead of Hayward on the south side of San Lorenzo Creek. The single creek is shown south of the city/town grid crossing Mission Boulevard. The area east is shown as extremely hilly/mountainous without roads or other cultural features other than creeks.

Whitney's 1873 *Map of the Region Adjacent to the Bay of Bay Francisco* shows the "Arroyo Alta" (channelized present-day Zeile Creek) and the alignment of Mission Boulevard in/adjacent to the project. At the time buildings/farmsteads in the study area were confined to the east side of Mission Boulevard,

Allardt's 1874 *Official Map of Alameda County* shows considerable subdivision of former rancho lands in the study area. At the time, the project site is shown south of "Hayward" within a parcel that also includes the "Arroyo Alta" on both sides of Mission Boulevard owned by "Dr. Zeile."

The Thompson and West 1878 *Official Historical Atlas Map of Alameda County* shows the project within 240-acres owned by "John Zeile" with his house and orchard located on the east side of Mission Boulevard.

Oakland Tribune's 1880 *Oakland Daily and Weekly Tribune Map of Alameda County* is similar to the 1874 Allardt map – the project was located within property owned by "Dr. Zeile".

Nusbaumer and Boardman's 1900 *Official Map of Alameda County, California* shows "Mrs. H. Zeile" as the owner of the 220 acre parcel [not 240-acres] in which the project was located.

The 1899 (surveyed 1896) USGS Haywards topographic map shows a bridge on Mission Boulevard over an unnamed creek with no buildings or features in or adjacent the proposed project. The United States War Department 1942 topographic quadrangle, relying on 1939 photography shows Sorenson Road at the southern end of the project parcel along with a single building within the project. The 1959 though 1993 USGS Hayward, Calif. topographic quadrangle maps show the project within an urbanized area and show the residential subdivision on the east side of the proposed project (USGS 1899 [surveyed 1896]; 1942 US War Dept [photography 1939, topography 1941]); 1959, 1973, 1980, 1993).

Project Site Review

Oakland building contractor Andrew Soda & Son built the shopping center at 26601-26699 Mission Boulevard in 1951.⁷ Originally known as the Haymont Shopping Center, the building's original address was 26617 Niles Highway (or Road). The name changed from Niles Highway (or Road) to Castro Street in the late 1950s then to Mission Boulevard in early 1960s in conjunction with a widening of the street to four lanes, making it more of a thoroughfare. An

7. References to addresses refer to existing addresses at the time of the field review.

early shopping center in south Hayward (the area had been primarily agricultural), the Haymont Shopping Center tenants originally served residents of Decoto (to the south), an area which eventually became part of Union City, not Hayward (The Daily Review 1951:11).

The shopping center developer was Andrew Soda's son, T. Charles "Chet" Soda, who began his career as a concrete contractor in Oakland. He took over his father's contracting business beginning in the 1930s. As a real estate developer, Soda developed both the shopping center and residential subdivisions in the East Bay. By the late 1950s, the company owned over 2,700 acres, including over 800 acres in the Hayward Hills, eventually donated to the East Bay Regional Parks District. Chet and Mrs. Helen Soda had their main home near Lake Merritt in Oakland and a weekend house in the Hayward Hills. Mr. Soda died in 1989 at the age of 80.

The Haymont Shopping Center originally had 22 tenants. Early tenants included an anchor tenant - the Louis Store (food market), a bakery ("Angel Bakery"), Thayer's Variety Store, Bender's Liquor Store, a barber shop, a beauty shop, a diaper service, a shoe store, a drug store and an appliance store. Another major tenant in the shopping center, Bert's Department Store, at 26643 Niles Highway, sold sports and casual clothing. The project included a separate Texaco gas station (26699 Mission Boulevard, now a stereo store) near Sorenson Road.

The Louis Stores grocery chain, founded by Oakland resident Ed Louis, opened its first store under the "Fairway" name in 1937 in Oakland. The Louis Store at the Haymont Shopping Center was the 26th market in the chain in the East Bay. Harold Sims was the store manager. Dom's Meat Market, also based in Oakland, leased the meat market inside the Louis Store.

Mr. Soda owned the Haymont Shopping Center for only a few years. He sold it in 1956 to Real Property Investments, Inc. of Oakland for one million dollars. The Key System (street car system) building in Oakland was accepted as partial payment for the shopping center.

The tenants in the shopping center changed frequently. By the early 1960s, the Louis market closed and was replaced by the Haymont Market, later replaced by the Red Rooster market in 1967. According to the 1970 *Hayward City Directory*, a number of spaces in the shopping center were listed as "vacant". La Gallina Colorada replaced the Red Rooster Market; Bert's Department Store moved to this space by 1973. A small building for a florist (Flo and Marie's Flowers) just north of the gas station was added in 1976.

Berger Enterprises of Oakland, owned by Randall C. Berger, purchased the Haymont Shopping Center for \$1.8 million in October 1986. Mr. Berger told a reporter for *The Daily Review* that he bought the center because "I like opportunities for things that have been a little worn down" (Cauble 1986: 45). Berger planned on considerable upgrading of its new acquisition. *The Daily Review* indicated that in 1980 the center was one of five complexes in Hayward receiving a "poor" ranking in overall quality in a city survey. Mr. Berger renamed the shopping center "Haymont Village". The major tenant in the shopping center in 1986 was Bert's Big and Tall clothing (previously Bert's Department Store). As a result of later remodeling, the number of tenants in the shopping center had been reduced to sixteen. The property has passed through a number of different owners since 1986.

In recent decades the tenants in what was the Haymont Shopping Center changed to serve the

various ethnic groups in the Hayward area, including Korean businesses and in the last 10 years, restaurants, clothing and video stores serving immigrants from India. The shopping center is today largely boarded up and vacant with the exception of two small tenants (an Indian restaurant and a banner/sign store).

ARCHAEOLOGICAL FIELD SURVEY

An archaeological field survey was not conducted for the proposed project. The project is currently occupied by a ca. 1951 strip shopping center. As a result no native soils are visible on the surface of the project site.

ARCHITECTURAL REVIEW

Mr. Ward Hill (M.A.), a consulting architectural historian meeting the Standards of the Secretary of the Interior, conducted a field review of the built environment within the proposed project with the objectives of recording the buildings and completing an evaluation under the criteria of California Register of Historical Resources (CRHR) [Figs. 4-9 and ATTACHMENTS DPR 523 form and views on form].

DESCRIPTION

The shopping center at 26601-26685 Mission Boulevard is located at the northwest corner of Mission Boulevard and Sorenson Road. The trapezoidal shaped lot covers about 2.7 acres (APN 452-036-30-6). The Holy Sepulchre Cemetery is across Mission Boulevard to the east of the shopping center. Landscaping adjacent to the shopping center includes three separate planters with small trees next to the front (east) façade. A narrow strip of landscaping with a lawn and several small trees is next to the sidewalk adjacent to Mission Boulevard. An asphalt paved parking lot is adjacent to the building's front façade. Access driveways from Mission Boulevard on the north and south lead into the shopping center parking lot [Figs. 4-7]. The current owner plans to subdivide the lot with a separate 0.7 acre parcel on the south adjacent to Sorenson Road (TRC 2015:1). The parcel on the south includes two buildings that had originally been part of the Haymont Shopping Center: a floral shop (26685 Mission Boulevard, now vacant), a small, rectangular plan, steel frame building with windows and a door on the east [Fig. 8]; and, a stereo store (26699 Mission Boulevard, originally a Texaco gas station), a rectangular plan building covered with stucco with a flat roof and fixed windows and door on the east facade [Fig. 9].

The single-story, L-shaped plan shopping center is approximately 400 feet in length with an extension to the east at the northern end of the building. One area at the center of the building has second floor offices. The building has 24,176 square feet of rentable space according to public records. Structurally, the building is a combination of wood-frame and concrete block. Exposed street roof trusses are visible under the wide projecting eaves on the south (a grocery store originally occupied this section of the shopping center). The building has a sloping shed roof. The exterior is covered with a combination of stucco and vertical wood siding. The storefront at 26601 Mission Boulevard on the north is framed with red brick facing. Some of the storefronts at the center of the building also have a brick base under the windows and the structural posts framing the windows are enclosed with brick facing.

The main east façade steps back north to south to differentiate the different storefronts. The storefronts on the northern section of the shopping center also are recessed into the front façade; the overhang – supported by steel columns – forms a covered walkway for customers. A double garage opening with metal roll-up doors is near the south end of the building. The large storefront windows in the shopping center appear to have been largely replaced in the last three decades with fixed aluminum frame windows. The interior was not accessible (except for the two spaces still occupied by tenants).

The shopping center is today largely vacant with many of the store fronts boarded over. Sixteen tenants most recently occupied the building. Only two small tenants (an Indian restaurant and a sign/banner store) remain in business in the building.

EVALUATION⁸

The shopping center retains a fair level of historic integrity. The integrity of design and materials has been somewhat compromised because of the many alterations to the original storefronts (windows and doors). As a result of later renovations, the number of tenants has been reduced from 22 to 16. The building retains integrity of location, but the integrity of setting, feeling and association has also been somewhat compromised by recent development in this area.

A typical 1950s building type in the Hayward area, many small retail centers were built during the post World War II period. The Haymont Shopping Center was typical for its period. None of the early tenants in the shopping center are significant businesses in local history. The shopping center consequently does not appear to have significant associations with local themes or cultural patterns of significance, thus it does not appear to be eligible for the CRHR under Criterion 1.

The developer of the shopping center, T. Chet Soda, built a number of shopping centers and residential developments during the 1950s and 1960s. Given that this shopping center was one of many of his developments it is not significant because of its association with Mr. Soda. The developer also only owned the shopping center for a few years after it was built in 1951. As a result, 26601-26685 Mission Boulevard does not appear to be significant under CRHR Criteria 1 or 2 (association with persons of historic significance) because of its association with T. Chet Soda.

Even if the shopping center retained a higher level of historic integrity, it is not an exceptional or distinguished example of a 1950s shopping center design in the Hayward area, thus it does not appear to be eligible under CRHR Criterion 3. A typical 1950s building in the Hayward area, many small retail centers were built during the post World War II period and many still survive today.

The floral shop (26685 Mission Boulevard) on the southern end of the shopping center dates from 1976 thus it is less than 50 years old. The building retains historic integrity as it has no

8. The shopping center at 26601-26685 Mission Boulevard was evaluated under the criteria of the National Register of Historic Places (NRHP) in 2012 (see Crawford 2012). The building was identified as not eligible.

major alterations. However, this small simple building does not meet the criteria of “exceptional” or higher level of significance for resources less than 50 years old under CRHR criteria. The original Texaco gas station (26699 Mission Boulevard, now a stereo store) retains a low level of historic integrity. The original gas pumps and service bay were removed when the building was remodeled for retail use (1970s). Even if the gas station retained a higher level of historic integrity, it is not associated with significant cultural pattern or persons and it is not architecturally distinguished. Thus the building is not significant under CRHR Criteria 1, 2 or 3.

In conclusion, the shopping center (26601-26685 Mission Boulevard), the floral shop (26685 Mission Boulevard) and the former Texaco gas station (26699 Mission Boulevard, now a stereo store) within the project site area not eligible for the CRHR because they lack historic integrity and are not significant under Criteria 1, 2 or 3. In addition, the shopping center and the two buildings to the south (gas station and floral shop) also are not contributing resources to a CRHR eligible historic district.

FINDINGS

This report was prepared to identify potentially significant archaeological, architectural and Native American, resources listed or eligible for the California Register of Historical Resources (CRHR) within or adjacent to the proposed project. No prehistoric, ethnographic settlements or traditional Native American use areas, or Hispanic Period or American Period archaeological resources have been recorded or identified within or adjacent to the project site. The built environment, consisting of an early 1950s strip shopping center and two associated buildings, was reviewed by a qualified architectural historian and determined not eligible for the CRHR.

RECORDS SEARCH RESULTS (NWIC File No. 16-0513)

- No archaeological sites have been recorded within or adjacent to the project site.
- One built environment site has been recorded within the project: P-01-11391, a ca. 1957 “Modern style” commercial building located at 26671 Mission Boulevard (Crawford 2012/form).
- No cultural resource sites have been recorded within 0.25 miles of the project.

The one report on file with the CHRIS/NWIC includes a portion of the project site: *Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate BA020371A (PL037 Hayward-A), 26671 Mission Boulevard, Hayward, Alameda County, California* (Bonner and Crawford 2012/S-40293). This report was responsible for the recordation and evaluation of the ca. 1957 commercial building located at 26671 Mission Boulevard. The building, assigned P-01-011391, was evaluated as not eligible for the National Register of Historic Places (and by extension for the CRHR) under any of the eligibility criteria.

NATIVE AMERICAN RESOURCES

No former Native American villages, traditional use areas or contemporary use areas have been identified in or adjacent to the project.

The Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands Files (Busby 2016a). The response was negative for Native American resources (Lienert 2016).

The six individuals/groups recommended by NAHC were contacted regarding additional information on Native American cultural resources (Busby 2016b-g). Messages were left for three Native Americans. The three responding Native Americans recommended cultural sensitivity training for construction crews if there is a potential for a discovery, the use of archaeologists with previous experience in Northern and Central California archaeology, and the retention of qualified and trained Native American monitors in the event of a discovery (see ATTACHMENTS, Correspondence).

HISPANIC ERA RESOURCES

No known Hispanic era dwellings or other structures have been identified in or adjacent to the project.

The Juan Bautista de Anza National Historic Trail [1776] has been mapped as passing through the City of Hayward along the approximate route of Mission Boulevard. The project will have no effect for the value for which for which the trail has been recognized.

AMERICAN ERA RESOURCES

No significant American era features/sites have been identified in or adjacent to the project.

The historic map review indicates that no significant American era features/sites were located in or adjacent to the project. A single building constructed by 1939 was formerly within the project site but was replaced by the construction of the ca. 1951 strip shopping center that will be demolished as part of the proposed project.

ARCHAEOLOGICAL FIELD SURVEY

An archaeological field survey was not conducted for the proposed project. The project is currently occupied by a ca. 1951 strip shopping center, hardscape and introduced landscaping.

BUILT-ENVIRONMENT RESOURCES

Mr. Ward Hill (M.A.), a consulting architectural historian meeting the Standards of the Secretary of the Interior, conducted a field inspection and evaluation of the built environment within the project site. The shopping center (26601-26685 Mission Boulevard), the floral shop (26685 Mission Boulevard) and the former Texaco gas station (26699 Mission Boulevard, now a stereo store) within the project site area not eligible for the CRHR because they lack historic integrity and are not significant under Criteria 1, 2 or 3. In addition, the shopping center and the two buildings to the south (gas station and floral shop) also are not contributing resources to a CRHR eligible historic district. Criterion 4 is not applicable.

LISTED/RECORDED/IDENTIFIED RESOURCES IN/ADJACENT TO THE PROJECT

No National Register of Historic Places or California Register of Historical Resources listed, determined or potential archaeological sites, significant local, state or federal historic properties, landmarks, etc. have been identified in or adjacent to the proposed project.

The lists of historical properties for the City of Hayward and general project area are minimal for the project site:

The 1998 Draft *Hayward Area Historic Inventory* lists "Ziele Creek",⁹ the channelized northern boundary of the project. The creek is named for the owner of the 200+ acre parcel in which the project site is located (Machado and Goulart 1998:Miscellaneous; Basin Research Associates 2001:List 1).

The *City of Hayward Historical Resource Survey & Inventory Report* lists 13 officially designated Historically or Architecturally Significant Buildings in the City of Hayward and/or 9 that could be eligible for listing. The listings do not include the ca. 1951 strip mall buildings on project site (Circa 2010:32-33).

ARCHAEOLOGICAL SENSITIVITY

The proposed project is located within an area designated as of "moderate" sensitivity for archaeological resources (Quaternary Research Group 1976). This determination was based on a review of recorded archaeological resources in Alameda County in the 1970s and has not been updated. The lack of discoveries over the past 50 years suggests that the designation should be revised.

The research completed by BASIN suggests a low archaeological sensitivity for exposing subsurface prehistoric and significant historic archaeological materials during construction within the proposed project. This estimate of sensitivity is based on the absence of previously recorded and/or reported archaeological sites within the project area and lack of known Native American cultural resources including former village locations and other resources reported in the available ethnographic or historical literature. Historic surface and subsurface impacts within the project areas have included excavation for buildings and subsurface infrastructure which may have resulted in the removal and or disturbance of archaeological materials.

MANAGEMENT RECOMMENDATIONS

It is the considered opinion of Basin Research Associates, based on a review of pertinent records, maps and other documents that the proposed project can proceed as planned in regard to prehistoric and historic archaeological resources. The buildings have been evaluated as not eligible for the CRHR and no further recordation and/or management is necessary.

No subsurface testing for buried archaeological resources appears necessary. Archaeological monitoring is also not recommended as the project site does not appear to be sensitive for either buried prehistoric or historic cultural resources.

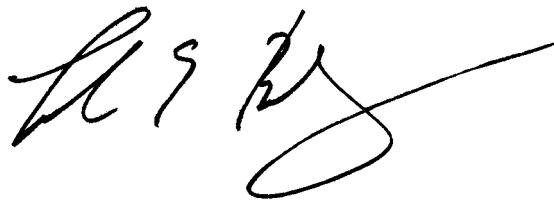
9. San Lorenzo, Sulphur, and Ward creeks are also listed.

It is recommended that if any significant cultural materials¹⁰ are exposed or discovered during either site preparation or subsurface construction activities, operations should stop within 50 feet of the find and a professional archaeologist contacted for further review and recommendations. Potential recommendations could include evaluation, collection, recordation, analysis, and reporting of any significant cultural materials in addition to archaeological and Native American monitoring during further ground disturbing construction.

CLOSING REMARKS

If I can provide any additional information or be of further service please don't hesitate to contact me.

Sincerely,
BASIN RESEARCH ASSOCIATES, INC.



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

CIB/d

-
10. Significant prehistoric cultural resources may include:
- a. Human bone - either isolated or intact burials.
 - b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
 - c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
 - d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
 - e. Isolated artifacts

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

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

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

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Abbreviations

n.d.	no date	v.d.	various dates
N.P.	no publisher noted	n.p.	no place of publisher noted

CHRIS/NWIC, Sonoma State University, Rohnert Park is used for materials on file at the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park.

ATTACHMENTS

LIST OF FIGURES

FIGURE 1	General Project Location
FIGURE 2	Project Location (USGS Hayward, CA 1993)
FIGURE 3	Project Area with Photo View Locations
FIGURE 4	26601-26671 Mission Blvd, view to northwest of shopping center from south end
FIGURE 5	26601-26671 Mission Blvd, view to south of shopping center from north end
FIGURE 6	26601-26671 Mission Blvd, two story section – view to west
FIGURE 7	26601 Mission Blvd, north end of the shopping center building – view to the northwest
FIGURE 8	26685 Mission Blvd, former florist – view to the west
FIGURE 9	26699 Mission Blvd, former Texaco gas station – view to the west

CORRESPONDENCE

LETTER	Request to Native American Heritage Commission
LETTER	Native American Heritage Commission Response
LETTERS	Request to Native Americans Identified by Native American Heritage Commission
MEMO	Record of Native American Contacts

FORMS

FORM 1	Haymont Shopping Center, Hayward, Alameda County. DPR 523 Form - by Ward Hill (M.A.), consulting architectural historian. January 2017
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Figure 1: General Project Location

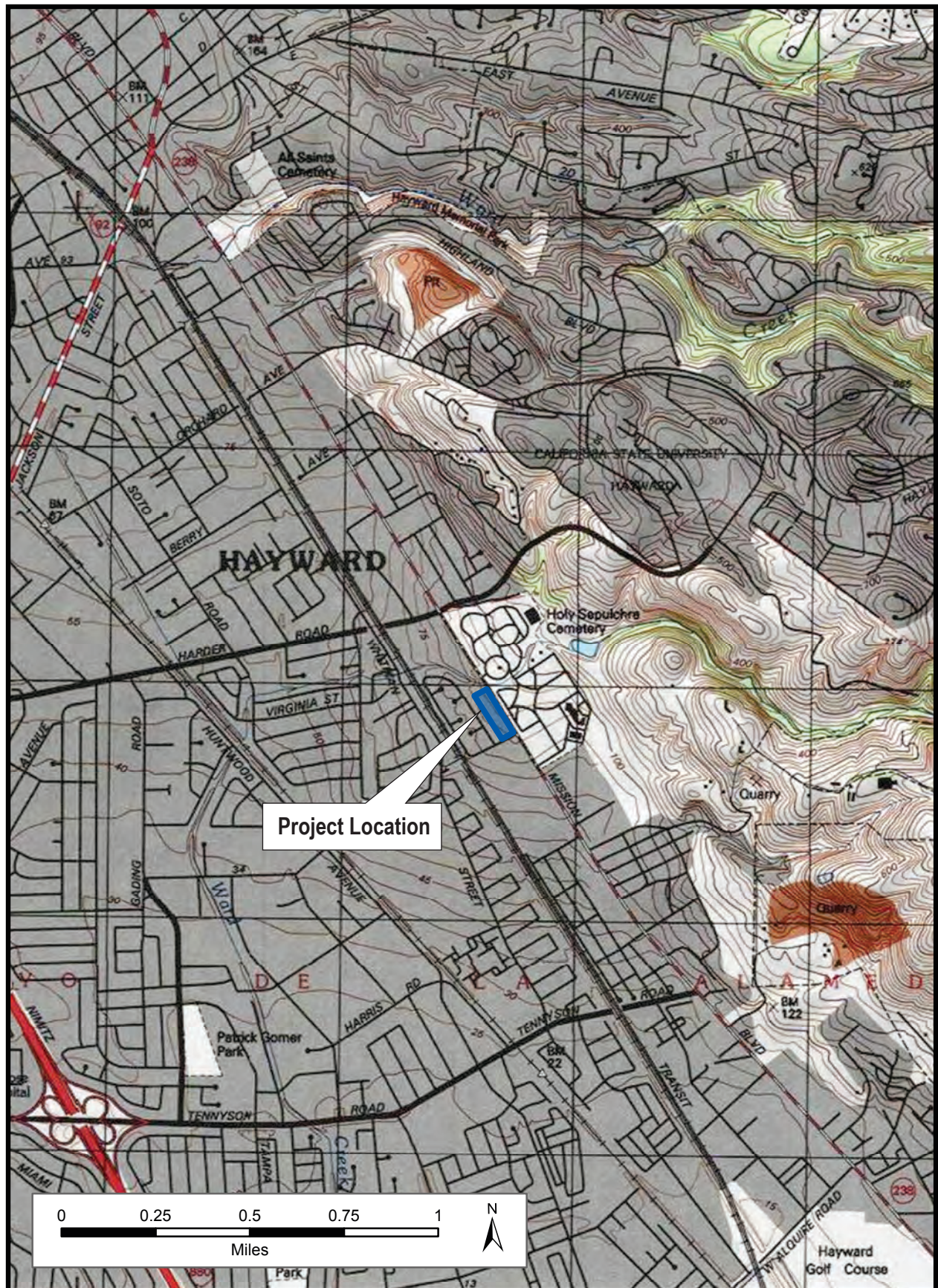


Figure 2: Project Location (USGS Hayward, CA 1993)



Figure 3: Project Area with Photo View Locations



Figure 4: 26601-26671 Mission Blvd, view to northwest of shopping center from south end



Figure 5: 26601-26671 Mission Blvd, view to south of shopping center from north end



Figure 6: 26601-26671 Mission Blvd, two story section – view to west



Figure 7: 26601 Mission Blvd, north end of the shopping center building – view to the northwest



Figure 8: 26685 Mission Blvd, former florist – view to the west



Figure 9: 26699 Mission Blvd, former Texaco gas station – view to the west

**Sacred Lands File & Native American Contacts List Request
NATIVE AMERICAN HERITAGE COMMISSION**

1556 Harbor Boulevard, STE 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Potential Residential Development, 26601 Mission Boulevard, Hayward, Alameda County

County: Alameda County

USGS Quadrangle Name: USGS Hayward, CA 1993

Address: 26601 Mission Boulevard, Hayward

Township: 3 South **Range:** 2 West (unsectioned)

Company/Firm/Agency: Basin Research Associates

Contact Person: Colin I. Busby, PhD, RPA

Street Address: 1933 Davis Street, STE 210

City/Zip: San Leandro, CA 94577

Phone: (510) 430-8441 x202

Fax: Please send response to basinresfax@gmail.com or 510-430-8443

Email: basinres1@gmail.com

Project Descriptions:

The project proponent proposes to develop a total of 79 attached units (35 townhomes and 39 apartments) on the 2.7-acre site. The project site, currently occupied by a strip shopping center constructed in the early 1950s, will be demolished.

Information will be used for a Mitigated Negative Declaration under CEQA. Project is within potential housing area approved by the City of Hayward General Plan.

10/05/2016

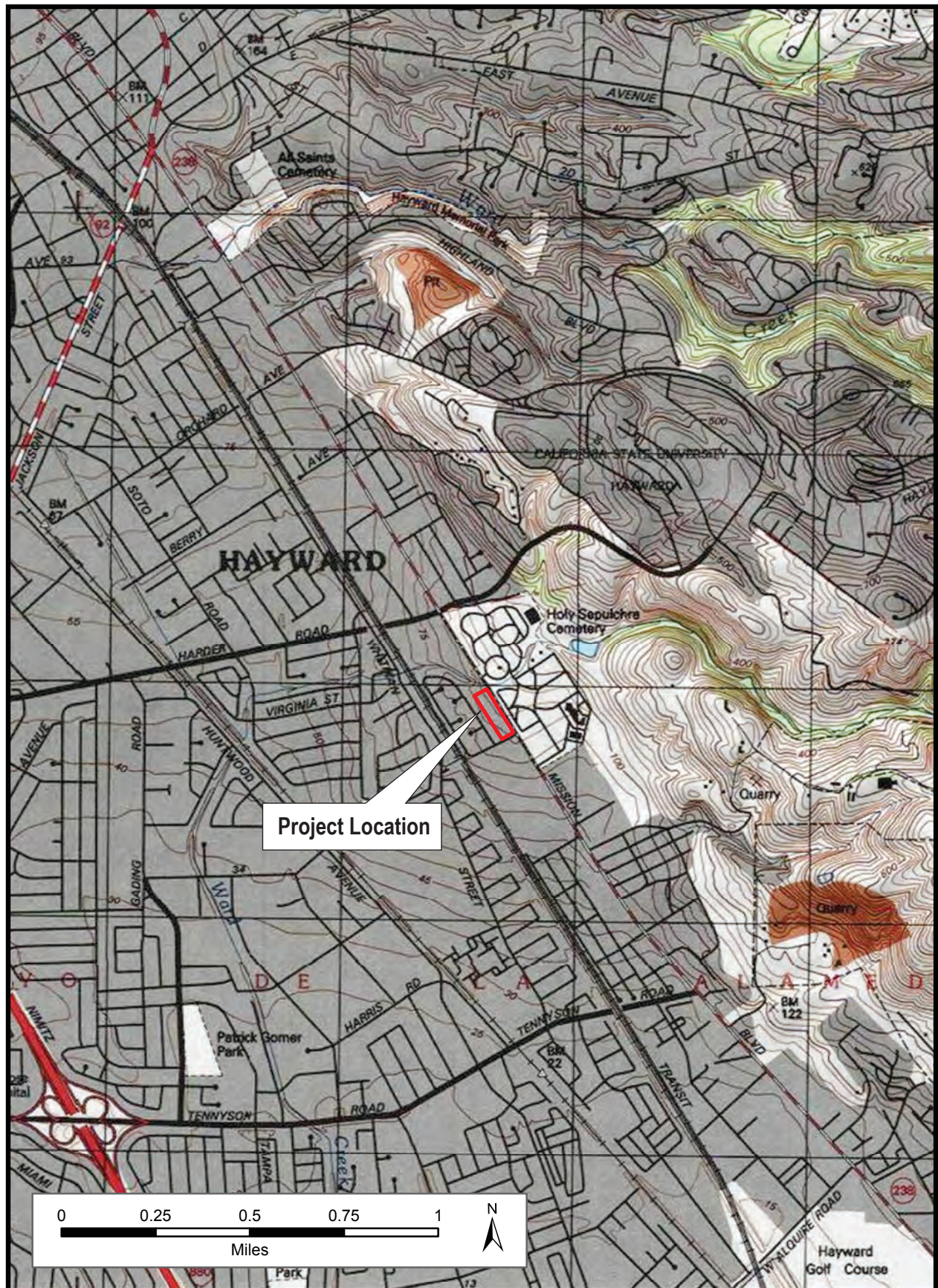


Figure 1: Project Location T3S R2W (USGS Hayward, CA 1993)

NATIVE AMERICAN HERITAGE COMMISSION

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



October 10, 2016

Colin Busby Ph.D.
Basin Research Associates

Sent by: basinresfax@gmail.com

RE: Potential Residential Development, 26601 Mission Blvd, Alameda County

Dear Mr. Busby,

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

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

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

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

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

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

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

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
 3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the USGS quadrangle information provided returned negative results.
 4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
 5. Any geotechnical reports regarding all or part of the potential APE.

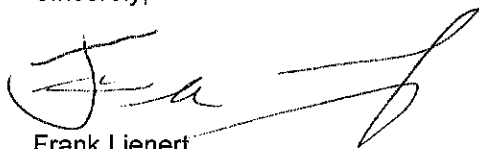
Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

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

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

If you have any questions, please contact me at my email address: frank.lienert@nahc.ca.gov

Sincerely,



Frank Lienert
Associate Governmental Program Analyst

Native American Heritage Commission
Tribal Consultation List
Alameda County
10/10/2016

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

Irenne Zwielerlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650)400-4806
Fax: (650) 332-1526
amahmutsuntribal@gmail.com
Costanoan

**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

**Indian Canyon Mutsun Band of
Costanoan**

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

**Muwekma Ohlone Indian Tribe
of the SF Bay Area**

Rosemary Cambra, Chairperson
P.O. Box 360791
Milpitas, CA, 95036
Phone: (408)314-1898
muwekma@muwekma.org
Costanoan

North Valley Yokuts Tribe

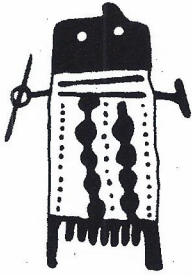
Katherine Erolinda Perez,
Chairperson
P.O. Box 717
Linden, CA, 95236
Phone: (209)887-3415
canutes@verizon.net
Costanoan
Northern Valley
Yokut

The Ohlone Indian Tribe

Andrew Galvan,
P.O. Box 3152
Fremont, CA, 94539
Phone: (510) 882-0527
Fax: (510) 687-9393
chochenyo@AOL.com
Bay Miwok
Costanoan
Patwin
Plains Miwok

This list is current only as of the date of this document. 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 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Potential Residential Development, 26601 Mission Blvd, Alameda County.



October 11, 2016

BASIN
RESEARCH
ASSOCIATES

1933 DAVIS STREET
SUITE 210
SAN LEANDRO, CA 94577
VOICE (510) 430-8441
FAX (510) 430-8443

Ms. Irenne Zwierlein, Chairperson
Amah/Mutsun Tribal Band of Mission San Juan Bautista
789 Canada Road
Woodside, CA 94062

RE: *Request for Information* - Potential Residential Development 26601 Mission Boulevard,
Hayward, Alameda County

Dear Irenne,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project (see enclosed USGS map).

The proposed 2.7-acre 26601 Mission Boulevard project is located on the west side of Mission Boulevard (State Highway 238) south of Harder Road opposite the Holy Sepulchre Cemetery (on the east side of Mission Boulevard) in the City of Hayward, Alameda County. The project proponent proposes to demolish the existing ca. 1951 strip shopping center on the project site, subdivide the lot into two parcels, and construct a total of 79 attached units - 35 townhomes (condominiums) on the northerly three-quarters of the site and 39 unit apartment building on the southern end of the site. Project is within potential housing area approved by the City of Hayward General Plan.

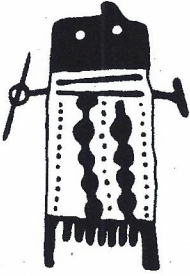
Any information provided will be used for a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres1@gmail.com). Thank you for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

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

CIB/dg



October 11, 2016

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FAX (510) 430-8443

Mr. Tony Cerda
Coastanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA 91766

RE: *Request for Information* - Potential Residential Development 26601 Mission Boulevard,
Hayward, Alameda County

Dear Tony,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project (see enclosed USGS map).

The proposed 2.7-acre 26601 Mission Boulevard project is located on the west side of Mission Boulevard (State Highway 238) south of Harder Road opposite the Holy Sepulchre Cemetery (on the east side of Mission Boulevard) in the City of Hayward, Alameda County. The project proponent proposes to demolish the existing ca. 1951 strip shopping center on the project site, subdivide the lot into two parcels, and construct a total of 79 attached units - 35 townhomes (condominiums) on the northerly three-quarters of the site and 39 unit apartment building on the southern end of the site. Project is within potential housing area approved by the City of Hayward General Plan.

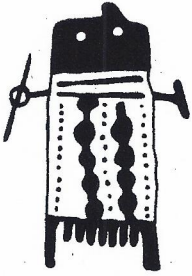
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Colin I. Busby, Ph.D., RPA
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CIB/dg



October 11, 2016

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VOICE (510) 430-8441
FAX (510) 430-8443

Ms. Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA 95024

RE: *Request for Information* - Potential Residential Development 26601 Mission Boulevard,
Hayward, Alameda County

Dear Ann Marie,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project (see enclosed USGS map).

The proposed 2.7-acre 26601 Mission Boulevard project is located on the west side of Mission Boulevard (State Highway 238) south of Harder Road opposite the Holy Sepulchre Cemetery (on the east side of Mission Boulevard) in the City of Hayward, Alameda County. The project proponent proposes to demolish the existing ca. 1951 strip shopping center on the project site, subdivide the lot into two parcels, and construct a total of 79 attached units - 35 townhomes (condominiums) on the northerly three-quarters of the site and 39 unit apartment building on the southern end of the site. Project is within potential housing area approved by the City of Hayward General Plan.

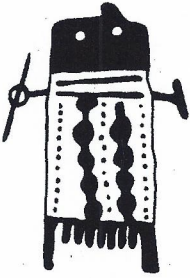
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If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres1@gmail.com). Thank you for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

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

CIB/dg



October 11, 2016

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SAN LEANDRO, CA 94577
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FAX (510) 430-8443

Ms. Rosemary Cambra, Chairperson
Muwekma Ohlone Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

RE: *Request for Information* - Potential Residential Development 26601 Mission Boulevard,
Hayward, Alameda County

Dear Rosemary,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project (see enclosed USGS map).

The proposed 2.7-acre 26601 Mission Boulevard project is located on the west side of Mission Boulevard (State Highway 238) south of Harder Road opposite the Holy Sepulchre Cemetery (on the east side of Mission Boulevard) in the City of Hayward, Alameda County. The project proponent proposes to demolish the existing ca. 1951 strip shopping center on the project site, subdivide the lot into two parcels, and construct a total of 79 attached units - 35 townhomes (condominiums) on the northerly three-quarters of the site and 39 unit apartment building on the southern end of the site. Project is within potential housing area approved by the City of Hayward General Plan.

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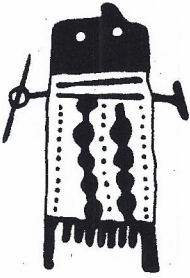
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres1@gmail.com). Thank you for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

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

CIB/dg

BASIN RESEARCH ASSOCIATES



October 11, 2016

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SAN LEANDRO, CA 94577
VOICE (510) 430-8441
FAX (510) 430-8443

Ms. Katherine Erolinda Perez, Chairperson
North Valley Yokuts Tribe
P.O. Box 717
Linden, CA 95236

RE: *Request for Information* - Potential Residential Development 26601 Mission Boulevard,
Hayward, Alameda County

Dear Kathy,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project (see enclosed USGS map).

The proposed 2.7-acre 26601 Mission Boulevard project is located on the west side of Mission Boulevard (State Highway 238) south of Harder Road opposite the Holy Sepulchre Cemetery (on the east side of Mission Boulevard) in the City of Hayward, Alameda County. The project proponent proposes to demolish the existing ca. 1951 strip shopping center on the project site, subdivide the lot into two parcels, and construct a total of 79 attached units - 35 townhomes (condominiums) on the northerly three-quarters of the site and 39 unit apartment building on the southern end of the site. Project is within potential housing area approved by the City of Hayward General Plan.

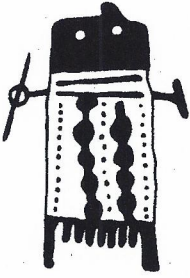
Any information provided will be used for a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres1@gmail.com). Thank you for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

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

CIB/dg



October 11, 2016

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VOICE (510) 430-8441
FAX (510) 430-8443

Mr. Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3152
Fremont, CA 94539

RE: *Request for Information* - Potential Residential Development 26601 Mission Boulevard,
Hayward, Alameda County

Dear Andrew,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project (see enclosed USGS map).

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BASIN RESEARCH ASSOCIATES, INC.

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

CIB/dg

Record of Native American Contacts
Potential Residential Development, 26601 Mission Boulevard,
Hayward, Alameda County

- 10/05/16 Letter to Native American Heritage Commission (NAHC), Sacramento.
Regarding: Request for Review of Sacred Lands Inventory for project.
- 10/10/16 Letter response by Frank Lienert, NAHC
- 10/11/16 Letters sent to all parties recommended by NAHC

Letters to Irenne Zwierlein, Amah Mutsun Tribal Band of Mission San Juan Bautista, Woodside; Tony Cerda, Chairperson, Coastanoan Rumsen Carmel Tribe, Pomona;; Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan, Hollister; Rosemary Cambra, Chairperson, Muwekma Ohlone Indian Tribe of the SF Bay Area, Milpitas; Katherine Perez, Chairperson, North Valley Yokuts Tribe, Linde; and Andrew Galvan, The Ohlone Indian Tribe, Mission San Jose.

- 11/03/16 Telephone calls and/or emails made by Basin Research Associates (Christopher Canzonieri) in the morning to non-responding parties.

Irenne Zwierlein – personal communication at 9:08 AM; Ms. Zwierlein recommends that all construction crew receive cultural sensitivity training and any archaeologists on the project have experience with northern and central California archaeology. The retention of a qualified and trained Native American Monitor is recommended in the event of a discovery of Native American cultural materials.

Tony Cerda – called at 9:10 AM; unable to leave a message

Ann Marie Sayers – called at 10:02 AM; unable to leave message; but per previous consultation with Ms. Sayers she usually recommends that all construction crew receive cultural sensitivity training and any archaeologists on the project have experience with northern and central California archaeology. The retention of a qualified and trained Native American Monitor is recommended in the event of a discovery of Native American cultural materials.

Rosemary Cambra – called on 10:00 AM; unable to leave message

Katherine Erolinda Perez –called at 10:03 AM; unable to leave message

Andrew Galvan – called at 9:58 AM; Mr. Galvan, The Ohlone Tribe, recommended that proper protocols be followed in the event of a discovery. He also recommended cultural sensitivity training for the construction crew, and archaeologists have experience with northern and central California archaeology. Only a Native American monitor who can prove genealogical relationship to the area should be used for monitoring.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 9 Resource Name or #: 26601-26699 Mission Blvd

P1. Other Identifier: Haymont Shopping Center
P2. Location: Not for Publication Unrestricted
a. County Alameda
b. USGS 7.5' Quad Hayward, CA Date 1993 T3S R2W; unsectioned _____; Mount Diablo B.M.
c. Address 26601-26699 Mission Blvd City Hayward Zip 94544
d. UTM: _____
e. Other Locational Data: _____

APN 452-036-30-5

P3a. Description

The shopping center at 26601-26685 Mission Boulevard is located at the northwest corner of Mission Boulevard and Sorenson Road. The trapezoidal shaped lot covers about 2.7 acres (APN 452-036-30-5). The Holy Sepulcher cemetery is across Mission Boulevard to the east of the shopping center. Landscaping adjacent to the shopping center includes three separate planters with small trees next to the front (east) façade. A narrow strip of landscaping with a lawn and several small trees is next to the sidewalk adjacent to Mission Boulevard. An asphalt paved parking lot is adjacent to the building's front façade. Access driveways from Mission Boulevard on the north and south lead into the shopping center parking lot. The current owner plans to subdivide the lot with a separate 0.7 acre parcel on the south adjacent to Sorenson Road (TRC 2015:1). The parcel on the south includes two buildings that had originally been part of the Haymont Shopping Center: a floral shop (26685 Mission Boulevard, now vacant), a small, rectangular plan, steel frame building with windows and a door on the east; and a stereo store (26699 Mission Boulevard, originally a Texaco gas station), a rectangular plan building covered with stucco with a flat roof and fixed windows and door on the east facade.

(see continuation sheet)

P3b. Resource Attributes: HP6 — 1-3 story commercial building

P4. Resources present: Building Structure Object Site District Element of District Other



P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Shopping Center 1951, Texaco Station
1951, Florist 1976

P7. Owner and Address
MEM Holdings, LLC
1333 N. California Blvd, STE 545
Walnut Creek, CA 94596

P8. Recorded by:
Ward Hill, M.A.
Basin Research Associates
1933 Davis Street, STE 210
San Leandro, CA 94577

P9. Date Recorded January 2017

P10. Survey Type:
Intensive for recordation

P11. Report Citation: Cultural Resources Assessment – Potential Residential Development, Telles Property TRACT 8335
(26601 Mission Boulevard), Hayward, Alameda County

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 – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE AND OBJECT RECORD

Primary # _____

HRI # _____

NRHP Status Code _____

Page 2 of 9

Resource Name or #: 26601-26699 Mission Blvd

B1. Historic Name: Haymont Shopping Center

B2. Common Name: Haymont Village

B3. Original Use: Shopping Center

B4. Present Use: Shopping Center

B5. Architectural Style: Modern

The shopping center, with 22 units, was built in 1951. Later remodeling reduced the number of units to 16. Alterations to the original storefronts (windows and doors) include replacement of the original large storefront windows with fixed aluminum frame windows. 26699 Mission Blvd, the former Texaco gas station was built in 1951 and remodeled for retail use in the 1970s. At that time the original gas pumps and service bay were removed. 26685 Mission Blvd, the florist, was built in 1976, and has had no major alterations.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features: _____

B9a. Architect: N/A B9b. _____

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

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

Historical Background

Oakland building contractor Andrew Soda & Son built the shopping center at 26601-26699 Mission Boulevard in 1951. Originally known as the Haymont Shopping Center, the building's original address was 26617 Niles Highway (or Road). The name changed from Niles Highway (or Road) to Castro Street in the late 1950s then to Mission Boulevard in early 1960s in conjunction with a widening of the street to four lanes, making it more of a thoroughfare. An early shopping center in south Hayward (the area had been primarily agricultural), the Haymont Shopping Center tenants originally served residents of Decoto (to the south), an area which eventually became part of Union City, not Hayward (The Daily Review 1951:11).

The shopping center developer was Andrew Soda's son, T. Charles "Chet" Soda, who began his career as a concrete contractor in Oakland. He took over his father's contracting business beginning in the 1930s. As a real estate developer, Soda developed both the shopping center and residential subdivisions in the East Bay. By the late 1950s, the company owned over 2,700 acres, including over 800 acres in the Hayward Hills, eventually donated to the East Bay Regional Parks District. Chet and Mrs. Helen Soda had their main home near Lake Merritt in Oakland and a weekend house in the Hayward Hills. Mr. Soda died in 1989 at the age of 80.

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References: (see continuation sheet)

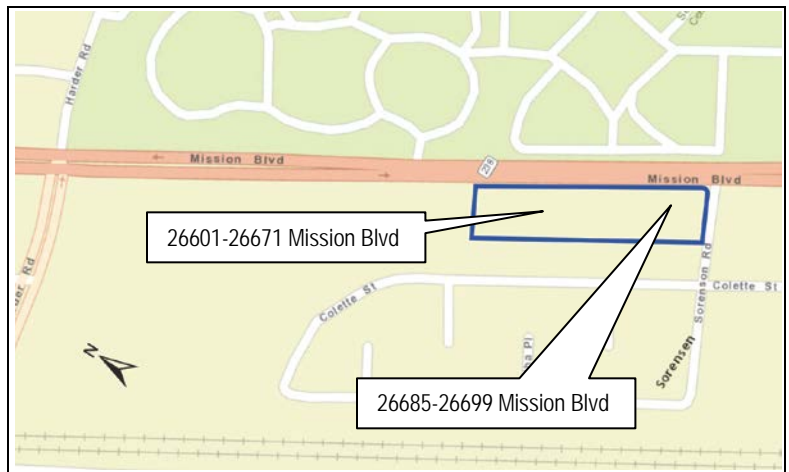
B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: January 2017

(This space reserved for official comments)

DPR 523L (1/95)



Page 3 of 9

Resource Name or #: 26601-26699 Mission Blvd

Recorded by Ward Hill

Date: January 2017 Continuation Update

P3a. Description, con't

The single-story, L-shaped plan shopping center is approximately 400 feet in length with an extension to the east at the northern end of the building. One area at the center of the building has second floor offices. The building has 24,176 square feet of rentable space according to public records. Structurally, the building is a combination of wood-frame and concrete block. Exposed street roof trusses are visible under the wide projecting eaves on the south (a grocery store originally occupied this section of the shopping center). The building has a sloping shed roof. The exterior is covered with a combination of stucco and vertical wood siding. The storefront at 26601 Mission Boulevard on the north is framed with red brick facing. Some of the storefronts at the center of the building also have a brick base under the windows and the structural posts framing the windows are enclosed with brick facing.

The main east façade steps back north to south to differentiate the different storefronts. The storefronts on the northern section of the shopping center also are recessed into the front façade; the overhang – supported by steel columns – forms a covered walkway for customers. A double garage opening with metal roll-up doors is near the south end of the building. The large storefront windows in the shopping center appear to have been largely replaced in the last three decades with fixed aluminum frame windows. The interior was not accessible (except for the two spaces still occupied by tenants).

The shopping center is today largely vacant with many of the store fronts boarded over. Sixteen tenants most recently occupied the building. Only two small tenants (an Indian restaurant and a sign/banner store) remain in business in the building.

B10. Significance, con't

The Haymont Shopping Center originally had 22 tenants. Early tenants included anchor tenant, Louis Store (food market), a bakery ("Angel Bakery"), Thayer's Variety Store, Bender's Liquor Store, a barber shop, beauty shop, diaper service, shoe store, drug store and an appliance store. Another major tenant in the shopping center, Bert's Department Store, at 26643 Niles Highway, sold sports and casual clothing. The project included a separate Texaco gas station near Sorenson Road.

Founded by Oakland resident Ed Louis, the Louis Stores grocery chain opened its first store under the "Fairway" name in 1937 in Oakland. The Louis Store at the Haymont Shopping Center was the 26th market in the chain in the East Bay. Harold Sims was the store manager. Dom's Meat Market, also based in Oakland, leased the meat market inside the Louis Store.

Mr. Soda owned the Haymont Shopping Center for only a few years. He sold it in 1956 to Real Property Investments, Inc of Oakland for \$ 1 million. The Key System (street car system) building in Oakland was accepted as partial payment for the building.

The tenants in the shopping center changed frequently. By the early 1960s, Louis market closed and was replaced by the Haymont Market, later replaced by the Red Rooster market in 1967. According to the 1970 *Hayward City Directory*, a number of spaces in the shopping center are listed as "vacant". La Gallina Colorada replaced the Red Rooster Market; Bert's Department Store moved to this space by 1973. A small building for a florist (Flo and Marie's Flowers) just north of the gas station was added in 1976.

Berger Enterprises of Oakland, owned by Randall C. Berger, purchased the Haymont Shopping Center for \$1.8 million in October 1986. Mr. Berger told a reporter for *The Daily Review* that he bought the center because "I like opportunities for things that have been a little worn down" (Cable 1986:45). Berger planned on considerable upgrading of its new acquisition. *The Daily Review* indicated that in 1980 the center was one of five complexes in Hayward receiving a "poor" ranking in overall quality in a city survey. Mr. Berger renamed the shopping center "Haymont Village". The major tenant in the shopping center in 1986 was Bert's Big and Tall clothing (previously Bert's Department Store). As a result of later remodeling, the number of tenants in the shopping center has been reduced to sixteen. The property has passed through a number of different owners since 1986.

In recent decades the tenants in what was the Haymont Shopping Center changed to serve the various ethnic groups in the Hayward area, including Korean businesses and in the last ten years, restaurants, clothing and video stores serving immigrants from India. The shopping center is today largely boarded up and vacant with the exception of two small tenants (an Indian restaurant and a banner/sign store).

Evaluation

In 2012, the shopping center at 26601-26671 Mission Boulevard was evaluated under National Register criteria by Kathleen Crawford, Michael Brandman Associates (Crawford 2012). The building was identified as ineligible for National Register.

The shopping center at 26601-26671 Mission Boulevard retains a fair level of historic integrity. The integrity of design and materials has been somewhat compromised because of the many alterations to the original storefronts (windows and doors). As a result of later renovations, the number of tenants has been reduced from 22 to 16. The building retains integrity of location, but the integrity of setting, feeling and association has also been somewhat compromised by recent development in this area.

A typical 1950s building type in the Hayward area, many small retail centers were built during the post-World War II period. The Haymont Shopping Center was typical for its period. None of the early tenants in the shopping center are significant businesses in local history. The shopping center consequently does not appear to have significant associations with local themes or cultural patterns of significance, thus it does not appear to be eligible for the California Register under Criterion 1.

Page 4 of 9

Resource Name or #: 26601-26699 Mission Blvd

Recorded by Ward Hill

Date: January 2017 Continuation Update

B10. Significance, con't

Evaluation, con't

The developer of 26601-26671 Mission Boulevard, T. Chet Soda, built a number of shopping centers and residential developments during the 1950s and 1960s. Given that this shopping center was one of many of his developments it is not significant because of its association with Mr. Soda. The developer also only owned the shopping center for a few years after it was built in 1951. As a result, 26601-26671 Mission Boulevard does not appear to be significant under California Register Criteria 1 or 2 (association with persons of historic significance) because of its association with T. Chet Soda.

Even if the shopping center retained a higher level of historic integrity, it is not an exceptional or distinguished example of 1950s shopping center design in the Hayward area, thus it does not appear to be eligible under California Register Criterion 3. Many of these typical 1950s small retail centers still survive today.

In conclusion, 26601-26671 Mission Boulevard is not eligible for the California Register because it lacks historic integrity and it is not significant under California Register Criteria 1, 2 or 3.

The floral shop (26685 Mission Boulevard) south of the shopping center dates from 1976 thus is less than 50 years old. The building retains historic integrity (no major alterations). This small simple building does not meet the criteria of "exceptional" or higher level of significance for resources less than 50 years old under California Register criteria. The original Texaco gas station (26699 Mission Boulevard, now a stereo store) retains a low level of historic integrity. The original gas pumps and service bay were removed when the building was remodeled for retail use (1970s). Even if the gas station retained a higher level of historic integrity, it is not associated with significant cultural pattern or persons and is not architecturally distinguished. Thus the building is not significant under California Register Criteria 1, 2 or 3.

The shopping center and the two buildings to the south (gas station and floral shop) also are not contributing resources to a California Register eligible historic district.

B12. References, continued

Crawford, Kathleen

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P5a. Photo



Haymont Shopping Center with the former forest and gas station at left – view to the northwest



26601-26671 Mission Boulevard, view to south of shopping center from north end

P5a. Photo



26601-26671 Mission Boulevard, two story section – view to the west



26601 Mission Blvd, north end of building – view to the northwest

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Resource Name or #: 26601-26699 Mission Blvd

Recorded by Ward Hill

Date: January 2017 Continuation Update

P5a. Photo



26601-26671 Mission Boulevard, view north along building façade

P5a. Photo



26685 Mission Boulevard, former florist – view to the west



26699 Mission Boulevard, former Texaco gas station – view to the west

