

CULTURAL RESOURCES TECHNICAL REPORT

IN SUPPORT OF THE ENVIRONMENTAL IMPACT REPORT (EIR) COYOTE VALLEY SPECIFIC PLAN (CVSP)

Including Bailey Over The Hill Initial Study (with McKean Road Corridor)
**CITY OF SAN JOSE AND UNINCORPORATED SANTA CLARA COUNTY,
CALIFORNIA**

PREPARED FOR

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5.0 CONTEXT

5.1 ENVIRONMENTAL SETTING

The majority of the Plan Area consists of level, drained agricultural lands with some marshy areas mostly along the watercourses. Laguna Seca Creek/levee (Fisher Creek) in the runs from south to north through the area while an intermittent stream shadows the base of Tulare Hill and the Santa Teresa Hills. Coyote Creek, a major permanent water source, is located on the east side of the Plan Area. The agricultural lands and riparian areas along the Monterey Road/Highway and Coyote Creek give way to rolling grasslands along U.S. Highway 101 with the grasslands becoming steeper and more rocky on the east side of the highway (i.e., east of Monterey Road/Highway).

During the rainy season a shallow pond often forms in the depression bounded by Tulare Hill, the Santa Teresa Hills, and Santa Teresa Boulevard. This pond corresponds to the location of the former *Laguna Seca* (dry lake). An extensive marshy area was still evident in 1917. The reclaimed marsh was/is used for vegetable and seed crops as well as orchards. An intermittent creek, extensively modified, flows through the Coyote Valley. This creek is known as *Laguna Seca* Creek, Fisher Creek and/or Laguna Creek (Thompson and West 1876:61; *San Jose Mercury* 1896:133; Broek 1932:16; USGS 1917 and 1980 Morgan Hill; Loomis 1985:53; Gudde 1998:200).

5.2 NATIVE AMERICAN - PREHISTORIC

Cultural resources are traces of human occupation and activity. In northern California, cultural resources extend back in time for at least 9000-11,500 years with Native American occupation and use of the Santa Clara/Coyote Valley extending over 5000-8000 years and possibly longer. The general study area would have provided a favorable environment during the prehistoric period with a variety of ecological niches available for resource exploitation including riparian and other inland resources readily available along Coyote Creek and the other watercourses and sources in the general study area. Native American occupation sites in the study area appear to have been selected for accessibility, protection from seasonal flooding, and the availability of resources.

Archaeological information suggests a slow steady 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 both to more efficient resource procurement as well as 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.

Prehistoric site types recorded in the general area consist of lithic scatters, quarries, habitation sites including main villages with associated burial areas, bedrock mortars or other milling feature sites, petroglyph sites, and isolated burial sites.

Archaeological research in the region has been interpreted using several chronological schemes based on stratigraphic differences and the presence of various cultural traits. A three-part cultural chronological sequence, the Central California Taxonomic System (CCTS) was

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developed by archaeologists to explain local and regional cultural change in prehistoric central California from about 4,500 years ago to the time of European contact (Lillard et al. 1939; Beardsley 1948, 1954). This classification scheme, consisting of three horizons - Early, Transitional and Late, has been revised although the prior nomenclature (Early, Middle, Late horizon) is still in common use (see Fredrickson 1994; Table 1). Moratto (1984) suggests the Early Horizon dated to circa 4,500 to 3,500/3,000 years ago with the Middle Horizon dating to circa 3,500 to 1,500 years ago and the Late Horizon dating to circa 1,500 to 250 years ago (see Allen et al. 1999 for a South Bay chronology proposed by Hylkema) (Tables 5.1 - 5.2)

The **Early Horizon** is the most poorly known of the periods. Basic Early Horizon traits include hunting and fishing for subsistence and the presence of milling stones for vegetal food processing, use of the atlatl (i.e., throwing board and spear), and a relative absence of fire-altered rock, greasy midden, organic soil, charcoal and ash in the middens (culturally affected soils). Early Horizon cultures practiced elaborate burial rituals and placed a wealth of grave goods with the dead. Well-developed trade networks with other areas of the Pacific Coast and Sierra Nevada were also developed by this time. It is believed that the initial occupation of central California was by Hokan speaking peoples.

Middle Horizon sites are more common and are relatively better known than Early Horizon sites. These sites usually have deep, stratified deposits that contain large quantities of ash and charcoal, fire-altered rock, and fish, bird and mammal faunal remains. The presence of significant numbers of mortars and pestles are suggestive of a growing reliance upon gathered plant foods as opposed to hunted animal foods. The aboriginal populations were unchanged from Early Horizon peoples. Burials were usually flexed with only a small proportion of the graves have artifacts present and these were usually utilitarian. An increase in violence is suggested by the number of Middle Horizon burials found with projectile points embedded in the bones or with other marks of violence.

The **Late Horizon** emerges from the Middle Horizon with the continued use of many early traits and the introduction of several new traits. Late Horizon sites are the most numerous and are composed of rich, greasy midden with bone and fire-altered rocks. Use of the bow-and-arrow, flexed interments, deliberately damaged ("killed") grave offerings are present, and occasional cremation of the dead are among the known traits of this horizon. Dietary emphasis on acorn and seed gathering is evident in this horizon. Trade with surrounding and other areas was well established for various raw materials. Compared to earlier peoples, Late Horizon groups were short in stature with finer bone structure; evidence perhaps of the replacement of original Hokan speaking settlers by Penutian speaking groups by circa 1,500 years ago.

Hylkema (Allen et al. 1999) has presented a four-period chronological framework for the Northern Santa Clara Valley/Southern San Francisco Bay region using the Bennyhoff and Hughes (1987) taxonomy as revised by Milliken and Bennyhoff (1993) and Fredrickson (1994) (see Table 2). Extensive details are presented by Hylkema in Allen et al. (1999).

General overviews and perspectives on the regional prehistory including chronological sequences can be found in C. King (1978b), Moratto (1984), Elsasser (1978, 1986) and Allen et al. (1999).

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TABLE 5.1

Hypothesized Characteristics of Cultural Periods in California

1800 A.D. Upper Emergent Period Phase 2, Late Horizon	Clam disk bead money economy appears. More and more goods moving farther and farther. Growth of local specializations relative to production and exchange. Interpenetration of south and central exchange systems.
1500 A.D. Lower Emergent Period Phase 1, Late Horizon	Bow and arrow introduced replace atlatl and dart; south coast maritime adaptation flowers. Territorial boundaries well established. Evidence of distinctions in social status linked to wealth increasingly common. Regularized exchanges between groups continue with more material put into the network of exchanges.
1000 A.D. Upper Archaic Period Middle Horizon Intermediate Cultures	Growth of sociopolitical complexity; development of status distinctions based on wealth. Shell beads gain importance, possibly indicators of both exchange and status. Emergence of group-oriented religious organizations; possible origins of Kusu religious system at end of period. Greater complexity of exchange systems; evidence of regular, sustained exchanges between groups; territorial boundaries not firmly established.
500 B.C. Middle Archaic Period Middle Horizon Intermediate Cultures	Climate more benign during this interval. Mortars and pestles and inferred acorn economy introduced. Hunting important. Diversification of economy; sedentism begins to develop, accompanied by population growth and expansion. Technological and environmental factors provide dominant themes. Changes in exchange or in social relations appear to have little impact.
3000 B.C. Lower Archaic Period Early Horizon Early San Francisco Bay Early Milling Stone Cultures	Ancient lakes dry up as a result of climatic changes; milling stones found in abundance; plant food emphasis, little hunting. Most artifacts manufactured of local materials; exchange similar to previous period. Little emphasis on wealth. Social unit remains the extended family.
6000 B.C. Upper Paleo-Indian Period San Dieguito Western Clovis 8000 B.C.	First demonstrated entry and spread of humans into California; lakeside sites with a probable but not clearly demonstrated hunting emphasis. No evidence for a developed milling technology, although cultures with such technology may exist in the state at this time depth. Exchange probably ad hoc on one-to-one basis. Social unit (the extended family) not heavily dependent on exchange; resources acquired by changing habitat.

5.2A Coyote Valley Area

The first known discovery of Native American finds in the Coyote Valley dates to 1932. A number of "Indian skeletons" were found during excavation of gasoline supply tanks at a service station in the hamlet of Coyote (San Jose Mercury Herald (9/6/32) article, *Coyote Was Once Indian Cemetery*; Note: this area was probably just north of the Grange on the east side of Monterey Road).

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TABLE 5.2
 Comparison of California Cultural Period
 with Temporal Phases of Central California
 (Allen et al. 1999)

Cultural Periods (Fredrickson 1994)	Dating Scheme B1 (Bennyhoff and Hughes 1987)		
	Year	Time Period	
EMERGENT PERIOD		Historic Period	
	AD 1800	Late Period Phase 2-B	
	AD 1700	Late Period Phase 2-A	
	AD 1500	Late Period Phase 1-C	
	AD 1300	Late Period Phase 1-B	
	AD 1100	Late Period Phase 1-A	
	UPPER ARCHAIC PERIOD	AD 900	Middle/Late Period Transition
		AD 700	Middle Period Terminal Phase
AD 500		Middle Period Late Phase	
AD 300		Middle Period Intermediate Phase	
AD 100		Middle Period Early Phase	
200 BC		Early/Middle Period Transition	
MIDDLE ARCHAIC PERIOD		500 BC	Early Period
		3000 BC	
	LOWER ARCHAIC PERIOD	6000 BC	
PALEOINDIAN PERIOD		8000 BC	

The first formally recorded site in the Coyote Valley, CA-SCI-2, was recorded in 1949 by Arnold Pilling of the University of California at Berkeley. This site has been identified as the village of *Matalanes* or *Masalanes* - a major center of political power at the time of Spanish contact by Roop (1976). The next series of Coyote Valley sites in the Plan Area, CA-SCI-60 to SCI-62 were observed and recorded in the 1970s during early cultural resource compliance

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surveys in the general vicinity of CA-SCI-2. The most recent site recorded, CA-SCI-838, was exposed during archaeological monitoring of subsurface construction at the Metcalf Energy Center in early 2002 (Basin Research Associates 2002a-b, 2003b). Still more recently, a site with human remains was encountered during surface construction of the Bailey/US 101 Interchange. Archaeological monitoring was undertaken at both sites due to the perceived potential for buried subsurface resources near watercourses and marsh areas in the valley.

The majority of archaeological data since the 1970s for the plan area and adjacent areas have been collected as a result of environmental compliance studies conducted to meet the requirements of either the National Environmental Policy Act (NEPA) or the California Environmental Quality Act (CEQA). These compliance studies have included reports for a proposed Coyote Valley Assessment District, transportation studies associated with US Highway 101 and the Monterey Highway, various local roads improvements, residential development, park planning, redevelopment areas, water development, distribution and flood control projects, fiber optic cable placement, electrical substations and lines, recycled water lines, power generation sites and many other project types.

5.3 NATIVE AMERICAN - ETHNOGRAPHIC

The aboriginal inhabitants of the Santa Clara Valley belonged to a 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). The descendants of these Native Americans now prefer to be called *Ohlone*.

The Plan Area is within Costanoan territory, a group also known as the *Ohlone* (Levy 1978:485, Fig. 1; Galvan 1967/68; Margolin 1978). As delineated by Levy (1978), the project is within the far southern part of *Tamyen* (*Tamien*) territory and northern part of *Mutsun* territory of the Costanoan (or *San Carlos* after the missionaries at Mission Santa Clara; King 1977:36-37/S-4395; Milliken et al. 1993:Maps 5a-b).

In 1770 the Costanoan 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. The camps were used to exploit seasonally available floral and faunal resources. Physiographic features usually defined the territory of each tribelet which generally supported an average population of approximately 200 persons with a range of between 50-500 individuals (Levy 1978:485, 487). Tribelet boundaries and village locations are inexact due to incomplete historic records, and they remain a subject of anthropological contention and debate.

C. King has assigned the Almaden Valley between the Santa Teresa Hills and Coyote Creek and the entire Coyote Valley to the *San Carlos* tribelet or group, also referred to as the *Matalan* tribelet (a native term). They were one of the largest groups (along with the *San Bernardino*) baptized at Mission Santa Clara. King estimates the *Matalan* tribelet numbered over 1,000 people. According to King, this tribelet's primary village, *Matalan*, was centered at *La Laguna*

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*Seca*¹ in Coyote Valley (C. King 1977:36-39, 42, 44, 54/S-4395; King 1978b:469; King 1994:205, Fig. 7.1).

Milliken (1995:229, Map 5, 248) also refers to the *Matalan* as a Costanoan speaking tribe who held the Santa Clara Valley corridor from the present hamlet of Coyote to the present City of Morgan Hill. Roop (1976:4-5/S-4314 after C. King 1974) notes that the ". . . village of *Matalanes* or *Masalanes*, a major center of political power at the time of Spanish contact and identifies CA-SCI-2 as the village of *Masalenes*.² Kroeber (1925:465, Fig. 42) and Levy (1978:485, Fig. 1) do not identify any villages in the study area (see CA-SCI-2 below for additional information).

Historic accounts of the distribution of these Costanoan tribelets and villages in the 1770s-1790s and the results of archaeological efforts in the area suggest that a number of temporary camps may have been located within and in the vicinity of the project throughout the prehistoric period and into the Hispanic Period (Kroeber 1925:465; King and Hickman 1973).

A major prehistoric and probable protohistoric trail from San Pablo Bay/Lower Sacramento Valley Delta south to the Pajaro River (approximating the current alignments of State Highway 17 and State Highway 101/Monterey Road) passed through the general study area along Coyote Creek. In addition, an inferred trail also appears to have proceeded to/from this trail through the Coyote Valley and through the Almaden Valley in the vicinity of Alamitos Creek and the Santa Teresa Hills (Elsasser 1986:48, Table 4, Fig. 10, #1 and #9). Other trails through the CVSP area are also likely.

The New Almaden Quicksilver Mine(s) (Harper's 1863:5) is to the southeast of the BOHC study area. The mine area was supposedly known as "Red Cave" during the protohistoric period. Cinnabar, mercury ore, was an important trade item for the Costanoans and groups located as far as Washington and Oregon appear to have received the material. The bright red mineral was used as body paint for ritual and non-ritual purposes by the Costanoans (Swan 1857:313-314; Harrington 1942:17, 18, 44 44; Heizer and Treganza 1944:312).

"The Indians of Santa Cruz and Santa Clara (Mission) seem to have always have been in fights about the possession of the cinnabar mine, now the immensely rich New Almaden. The Indians away from the Tulares and Sacramento were also accustomed to come often to get their share of the 'red paint,' and great battles were often fought in these 'vermillion expeditions. One of them occurred even as late as 1841 or 1842, when several of the intruders were killed by Santa Clara Indians" (Taylor 1860, 1864).

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1. Prior to water diversion/channelization, Laguna Seca was located within the northern part of the CVSP in the NCCIA (e.g., Healey 1866, Thompson and West 1876:61). Roop notes that "the Spanish in many cases refer to both the major village and the territory controlled by that village with the same name."
 2. Mrs. Ruth Malech, descendant of original EuroAmerican Coyote Valley settlers, recalled her grandmother's reference to ". . . when the Indians still lived out on Bailey Road" (Anastasio 1987/S-9197, personal communication 9/18/86). Specific time period not known.

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The Costanoan aboriginal lifeway apparently disappeared by 1810 due to its disruption by new diseases, a declining birth rate, and the impact of the mission system.³ The Costanoan were transformed from hunters and gatherers into agricultural laborers who lived at the missions and worked with former neighboring groups such as the Esselen, Yokuts, and Miwok (Levy 1978:486). Later, because of the secularization of the Missions by Mexico in 1834, most of the aboriginal population gradually moved to ranchos to work as manual laborers (Levy 1978:486). For a more extensive review of the Costanoan see Kroeber (1925), Harrington (1942), Levy (1978), C. King (1974, 1977, 1978b), King and Hickman (1973), Elsasser (1986), Bean (1992), Milliken (1995).

5.4 HISTORIC ERA

Approximately seven miles long and two miles wide, the Coyote Valley forms part of southern Santa Clara Valley in Santa Clara County. The area began to develop as a farming district after the Gold Rush in the early 1850s. The village of Coyote had its origins in the 1850s as a stop on the line of the Butterfield Overland Stage, later becoming a station on the line of the Santa Clara & Pajaro Valley Railroad, soon absorbed by the Central/Southern Pacific system. Coyote is situated roughly midway between the historic centers of San Jose (12 miles to the north) and Morgan Hill (8 miles to the south).

During the Spanish-Mexican Colonial period, the principal road between Monterey and San Jose ran through the Santa Clara Valley, which was divided into ranchos. In the mid-19th century, the majority of the rancho and pueblo lands and some of the ungranted land in California were subdivided as the result of population growth, the American takeover, and the confirmation of property titles. Growth can be attributed to the Gold Rush (1848), followed by the completion of the transcontinental railroad (1869) and local railroads. 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 the Santa Clara Valley.

Following American settlement, the valley developed a diversified agricultural economy based on the cultivation of wheat and fruit. During the later American Period and into the Contemporary Period (ca. 1876-1940s), fruit production became a major industry. Prune and seed farms became dominant by the early 20th century. This predominance of fruit production/processing held steady until after World War II. Within the Santa Clara Valley, the City of San Jose served as a County seat, a primary service as well as financial and social center with isolated "settlement clusters" located at crossroads. The hamlet of Coyote served as a shipping and receiving point for the surrounding area. However, after World War I, the village waned in importance as nearby Morgan Hill prospered. Coyote Valley retains a rural character, with an incursion of post-1950s development in the form of small residential subdivisions, a corporate campus, and a country club.

The agrarian land-use pattern typical of Santa Clara County has been gradually displaced by residential housing, commercial centers, and the development of research and development and

3. 1185 baptisms occurred between 1779 and 1817 in the district controlled by this village (Roop 1976:3 after C. King 1974:5).

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manufacturing associated with the electronics industry leading to the designation of the general region as the "Silicon Valley."

5.4A Spanish Colonial Period: 1777-1848

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

Spanish explorers in the late 1760s and 1770s were the first Europeans to traverse the Santa Clara Valley. Various expeditions passed through the Coyote Valley and likely followed existing aboriginal trails, including Gaspar de Portola and Father Juan Crespi, Pedro Fages in 1770, Pedro Fages and Father Crespi in 1772, Fernando Javier y Moncada Rivera and Father Francisco Palou in 1774, Bruno de Hezeta-Palou in 1775, and Juan Bautista Anza and Father Pedro Font in 1776. Later expeditions included Alferes Gabriel Moraga in 1806, Jose Viader accompanied by Gabriel Moraga in 1810, and Jose Dolores Pico in 1815. The favorable reports of Anza and Font led to the establishment of both Mission Santa Clara and the Pueblo San Jose de Guadalupe in 1777. *Mission Santa Clara de Asis*, the eighth of the 21 missions founded in California, one of seven missions located within Costanoan territory, would have been the mission with the greatest impact on the aboriginal population living in the project vicinity (Beck and Haase 1974:#16-17; Hart 1987:112-113, 324; Brown 1994:2, Fig. 1.1.; Milliken 1995:33, Map 3; USNPS 1995; Gudde 1998:95).

The Captain Pedro Fages Trail 1772 is listed under the theme of exploration and settlement in *The California History Plan* and *California Inventory of Historic Resources*. This expedition camped at Coyote in late March [23rd?] 1772. The Juan Bautista de Anza National Historic Trail [1776], authorized by Congress in 1990, followed Fages's route in the study area. He referred to the *Arroyo del Coyote* on March 31, 1776, but did not camp in the Coyote area. Their northward route is mapped along the north side of the Santa Teresa Hills; their southerly return is mapped east of the project in the vicinity of present day Santa Teresa Boulevard. None of the expeditions appear to have crossed through the Bailey OTHC Initial Study Alternatives.

Among the earliest Spanish settlements were the Presidio and mission at Monterey and Carmel (1770) and the mission and pueblo at Santa Clara and San Jose (1777). The road connecting these two colonial population centers - a segment of El Camino Real - ran through the Santa Clara Valley, including the project area; the route survives in Coyote Valley as Monterey Road (old U.S. Highway 101). The missions converted Native Americans to Christianity and trained them to work as tillers and herders in the new agricultural economy. The cattle of Mission Santa Clara roamed over a vast range that included the Coyote Valley area.

Throughout the Hispanic Period into the American Period, the New Almaden Mines were the most important feature in the general study area. The "discovery" of the cinnabar mine is credited to a number of individuals - anonymous Mission Indians, the "Robles family" as reported by an old Indian; Luis Chaboya and/or Don Antonio Sunol, by Frenchman Antoine Surrol in 1824. The mine was abandoned in 1824 after it was discovered that no silver ore was present in the mine. However, as early as 1825-1826, cinnabar from the New Almaden mines

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was used as a pigment to "paint" the Church at Mission Santa Clara. In November 1845, Don Andres Castillero, a Mexican Army officer, examined a sample of the bright red pigment at Mission Santa Clara. On a return visit to the Mission in December, Castillero proved the existence of mercury or quicksilver. As a result, Castillero was awarded the mine (Hall 1871:397; Heizer and Treganza 1944:312; Bailey 1951:263; Lanyon and Bulmore 1967:1-7; Sawyer 1922:86-87; Harper's New Monthly 1865:23).

Following independence in the 1820s, the Mexican government pursued a policy of secularizing the California missions and disposing of their property. Although some ranchos were granted under Spanish rule, the process intensified under Mexico. The partitioning of Mission Santa Clara lands into private ranchos extended from about 1800 to 1845, with the vast majority of land grants dating from the 1830s and 1840s, after the mission closed.

Coyote Valley is within the historic boundaries of *Rancho La Laguna Seca* ("Dry Lake"). The rancho, also known as *Rancho Refugio de la Laguna Seca*, was granted in 1834 to Juan Alvires.⁴ Covering slightly more than 20,000 acres, it was among the largest of the dozen or so ranchos in southern Santa Clara Valley (which ranged in size from under 5000 acres to nearly 50,000 acres). *Rancho Laguna Seca* derived its name from the lake in Coyote Valley. In addition to raising cattle, Alvires cultivated wheat on his rancho, and he built a flourmill. His adobe was located near Coyote Creek, not far from present-day Coyote.⁵

During Mexican Period (1822-1846) and into the American Period, the Bailey OTHC project was situated within *Rancho San Vicente* (Berreyesa),⁶ Tract #3 of the Pueblo Lands of San Jose, and the *Rancho La Laguna Seca* ("Dry Lake").⁷ *Rancho San Vicente* (Berreyesa) was granted to Jose Reyes Berryessa by Governor Alvarado in August 1842, but was not patented to his widow, Maria Zacarias Bernal de Berryessa until June 1868. This rancho was involved in some of the most controversial title litigation in California due to presence of the New Almaden mines (Stratton 1861; Hendry and Bowman 1940:950-953 Hoover et al. 1966:435-436).

5.4B Early American Settlement: 1848-1900

At the close of the Mexican War in 1848, California was ceded to the United States under the terms of the Treaty of Guadalupe Hidalgo. As the treaty was being signed, gold was discovered in the foothills of the Sierra Nevada. The ensuing Gold Rush, which precipitated statehood in

4. The majority of the Plan Area was within the northern portion of *Rancho La Laguna Seca* (dry lake) and adjacent to the apex of small triangular 79-acre "Alvarez Field" within the adjacent *Rancho Santa Teresa* (Thompson 1866; Thompson and Herrmann 1881; Hendry and Bowman 1940:937; Hart 1987:314-315).

5. Note John Charles Fremont also visited the New Almaden quicksilver mine in January 1846 and stayed at the vacant Rancho La Laguna Seca between February 5-25th while refitting his expedition (James and McMurry 1933:61-62; Hoover et al. 1966:442; Egan 1977:315, 317).

6. Country View Drive marks the eastern boundary of *Rancho San Vicente* crossing McKean Road (Thomas Bros 2004:Sheet 895).

7. The diagonal western boundary of *Rancho La Laguna Seca* is situated about mid-point through the project alternatives.

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1850, set the stage for widespread settlement of the San Francisco Bay region. Miners returning from the Gold Fields and newly arrived immigrants began settling in the Santa Clara Valley in the 1850s and 1860s.

The first settlements in the southern section of the Santa Clara Valley were established in the 1850s along the Monterey Road. Among the earliest permanent buildings were inns, stables, and blacksmith shops serving the Butterfield Overland Stage, which ran its stagecoaches through the valley in the 1850s and 1860s. Inns were named for their distance from the center of San Jose, such as the Twelve Mile House at Coyote, the Fifteen Mile House (Perry Station), and the Eighteen Mile House at Madrone (now within the city limits Morgan Hill).

Railroads ushered in an era of diversified farming and urban growth in the Santa Clara Valley. The Santa Clara & Pajaro Valley Railroad ran the first trains through the area, between San Jose and Gilroy, in 1868. This line, which ran alongside the Monterey Road, was soon taken over (and extended south) by the Central Pacific, reorganized in the 1880s as the Southern Pacific. Train stations in the southern Santa Clara Valley included those at Coyote, Madrone, and Gilroy.

Gilroy was the most important settlement in southern Santa Clara Valley. Incorporated in 1868, the town numbered more than 2,500 residents at the turn of the 20th century, prospering as a shipping and receiving point for the area's farms and ranches. Morgan Hill, south of Madrone, was laid out in 1892 but not incorporated until 1906, when the population stood at about 600.

Coyote, the only settlement in the CVSP area, served as a stage stop and later as a train stop for nearby farms and ranches in the Coyote Valley. The nucleus of the community was the Twelve Mile House, or Laguna House, an inn with restaurant, saloon, and general store dating from the 1850s. A post office was established in 1882. By the 1890s, the village included a public hall and school. South Coyote was established in 1892 near what had been the short-lived Fourteen Mile House.

Perry Station, three miles south of Coyote, remained a shipping and receiving point, with an inn/saloon (Fifteen Mile House) and agricultural warehouses, but did not develop as a village with diversified commercial and social uses.

The Santa Clara Valley ranked as one of California's earliest and most productive agricultural centers, famed for its grains and fruits. The area's cattle ranches began to be replaced by wheat farms soon after the Gold Rush. In the 1860s and 1870s, the valley's rich soil and plentiful water began to give rise to more diversified agriculture, including the cultivation of apricots, pears, cherries, and prunes. By 1876, San Jose was the main point of origin in California for fruit shipments, and by the 1890s dried prunes and apricots were the dominant crop. Vineyards also contributed to the valley's economy. The first vineyards in southern Santa Clara County were planted by William Fisher on *Laguna Seca Rancho*. In the 1860s, his widow sold a 200-acre parcel to Jose Maria Malaguerra, who developed the first commercial vineyard in the area.

Agricultural development in Coyote Valley in the latter half of the 19th century was initially limited to the lands of *Rancho La Laguna Seca*. In 1845, the rancho had been acquired by William Fisher, a Boston-born citizen of the United States who came to California by ship. Following his death in 1850, his widow, Liberata, remarried and kept the property. In the 1860s,

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when her title to the rancho was confirmed by the U.S. Land Commission, she divided the land between herself (one-half interest) and her six children (one-twelfth interest each). This marked the beginning of the subdivision of the 20,052-acre rancho into smaller landholdings. The first conveyances of property to parties unrelated to the Fisher family also took place in the 1860s.

The original rancho property had covered most of the Coyote Valley and adjoining slopes, extending south from the vicinity of Coyote to Madrone (now the northerly city limit of Morgan Hill). By 1876, the rancho lands had been subdivided into more than 20 parcels ranging in size from 10 acres to 4,000 acres, with the vast majority of acreage in large holdings. Smaller farms (under 100 acres) fronted on the Monterey Road. Most of the valley was owned by the Fisher heirs, who would remain in the area for many years. They included Eulogia Fisher Rota and her husband, Dan Rota (1,865 acres); Fiacro Fisher (1,765 acres); and Thomas Fisher (780 acres). Mary Fisher's husband, Daniel Murphy, owned in excess of 20,000 acres in the southern Santa Clara Valley, including as much as 4,000 acres of former Laguna Seca land. Other landowners included W. C. Wilson (652 acres), T. McKissick (450 acres), J. M. Owen (328 acres), and the cattle barons Miller & Lux, who had acquired 1,960 acres of hillside pasturage on the eastern slope of the valley. Dairy farms were also important to this area in the later part of the 19th Century.

One well-documented newcomer was Orvis Stevens, who purchased his 108-acre farm on the east side of Coyote Creek in 1867 from Cipriano Fisher. A pioneer fruit grower in the area, Stevens cultivated the flatland section of his property with apple, pear, cherry, peach, apricot and prune orchards. By the 1890s, his orchards totaled 1,700 trees, in addition to a vineyard. Stevens maintained his own fruit-drying plant, and purchased fruit from other farms in the district for this purpose. The farm included a farmhouse, barns, cider factory, and fruit sheds. Stevens also owned two 10-acre tracts on Monterey Road, containing 1,500 fruit trees (apples, peaches, cherries, and apricots). These smaller tracts were leased to sharecroppers. In 1892, Stevens subdivided a portion of his holdings on Monterey Road, which was named South Coyote. Here he established a store and a Methodist Episcopal Church was also constructed. His plan was to sell the subdivision lots to men who worked for him. Four houses were built on these lots.

In a promotional booklet published in 1896, the *San Jose Mercury* commented that *Rancho La Laguna Seca* had been "divided into many tracts, most of which have been sold. The land has so rapidly increased in value that it has brought wealth to a large number of [William Fisher's] children and grandchildren."

The booklet includes a description of the farm of Mary Fisher Murphy Columbet (who married Peter Columbet after the death of her first husband): "Mrs. Mary Murphy Columbet, one of [Fisher's] daughters, still retains 4,480 acres near Madrone [including land outside the historic boundaries of *Rancho La Laguna Seca*]. . . Four hundred and thirty acres have recently been planted to orchard, divided as follows: Apricots, 25 acres; Bartlett pears, 25 acres; Royal Anne and Napoleon Bigarreau cherries, 65 acres; peaches and olives, 90 acres; prunes, 225 acres. Great avenues have been laid out and planted on either side with fan palms and other ornamental trees." Photographs of the farm taken from hills show expanses of fields dotted with large oak trees and bales of hay or grain. Another picture shows a large horse-drawn harvester being

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pulled through a field. This farm, the largest in the valley, embodied the regional transition from grain to fruit cultivation in the late 19th century.

5.4C Early 20th Century Development: 1900-1950

After 1900, following the introduction of irrigation to the Coyote Valley, the conversion of large wheat and fodder farms into smaller fruit farms intensified, peaking in the 1920s. In some cases, larger landholdings were maintained by prominent farmers and firms. Orchards, particularly prunes and apricots, dominated the landscape. The rich soil and ample water also gave rise to the cultivation of vegetable row crops as well as flower and vegetable seeds. This pattern of land use remained intact through the mid-20th century.

The first irrigation system in the area was installed in the 1890s. In 1896, the *San Jose Mercury* made reference to the "great *Laguna Seca*, or lake, from which water is to be taken for the extensive system of irrigating canals now being constructed through the orchard districts by the Citizens' Water Company. The sum of \$116,000 was paid for the 526 acres of land including the lake, and vast sums are now being expended for canals and impounding dams." Seed growing became an important part of the Coyote Valley economy in the early 20th century. The Braslan Seed Company, which started business in the area in 1902, eventually established seed farms covering 400 acres in the Edenvale, Coyote, and Gilroy districts. The company also cultivated thousands of acres elsewhere in California. The principal seed crops in Coyote Valley were onions, radishes, lettuce, carrots, and cauliflower. Soon after arriving in the valley, Braslan erected a large warehouse next to the train station in Coyote, from which bags of garden seeds were shipped to nurseries and distribution centers around the world.

Sawyer's *History of Santa Clara County* (1922) describes the Coyote area as follows: "In the center of a rich little valley, hemmed in by low ridges of rocky hills and with the creek flowing northward close by, [Coyote] is a trading and shipping point for the surrounding community. Here are located two stores and a large seed warehouse. The agricultural land in the valley is a river wash, rich and deep, but of no great area. It is devoted largely to prunes and to the seed industry."

J. O. M. Broek's study of the Santa Clara Valley (1932) contains a vivid picture of the Coyote landscape at the peak of its development as a fruit and seed producing area. Noting the prevalence of orchards, Broek writes of "a continuous horticultural wood that completely hems in the highway-railroad tracks . . . Only off-branching driveways and mail boxes suggest the presence of houses hidden from the highway. Yet the view from the orchard-lined road is somewhat misleading, for in a corner of the valley west of Coyote Station a reclaimed marsh has been planted to vegetables and seed crops, while along the east side the wide gravel bed of the Coyote River precludes cultivation."

Even as the valley attained its fullest expression as an intensively cultivated orchard district, the village of Coyote went into decline. Urban growth was inhibited by the larger village of Madrone, several miles to the south, and the burgeoning town of Morgan Hill (now city) beyond Madrone. Coyote Valley farmers with improved mobility drove automobiles into Madrone and Morgan Hill to procure goods and services and to meet their social and spiritual needs.

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5.4D Modern Era: 1950-Present

Traditional land-use and development patterns in the Coyote Valley remained constant through World War II and into the 1950s. During that decade, the hills east of the Coyote area became the site of the 5,200-acre plant of the United Technologies Corporation, a major aerospace contractor.

Most urban growth in the area has occurred since the 1970s, including a country club with golf course and a scattering of small residential subdivisions. The largest modern development in recent years is the Bailey Avenue plant of IBM, built in the 1980s west of Coyote. The rerouting and reconstruction of U.S. 101 in the early 1980s as a divided highway east of Coyote has provided improved access into the area. The most recent proposal for large-scale development came during the dot-com boom of the 1990s, when Cisco Systems, Inc., put forth plans for an office park and light-industrial campus on a 688-acre site at the north end of the valley.

In general, however, the Coyote Valley manages to retain a rural atmosphere. The agricultural landscape has changed dramatically since the 1950s, as most orchards have been removed and replaced by vegetable row crops or grass farms (sod for lawns). Remnants of the valley's agricultural history are to be seen in scattered farmsteads with dilapidated barns and abandoned fruit-drying apparatus and in the decaying seed warehouse in Coyote. In all, the landscape feels ambiguous and unsettled, poised between an agricultural past and an urbanized future.

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