Appendix C:
Cultural Resources Supporting Information

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C.1 - Archeological Resources Report

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Archaeological Resources Study of the Property at 2220 Fulton Road, Santa Rosa, Sonoma County, California

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March 28, 2019

Archaeological Resources Study of the Property at 2220 Fulton Road, Santa Rosa, Sonoma County, California

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ABSTRACT

Tom Origer & Associates conducted an archaeological resources study of the property at 2220 Fulton Road, Santa Rosa, California as part of the environmental review for development of a portion the property into a residential subdivision and the remainder of the property into wetland open space. The study, requested by Geoff Monk of Geoff Monk & Associates, complies with Section 106 of the National Historic Preservation Act, as required by the US Army Corps of Engineers and the California Environmental Quality Act. The purpose of this study was to identify resources that could be eligible for inclusion in the National Register of Historic Places, as outlined in 36 CFR 800 and to identify potential historical resources other than Tribal Cultural Resources, as defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B) and discussed in the Regulatory Context section). Tribal Cultural Resources are defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B).

The proposed project includes the development of 14.6 acres of the parcel into a residential subdivision with associated infrastructure. The remaining 14 acres would be converted into a wetland preserve.

This study included archival research at the Northwest Information Center, Sonoma State University, examination of the library and files of Tom Origer & Associates, Native American contact, and field inspection of the area of potential effects. The buildings on the property have the potential to be eligible for inclusion on the California Register of Historical Resources and the National Register of Historic Places.

Synopsis

Project:	2220 Fulton Road
Location:	2220 Fulton Road, Santa Rosa, Sonoma County
APN:	034-030-070
Quadrangles:	Sebastopol 7.5' series
Study Type:	Intensive
Scope:	28.49 acres
Field Hours:	6 person hours
NWIC #:	18-1609
TOA #:	2019-017
Finds:	No historic properties found (archaeology)

Key Personnel

Eileen Barrow was the project manager for this project. She participated in the fieldwork and wrote the report for this project. Mrs. Barrow has been with Tom Origer & Associates since 2005. She holds a Master of Arts in cultural resources management from Sonoma State University. Mrs. Barrow's experience includes work that has been completed in compliance with local ordinances, CEQA, NEPA, and Section 106 (NHPA) requirements. Her professional affiliations include the Society for American Archaeology, the Society for California Archaeology, the Cotati Historical Society, the Sonoma County Historical Society, and the Western Obsidian Focus Group.

Julia Karnowski conducted the records search for this project at the Northwest Information Center and participated in the fieldwork the report for this project. Ms. Karnowski holds a Bachelor of Science in Anthropology from California State Polytechnic University, Pomona, with graduate studies at Sonoma State University. She is affiliated with the Society for California Archaeology, the Society for American Archaeology, and the Society for Historical Archaeology.

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INTRODUCTION

This report describes an archaeological resources study of the property at 2220 Fulton Road in central Sonoma County, 3.75 miles northwest of the Santa Rosa City Hall (Figure 1). The project encompasses a 28.49-acre parcel (APN 034-030-070) at 2220 Fulton Road and includes development of the western half of the parcel into a residential subdivision with associated infrastructure, and the conversion of the eastern half of the parcel into a wetland preserve. Geoff Monk of Geoff Monk & Associates requested the study. The US Army Corps of Engineers will review this project for compliance with Section 106 of the National Historic Preservation Act (Section 106) and the City of Santa Rosa will review this project for compliance with the California Environmental Quality Act (CEQA). Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 2019-017).

REGULATORY CONTEXT

Under Section 106, when a federal agency is involved in an undertaking, it must take into account the effects of the undertaking on historic properties (36CFR Part 800). Compliance with Section 106 requires that agencies make an effort to identify historic properties that might be affected by a project.

The State of California requires that cultural resources be considered during the environmental review process. This process is outlined in CEQA and accomplished by an inventory of resources within a study area and by assessing the potential that historical resources could be affected by development. The term "Historical Resources" encompasses all forms of cultural resources including prehistoric and historical archaeological sites and built environment resources (e.g., buildings, bridges, canals), that would be eligible for inclusion on the California Register of Historical Resources (California Register). An additional category of resources is defined in CEQA under the term "Tribal Cultural

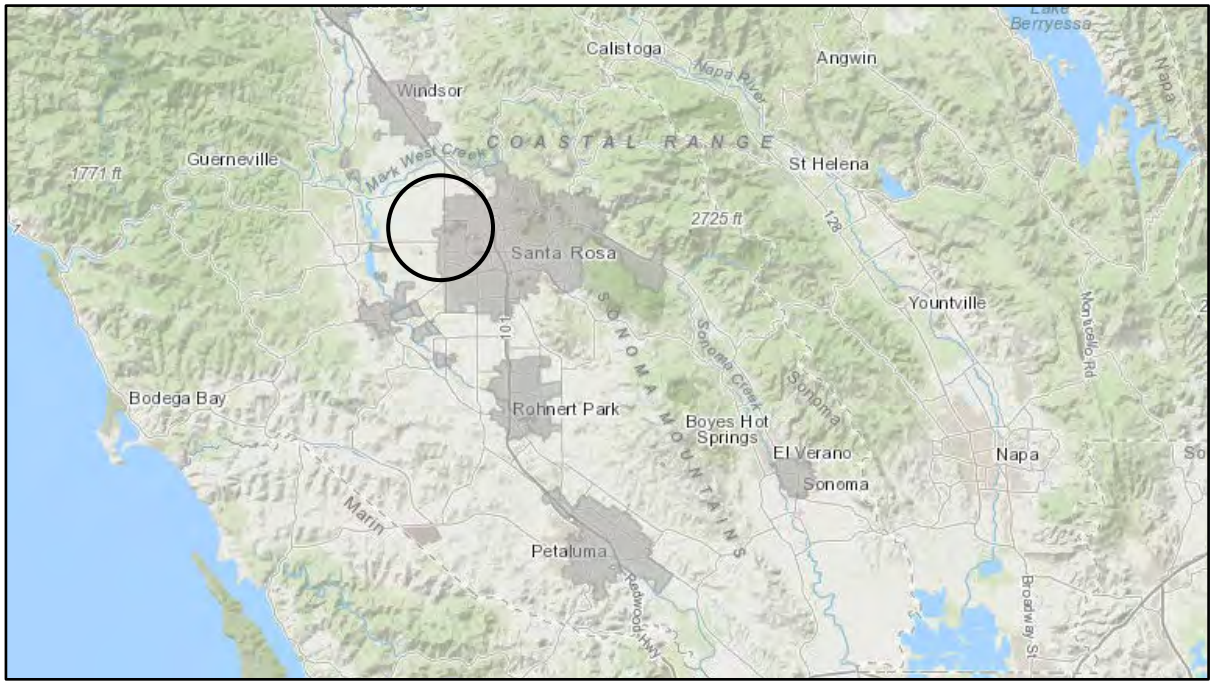


Figure 1. Project vicinity (adapted from Sonoma County Zoning and Land Use Map 2018).

Resources" (Public Resources Code Section 21074). They are not addressed in this report because Tribal Cultural Resources are resources that are of specific concern to California Native American tribes, and knowledge of such resources is limited to tribal people. Pursuant to CEQA, as revised in July 2015, such resources are to be identified by tribal people in direct, confidential consultation with the lead agency (PRC §21080.3.1).

The term, cultural resources, will be used in this report to describe historical resources under CEQA and cultural resources under Section 106.

Pursuant to Section 106 and the CEQA Guidelines, the goals of this study were to: 1) identify cultural resources within the project's area of potential effects (APE); 2) provide an evaluation of the significance of identified resources; 3) determine resource vulnerability to adverse impacts that could arise from project activities; and 4) offer recommendations designed to protect cultural resource values, as warranted.

Resource Definitions

The National Register defines a historic property as a district, site, building, structure, or object significant in American history, architecture, engineering, archaeology, and culture, and that may be of value to the nation as a whole or important only to the community in which it is located. The National Park Service (NPS) describes these resources as follows (NPS 1995:4-5).

> **Site.** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.
>
> **Building.** A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.
>
> **Structure.** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.
>
> **Object.** The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.
>
> **District.** A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

When a project might affect a cultural resource, the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. For purposes of the

National Register, the importance of a resource is evaluated in terms of criteria put forth in 36CFR60 (see below). Eligibility criteria for the California Register of Historical Resources (CRHR) (Title 14 CCR, §4852) are very similar and will not be presented here.

> The quality of significance is present in properties that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That have yielded or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, eligibility for both the CRHR and the National Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The OHP advocates that all resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although the use of professional judgment is urged in determining whether a resource warrants documentation.

PROJECT SETTING

The project lies on the Santa Rosa Plain, a northwest trending valley of the southern Coast Ranges. Twenty-two miles long and nine miles wide at its widest point, the Santa Rosa Plain was once a mosaic of oak savannah and vernal pools, cross-cut by seasonal streams that drained toward the area now known as the Laguna de Santa Rosa. Santa Rosa Creek and Mark West Creek, year-round tributaries to the laguna, are the main westerly flowing streams on the plain. In addition to vast grasslands and vernal pools, plant communities include oak woodlands, with mixed hardwood and coniferous forest on the hills to the east (Honton and Sears 2006).

Area of Potential Effects

The area of potential effects (APE) is the 28.49-acre parcel at 2220 Fulton Road, as shown on the Sebastopol 7.5' USGS topographic map (Figure 2). This part of Sonoma County has remained relatively rural; though over the last 20 years several subdivisions have been developed to the north and south of the APE. A house and six outbuildings are found at the western end of the APE, but the majority of the parcel consists of open grassland (Figure 3). County records indicate that the house was constructed in 1930.

The APE is situated on nearly level land with little slope, if any. A subdivision constructed in 2006 covered or rerouted the closest portion of Abramson Creek from the APE, which once was 30 meters northwest of the northwest corner of the APE.

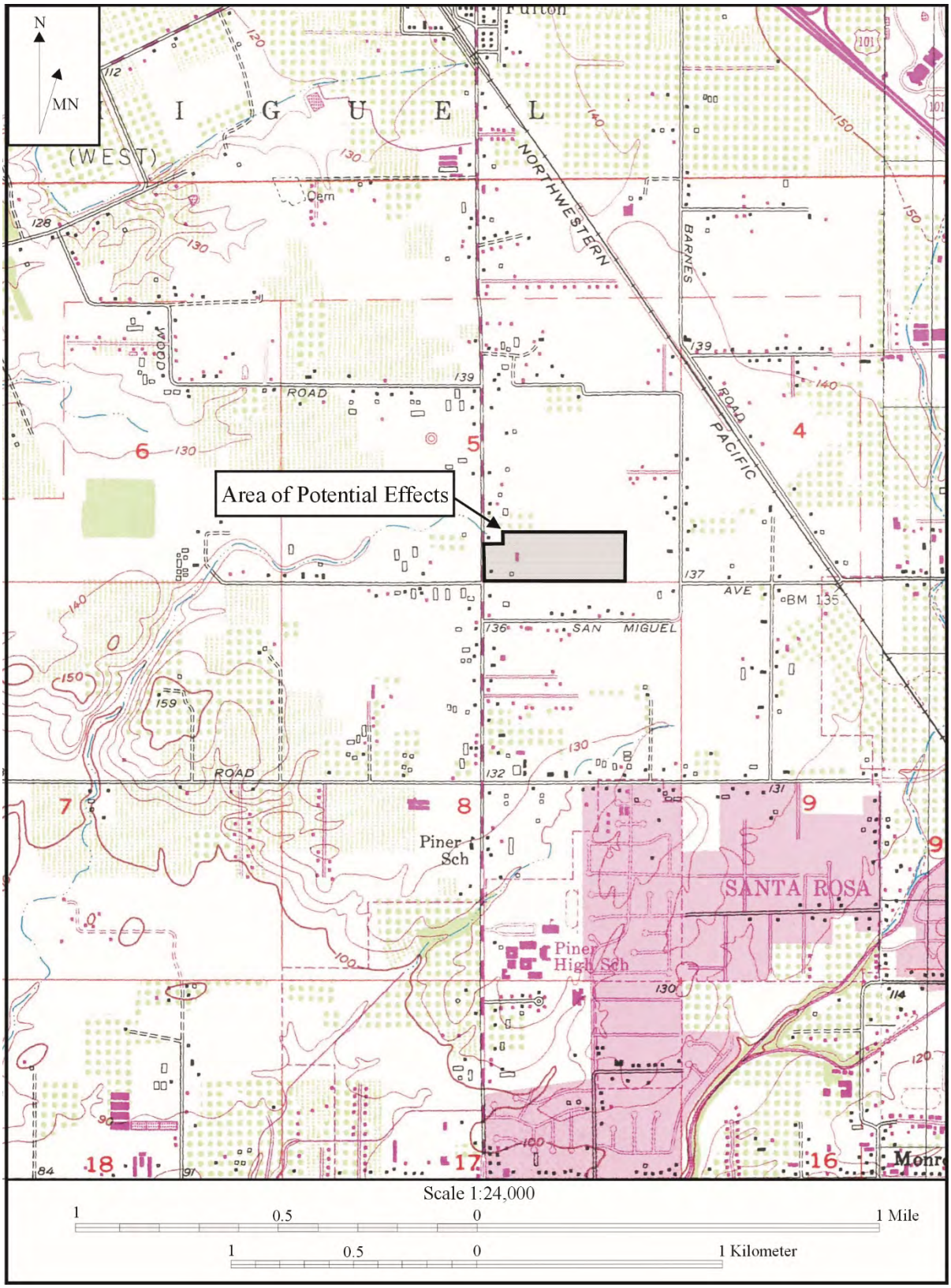


Figure 2. Location of the APE (adapted from the 1980 Sebastopol 7.5' USGS topographic map).



Figure 3. Overview of the APE, facing west.

The geology of the APE consists of Pleistocene (11,700 years ago to 2.588 million years ago) alluvial fan, stream terrace, and basin deposits (Qoa) (Delattre and Gutierrez 2008). These deposits are poorly sorted sand, silt, and gravel composed of Franciscan basement material with conspicuous red and green chert and lesser volcanic clasts. Soils mapped for the APE are Clear Lake clay and Huichica loams (Miller 1972: Sheet 74). Clear Lake soils are poorly draining clay soils found on plains and flat basin areas. In an uncultivated state, they support the growth of cannula or perennial grasses and forbs. Historically, these soils have been used for growing oat vetch hay and oat hay (Miller 1972:22). Huichica soils are moderately well-drained to somewhat poorly draining loams that have a clay subsoil. These soils are typically found on hummocky plains and terraces. In an uncultivated state, these soils support the growth of annual and perennial grasses and forbs, and scattered oaks. Historically, theses soils were used for dryland and irrigated pasture and for hay crops (Miller 1972:48).

Cultural Setting

Prehistory

The concept of prehistory refers to the period of time before events were recorded in writing and varies worldwide. Because there is no written record, our understanding of California prehistory relies

on archaeological materials and oral histories passed down through generations. Early archaeological research in this area began with the work of Max Uhle and Nels Nelson. Uhle is credited with the first scientific excavation in California with his work at the Emeryville Shellmound in 1902, and Nelson spent several years (1906 to 1908) surveying the San Francisco Bay margins and California coast for archaeological sites. In the 1930s, archaeologists from Sacramento Junior College and the University of California began piecing together a sequence of cultures primarily based on burial patterns and ornamental artifact from sites in the lower Sacramento Valley (Lillard *et al*. 1939; Heizer and Fenenga 1939). Their cultural sequence became known as the Central California Taxonomic System (CCTS), which identified three culture periods termed the Early, Middle, and Late Horizons, but without offering date ranges. Refinement of the CCTS became a chief concern of archaeologists as the century progressed with publications by Richard Beardsley (1948, 1954) and Clement Meighan (1955) based on materials excavated by the University of California archaeological survey.

In 1973, David Fredrickson synthesized prior work, and in combination with his own research, he developed a regional chronology that is used to this day, albeit modified for locality-specific circumstances. Fredrickson's scheme shows that native peoples have occupied the region for over 11,000 years (which is supported by Erlandson *et al*. 2007), and during that time, shifts took place in their social, political, and ideological regimes (Fredrickson 1973). While Fredrickson's chronology was adopted by many archaeologists, Beardsley's cultural sequence was adopted by others creating a roughly North Bay-South Bay division in usage.

In an effort to bridge the differences between chronologies, Milliken *et al*. (2007: Figure 8.4) presented a concordance for comparing time periods, cultural patterns, and local variations for the San Francisco Bay Area. Milliken included Dating Scheme D, as presented by Groza in 2002, which is a refinement of previous radiocarbon-based temporal sequences for the San Francisco Bay Area. More recently, Byrd, Whitaker, Mikkelsen, and Rosenthal (2017) called upon archaeologist to abandon previous temporal sequences in favor of Scheme D, further refined in Groza *et al*. 2011. Table 1 assimilates Scheme D, Fredrickson's (1973) chronology, and the obsidian hydration dating scheme from Origer (1987). Note that the Early, Middle, Late Horizon scheme is still evident though refinements have been made within those categories.

Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears to be coeval with the development of sedentism and population growth and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

These horizons or periods are marked by a transition from large projectile points and millingslabs, indicating a focus on hunting and gathering during the Early Period, to a marine focus during the Middle Period evidenced by the number of shellmounds in the Bay Area. The Middle Period also saw more reliance on acorns and the use of bowl-shaped mortars and pestles. Acorn exploitation increased during the Late Period and the bow and arrow were introduced.

Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and hand-stones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones.

Table 1. North Bay/San Francisco Bay Area Chronology

Temporal Period[1]	Approximate Time Range[1]	~ Hydration Interval (μ)[2]	Scheme D Periods[3]	Approximate Time Range[4]	~ Hydration Interval (μ)[5]
Historical	< A.D. 1800	<1.20	Historic Mission	A.D. 1835 to A.D. 1770	1.10 - 1.27
Upper Emergent	A.D. 1800 to A.D. 1500	1.21 - 1.84	Late 2	A.D. 1770 to A.D. 1520	1.28 - 1.80
Lower Emergent	A.D. 1500 to A.D. 1000	1.85 - 2.58	Late 1b	A.D. 1520 to A.D. 1390	1.81 - 2.02
			Late 1a	A.D. 1390 to A.D. 1265	2.03 - 2.22
			Middle/Late Transition	A.D. 1265 to A.D. 1020	2.23 - 2.55
Upper Archaic	A.D. 1000 to 500 B.C.	2.59 - 4.05	Middle 4	A.D. 1020 to A.D. 750	2.56 - 2.88
			Middle 3	A.D. 750 to A.D. 585	2.89 - 3.06
			Middle 2	A.D. 585 to A.D. 420	3.07 - 3.23
			Middle 1	A.D. 420 to 200 B.C.	3.24 - 3.80
Middle Archaic	500 B.C. to 3000 B.C.	4.06 - 5.72	Early/Middle Transition	200 B.C. to 600 B.C.	3.81 - 4.13
			Early	600 B.C to 2100 B.C.	4.14 - 5.18
Lower Archaic	3000 B.C. to 6000 B.C.	5.73 - 7.23			
Paleo-Indian	6000 B.C. to 8000 B.C.	7.24 - 8.08+			

[1] based on Fredrickson (1994)
[2] based on Napa Glass Mountain rate by Origer (1987)
[3] based on Groza *et al.* (2011)
[4] based on Groza *et al.* (2011) and Byrd *et al.* (2017)
[5] based on Origer (1987) and EHT value from vicinity of Santa Rosa, Sonoma County

Ethnography

Linguists and ethnographers tracing the evolution of languages have found that most of the indigenous languages of the California region belong to one of five widespread North American language groups (the Hokan and Penutian phyla, and the Uto-Aztecan, Algic, and Athabaskan language families). The distribution and internal diversity of four of these groups suggest that their original centers of dispersal were outside, or peripheral to, the core territory of California, that is, the Central Valley, the Sierra Nevada, the Coast Range from Cape Mendocino to Point Conception, and the Southern California coast and islands (Golla 2011).

At the time of European settlement, the APE was situated in an area controlled by the Southern Pomo (Barrett 1908; McLendon and Oswalt 1978). The Southern Pomo were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Barrett 1908; Kroeber 1925). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites.

Primary village sites were occupied throughout the year, and other sites were visited in order to procure particular resources that were abundant or available only during certain seasons. Sites often were situated near fresh water sources and in ecotones where plant and animal life were diverse and abundant. For more information about the Pomo see Bean and Theodoratus (1978), Kniffen (1939), and Stewart (1943).

History

Historically, this part of Sonoma County was a small area of sectioned land surrounded by the San Miguel, Molinos, Rancho Canada de Jonive, Llano de Santa Rosa, and the Rancho Cabeza de Santa Rosa land grants (Thompson 1877). A 160-acre portion of land containing the APE was acquired by George Walker in 1868; though he is shown owning (or at least leasing and/or residing on the property) as early as 1867 (Bowers 1867). By 1877, Walker had sold his land to Joseph Foster. At this time, Foster was living in a house with his family approximately 1,100 feet northwest of the APE (the address is 2365 Fulton Road and recorded under P-49-003855). The 1898 county atlas shows that Foster divided his land and sold it, with the portion containing the APE acquired by R. Fiege (Reynolds and Proctor 1898). Over the years it appears that the tract of land containing the APE was further subdivided until the 1930s when the parcel was delineated into its current shape and size. Based on county records, the house on the property was constructed in 1930.

Although the APE is within the limits of the City of Santa Rosa, it remained a relatively rural part of the county until recent times when several residential subdivisions were constructed. Like the APE, there are still several parcels in the area that are undeveloped or may only contain a single-family home and associated outbuildings.

Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

STUDY PROCEDURES AND FINDINGS

Native American Contact

A request was sent to the State of California's Native American Heritage Commission (NAHC) by Tom Origer & Associates seeking information from the Sacred Lands File and the names of Native American individuals and groups that would be appropriate to contact regarding this project. Letters were also sent to the following groups:

Cloverdale Rancheria of Pomo Indians of California
Dry Creek Rancheria of Pomo Indians
Federated Indians of Graton Rancheria
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Lytton Rancheria of California
Middletown Rancheria of Pomo Indians of California
Mishewal-Wappo Tribe of Alexander Valley

This contact represents notification regarding the project to provide an opportunity for comment. It does not constitute consultation with tribes.

Native American Contact Results

A letter was received via email from Ryan Peterson, administrative assistant for the Middletown Rancheria Tribal Historic Preservation Department, on March 12, 2019. They have no comments at this time, but if evidence of human habitation is found they request that work stop immediately and that they be notified.

A response was received on March 12, 2019 from Brenda Tomaras of Tomaras & Ogas, LLP, representative of the Lytton Rancheria of California. Ms. Tomaras stated that the tribe has no specific information about the project but that the land does fall within their traditional Pomo territory. Ms. Tomaras further stated that artifacts, and sites may be encountered during the project and they will be consulting with the appropriate lead agency.

A response was received on March 12, 2019 from Dino Franklin, Chairman of the Kashia Band of Pomo Indians of the Stewarts Point Rancheria. He stated that he was unable to comment on the project and deferred to Lytton Rancheria of California or the Federated Indians of Graton Rancheria.

A response was received on March 25, 2019 from Buffy McQuillen, Tribal Historic Preservation Officer for the Federated Indians of Graton Rancheria. Ms. McQuillen stated that the project area is within the Tribe's ancestral territory and there may be tribal cultural resource impacts. Ms. McQuillen requested the results of the cultural resources study and the recommendations made based on those results.

No other responses have been received as of the date of this report. A log of contact efforts is appended to this report, along with copies of correspondence (see Appendix A).

Archival Research Procedures

Archival research encompassed lands within a quarter-mile of the APE. Julia Franco reviewed the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC) on February 25, 2019 (NWIC File 18-1609). The library and project files at Tom Origer & Associates and various on-line databases were also reviewed. Sources of information included but were not limited to the current listings of properties on the National Register

of Historic Places, California Historical Landmarks, California Register of Historical Resources, and California Points of Historical Interest, as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2012).

Ethnographic literature that described appropriate Native American groups was reviewed, and county histories and other primary and secondary sources were consulted. Early maps and aerial photographs were also examined to gain insight into the nature and extent of historical development in the general vicinity, and especially within the APE. All sources reviewed are listed in the "Materials Consulted" section of this report.

As part of the archival research, the potential for buried archaeological deposits was considered, and an assessment made of the APE's geology, historical hydrology, and other environmental factors. A model for predicting a location's sensitivity for buried archaeological sites was formulated by Byrd *et al.* (2017) based on the age of the landform, slope, and proximity to water. A location is considered to have the highest sensitivity if the landform dates to the Holocene, has a slope of five percent or less, is within 150 meters of fresh water, and 150 meters of a confluence. Note: the Holocene Epoch is the current period of geologic time, which began about 11,700 years ago, and coincides with the emergence of human occupation of the area. A basic premise of the model is that archaeological deposits will not be buried within landforms that predate human colonization of the area. Calculating these factors using the buried site model, a location's sensitivity will be scored on a scale of 1-10 and classed as follows: lowest (<1); low (1-3); moderate (3-5.5); high (5.5-7.5); highest (>7.5).

Archival Research Findings

Archival research found that the APE had not been subjected to a prior cultural resources study. Thirty cultural resources studies have been conducted within a half-mile of the APE (Table 2). Three of these studies were conducted adjacent to the APE (Chattan and Greene 2004; Steen and Origer 2008; Ward and Origer 1999). Six resources have been recorded within a half-mile of the APE. All of these resources are historic-era resources and would not extend into the APE (Table 3).

There are no reported ethnographic sites within one mile of the survey area (Barrett 1908).

Review of 19th and 20th century maps found no buildings within the APE until 1935 when a house is shown (Bowers 1867; General Land Office 1865; Reynolds & Proctor; Thompson 1877; USGS 1935). County records indicate that this house was constructed in 1930. The house and one outbuilding is shown on the 1954 USGS map; however, the 1952 aerial photo of the property shows that several outbuildings are present (University of Santa Barbara Library 1952; USGS 1954a).

Analysis of the environmental setting, especially landform age, slope, and distance to water, was weighed against Meyer and Kaijankoski (2017) analysis of sensitivity for buried sites. Per this model, there is the lowest potential (<1.0) for buried archaeological site deposits within the APE.

Table 2. Studies within a Half-mile of the APE

Author	Date	S#
Barrow	2014	45443
Bloomfield	1989	48798
Chattan	2003	27432
Chattan	2008	34979
Chattan and Greene	2004	28856
Clark	1993a	15235
Evans	2016a	49167
Evans	2016d	47901
Evans	2016e	49140
Gerike	1983	6010
Hayes	1986	7822
ICF International	2014	45663
Jordan and Fredrickson	1987	9140
Ledebuhr and Origer	2007	34886
Origer	1988	10258
Origer	1990	13217
Origer	1997	19141
Origer	2017	49226
Origer and Fredrickson	1981	2738
Steen and Origer	2005	30979
Steen and Origer	2008	34917
Thal	2005	29691
Thompson and Fredrickson	1979	1616
Thompson and Origer	2004	29213
URS Corpration	2009	35252
Villemaire and Fredrickson	1988	9731
Ward and Origer	1999	21843
Werner	2005	30926
Werner and Flaherty	2005	31043
Werner and Flaherty	2006	31227

Table 3. Resources within a Half-mile of the APE

Author	Date	P#	Type	Distance from APE
Evans	2016b	P-49-003289	Farm building remains	225 feet
Evans	2016c	P-49-005402	Orchard	2610 feet
Clark	1993b	P-49-001759	Farmstead	1900 feet
Hollins	2008	P-49-004216	Farm/Ranch	2575 feet
Starke and Thomas	2013	P-49-002834	Northwestern Pacific Railroad	1915 feet
Tom Origer & Associates	2005	P-49-003855	House/small dairy	1100 feet

Field Survey Procedures

An intensive field survey of the 28.49-acre APE was completed by a three-person crew on March 14 and 30, 2019; six person-hours were expended. Surface examination consisted of walking in 15-meter transects using hoes as needed to expose the ground surface and examining soils from rodent burrows. Portions of the APE were inundated with water (see Figure 4). This hindered the ability to observe ground surface in these locations.

In addition to the surface survey, three auger borings were excavated using a 4-inch diameter barrel auger to examine subsurface soils (Figure 4). The borings were excavated to 50, 70, and 60 centimeters respectively. All of the augers started as a very wet loam that we easy to excavate. In

Boring 1, the hole began to fill with water at 20 centimeters, but this occurred at 50 centimeters in borings 2 and 3. Other than the influx of water, no changes were observed in the borings. All three borings were terminated when water/mud filled the hole and would not stay in the auger barrel.



Figure 4. Location of inundated areas and auger borings within the APE.

Field Survey Findings

Archaeology

No archaeological site indictors were observed during the survey. Additionally, no archaeological site indicators were found in the auger borings.

Built Environment

A house and six outbuildings are found within the APE. County records indicate that the house was constructed in 1930. The house is a one-and-a-half story, front gabled, frame building on a rectangular plan. The siding is stucco and the roof is composite shingles. Windows in the house are primarily one-over-one double hung sashes, with four exceptions. In the dormers on the north and south sides of the buildings the windows are fixed with bands of small rectangle-shaped panes above. In the gable on the front (west side) of the building, two windows of the same style as those in the dormers are present. At the rear (east side) of the building it appears there is a horizonal slider, and on the north side of the building there is a ribbon of three single-pane fixed windows. There are entrances to the first story on the front and on the rear. At the rear of the building (east side) a staircase has been constructed and provides direct access to the upper half-story of the building.

There are a few Craftsman-style elements added onto the building. These elements include brackets under the gables at both ends of the house (east and west sides), large support columns at the front porch, and the multi-paned windows that were previously mentioned.

The outbuildings consist of a gabled-roof garage, two chicken houses and three sheds. Appendix B contains documentation of this complex.

DISCUSSION AND RECOMMENDATIONS

Field survey of the APE found no archaeological site indicators on the ground surface, and none were observed in the auger borings. The house within the APE was constructed in 1930 according to county records. Observations of the building made during the field survey support this as well as review of aerial photos of the study area.

Recommendations

Archaeology

As no archaeological deposits were observed during the survey, no resource-specific recommendations are warranted. The potential for buried sites within the APE rates a sensitivity score of <1 out of 10, indicating that there is a very low possibility of encountering buried resources. In addition, the auger borings revealed no buried deposits. Estimates have been made that a very low sensitivity rating would mean that there is a less than 1% chance of finding a buried resource (Rosenthal and Meyer 2004:94).

Because of the very low sensitivity for buried resources, no further recommendations are warranted.

Built Environment

The buildings have the potential to meet criteria for inclusion on the CRHR and the National Register and should be evaluated.

Accidental Discovery

If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.

The following actions are promulgated in the CEQA Guidelines Section 15064.5(d) and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. The NAHC will identify the person or persons believed to be most likely descended from the deceased Native

American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

SUMMARY

Tom Origer & Associates completed an archaeological resources study of the property at 2220 Fulton Road, Santa Rosa. The study was requested by Geoff Monk of Geoff Monk & Associates and was conducted in compliance with the US Army Corps of Engineers, Section 106 of the National Historic Preservation Act, the City of Santa Rosa, and CEQA. The buildings on the property could meet eligibility criteria for inclusion on the CRHR and the National Register and recommendations for an evaluation have been made. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 2019-017).

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APPENDIX A

Native American Contact

Copies of Correspondence

Native American Contact Efforts
2220 Fulton Road, Santa Rosa, Sonoma County

Organization	Contact	Action	Results
Native American Heritage Commission		Email 2/25/19	No response to our request has been received as of the date of this report.
Cloverdale Rancheria of Pomo Indians of California	Patricia Hermosillo	Letter 2/28/19 Email 3/11/19	No response to our letter has been received as of the date of this report.
Dry Creek Rancheria Band of Pomo Indians	Chris Wright	Letter 2/28/19 Email 3/11/19	No response to our letter has been received as of the date of this report.
Federated Indians of Graton Rancheria	Gene Buvelot Buffy McQuillen Greg Sarris	Letter 2/28/19 Email 3/11/19	A response was received on March 25, 2019 from Buffy McQuillen, Tribal Historic Preservation Officer for the tribe. Ms. McQuillen stated that the project area is within the Tribe's ancestral territory and there may be tribal cultural resource impacts. The requested the results of the cultural resources study and the recommendations made based on those results.
Kashia Band of Pomo Indians of the Stewarts Point Rancheria	Dino Franklin	Letter 2/28/19 Email 3/11/19	A response was received on March 12, 2019 from Mr. Franklin. He stated that he was unable to comment on the project and deferred to Lytton Rancheria of California or the Federated Indians of Graton Rancheria.
Lytton Rancheria of California	Marjorie Mejia	Letter 2/28/19 Email 3/11/19	A response was received on March 12, 2019 from Brenda Tomaras of Tomaras & Ogas, LLP, representative of the tribe. Ms. Tomaras stated that the tribe has no specific information about the project but that the land does fall within their traditional Pomo territory. Ms. Tomaras further stated that artifacts, and sites may be encountered during the project and they will be consulting with the appropriate lead agency.

Native American Contact Efforts
2220 Fulton Road, Santa Rosa, Sonoma County

Organization	Contact	Action	Results
Middletown Rancheria of Pomo Indians of California	Jose Simon, III	Letter 2/28/19 Email 3/11/19	No response to our letter has been received as of the date of this report.
Mishewal-Wappo Tribe of Alexander Valley	Scott Gabaldon	Letter 2/28/19 Email 3/11/19	No response to our letter has been received as of the date of this report.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 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: 2220 Fulton Road
County: Sonoma

USGS Quadrangles
Name: Sebastopol
Township T7N Range R8W Section(s) 5 MDBM

Date: February 25, 2019
Company/Firm/Agency: Tom Origer & Associates
Contact Person: Eileen Barrow

Address: P.O. Box 1531
City: Rohnert Park Zip: 94927
Phone: (707) 584-8200 Fax: (707) 584-8300
Email: eileen@origer.com

Project Description: The project proponent is preparing an EIR for the development of the 28.5-acre property into residential and wetland mitigation.

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Patricia Hermosillo
Cloverdale Rancheria of Pomo Indians of California
555 South Cloverdale Blvd., Suite A
Cloverdale, CA 95425

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Ms. Hermosillo:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Chris Wright
Dry Creek Rancheria Band of Pomo Indians
P.O. Box 607
Geyserville, CA 95441

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Mr. Wright:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Gene Buvelot
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste. 300
Rohnert Park, CA 94928

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Mr. Buvelot:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Buffy McQuillen
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste. 300
Rohnert Park, CA 94928

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Ms. McQuillen:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

February 29, 2019

Greg Sarris
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste. 300
Rohnert Park, CA 94928

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Mr. Sarris:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

February 29, 2019

Dino Franklin
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
1420 Guerneville Rd., Suite 1
Santa Rosa, CA 95403

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Mr. Franklin:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Marjorie Mejia
Lytton Rancheria of California
437 Aviation Blvd.
Santa Rosa, CA 95403

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Ms. Mejia:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow
Senior Associate

P.O. Box 1531, Rohnert Park, California 94927 ♦ www.origer.com Phone (707) 584-8200

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Jose Simon, III
Middletown Rancheria of Pomo Indians of California
P.O. Box 1035
Middletown, CA 95461

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Mr. Simon:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate

P.O. Box 1531, Rohnert Park, California 94927 ♦ www.origer.com Phone (707) 584-8200

Tom Origer & Associates
Archaeology / Historical Research

February 28, 2019

Scott Gabaldon
Mishewal-Wappo Tribe of Alexander Valley
2275 Silk Road
Windsor, CA 95492

RE: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Mr. Gabaldon:

I am writing to notify you of a proposed project within the City of Santa Rosa, for which our firm is conducting a cultural resources study. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder the property being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance

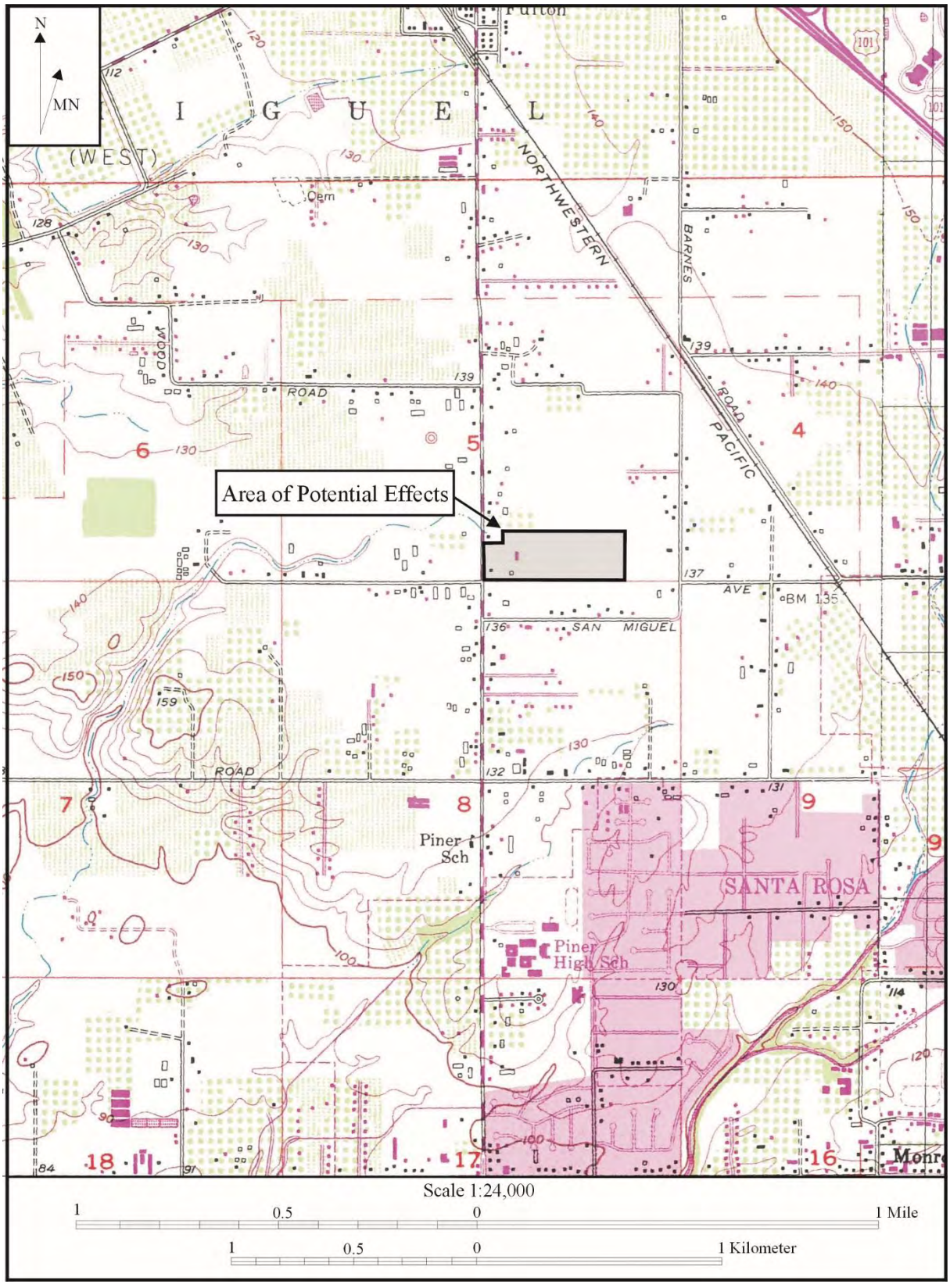
This letter serves as notification of the project and does not constitute consultation.

Enclosed is a portion of the Sebastopol, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,

Eileen Barrow

Eileen Barrow
Senior Associate


N
MN
Area of Potential Effects
SAN MIGUEL
SANTA ROSA
Piner Sch
Piner High Sch
NORTHWESTERN PACIFIC ROAD
BARNES ROAD
ROAD
AVE
BM 135
Scale 1:24,000
1 0.5 0 1 Mile
1 0.5 0 1 Kilometer

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

March 11, 2019

Via Electronic Mail

Ms. Eileen Barrow
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, California 94927

Re: 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Ms. Barrow:

The Middletown Rancheria (Tribe) is in receipt of your letter dated February 28, 2019 regarding the above referenced project.

Though we have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, we request that all work cease and that you contact us immediately. We do have a process to protect such important and sacred resources.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the archaeological process.

Nothing herein should be construed to be a waiver of or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please contact me.

Sincerely,

Larry Longee, Jr.
THPO Director

Phone (707) 987-3670 ext 1307

Fax (707) 987-9091

Eileen

From: dino@stewartspoint.org
Sent: Tuesday, March 12, 2019 11:38 AM
To: Eileen
Cc: lorin@stewartspoint.org; janine@origer.com
Subject: RE: 2220 Fulton Road

Thank you for the consideration, at this time I am unable to comment on the project as we will defer off to Graton Miwok tribe and/or Lytton Springs.

Chairman Dino W. Franklin, Jr.
Stewarts Point Rancheria
1420 Guerneville Road - Suite 1
Santa Rosa, CA 95403
Phone: 707.591.0580
Fax: 707.591.0583

-------- Original Message --------
Subject: 2220 Fulton Road
From: "Eileen" <eileen@origer.com>
Date: Mon, March 11, 2019 10:20 am
To: <dino@stewartspoint.org>
Cc: <lorin@stewartspoint.org>, <janine@origer.com>

Dear Mr. Dino,

I am following up on a letter sent to you on February 28, 2019 (please see attached file). We are conducting a cultural resources study of 28.5 acres at 2220 Fulton Road. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder of the property is being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance.

Our letter and this email serves as notification of the project and does not constitute consultation.

Eileen

Eileen Barrow
Senior Associate
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927

Phone (707) 584-8200
Fax (707) 584-8300



Eileen

From: Brenda L. Tomaras <btomaras@mtowlaw.com>
Sent: Tuesday, March 12, 2019 3:12 PM
To: Eileen
Cc: Brenda L. Tomaras
Subject: RE: 2220 Fulton Road

Good Afternoon Eileen,

Thank you for the letter regarding the above-referenced project. While the Tribe has no specific information which it could provide to you for inclusion in your reports, it believes that the project land falls within traditional Pomo territory and that there is a potential for finding tribal cultural resources on the project site. The Lytton Rancheria is interested in the protection and preservation of Pomo artifacts and sites and believes that such cultural resources may be encountered during the project.

The Tribe will be consulting further on the project with the appropriate lead agency and will get a copy of the survey once completed. We would ask that in your report you note all resources (flakes, isolates, etc.) even if they may not reach a level of significance under CEQA.

Thank you.

Brenda L. Tomaras
Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway #281
San Diego, CA 92131
(858) 554-0550
(858) 777-5765 Facsimile

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From: Eileen [mailto:eileen@origer.com]
Sent: Monday, March 11, 2019 10:31 AM
To: margiemejia@aol.com
Cc: Brenda L. Tomaras <btomaras@mtowlaw.com>; janine@origer.com
Subject: 2220 Fulton Road

Dear Ms. Mejia,

I am following up on a letter sent to you on February 28, 2019 (please see attached file). We are conducting a cultural resources study of 28.5 acres at 2220 Fulton Road. The project proponent is proposing to develop a portion of the 28.5-acre property into a residential subdivision and the remainder of the property is being preserved as wetlands. The City of Santa Rosa is reviewing the project for California Environmental Quality Act compliance. The United States Army Corps of Engineers is reviewing the project for Section 106 of the National Historic Preservation Act compliance.

Our letter and this email serves as notification of the project and does not constitute consultation.

Eileen

Eileen Barrow
Senior Associate
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927
Phone (707) 584-8200
Fax (707) 584-8300

Eileen

From: THPO@gratonrancheria.com
Sent: Monday, March 25, 2019 10:58 AM
To: Eileen Barrow (Eileen@origer.com)
Subject: Tom Origer and Associates, 2220 Fulton Road, Santa Rosa, Sonoma County

Dear Eileen Barrow,

Thank you for your outreach and request for identification of cultural resources from the Federated Indians of Graton Rancheria. The project area identified in your correspondence is within the Tribe's ancestral territory and there may be tribal cultural resource impacts. Please provide the Tribe with the results of your research efforts and recommendations. The information can be emailed or mailed to the following address.

Sincerely,
Buffy McQuillen
Tribal Heritage Preservation Officer (THPO)
Native American Graves Protection and Repatriation Act (NAGPRA)
Office: 707.566.2288; ext. 137
Cell: 707.318.0485
FAX: 707.566.2291

Antonette Tomic
THPO Administrative Assistant
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928
Office: 707.566.2288, ext. 143
Fax: 707.566.2291
atomic@gratonrancheria.com


please consider our environment before printing this email.

Federated Indians of Graton Rancheria and Tribal TANF of Sonoma & Marin - Proprietary and Confidential
CONFIDENTIALITY NOTICE: This transmittal is a confidential communication or may otherwise be privileged. If you are not the intended recipient, you are hereby notified that you have received this transmittal in error and that any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you have received this communication in error, please notify this office at 707-566-2288, and immediately delete this message and all its attachments, if any. Thank you.

APPENDIX B

DPR 523 Forms
Resource Documentation

PRIMARY RECORD

Primary # P-
HRI #
Trinomial:
Other Listings:
NRHP Status Code:
Review Code: **Reviewer:** **Date:** **Resource Name or #:** 2220 Fulton Road

P1. Other Identifier: None

P2. Location: Unrestricted **a. County:** Sonoma
b. USGS 7.5' Quad: Sebastopol **Date:** 1980
T 7 **N**/**R** 8 **W**; NW **1/4 of** SE **1/4 of Sec. 5**; **MDBM** (measured from the NW section corner)
c. Address: 2220 Fulton Road **City:** Santa Rosa **Zip:** 95401
d. UTM: Zone: 10 520153**mE** 4258540**mN** (NAD 83)
e. Other Locational Information: From downtown Santa Rosa, take Highway 101 north to the Steele Lane exit. Take this exit and turn left (west). After a short distance, Steele Lane splits and the left split becomes Guerneville Road. Continue onto Guerneville Road and follow it for 2.25 miles to Fulton Road. Turn right and follow Fulton Road for 1.55 miles. The property at 2220 Fulton Road will be on the right side of the road.

P3a. Description: There is a house and six outbuildings. County records indicate that the house was constructed in 1930. The house is a one-and-a-half story, front gabled, frame building on a rectangular plan. The siding is stucco and the roof is composite shingles. Windows in the house are primarily one-over-one double hung sashes, with four exceptions. In the dormers on the north and south sides of the buildings the windows are fixed with bands of small rectangle-shaped panes above. In the gable on the front (west side) of the building, two windows of the same style as those in the dormers are present (see Continuation Sheet for additional description).

P3b. Resource Attributes: HP2. Single family property

P4. Resources Present: Building

P5. Photograph or Drawing:

P5b. Description of Photo: View of house facing north



P6. Date Constructed/Age and Sources:
circa 1930

P7. Owner and Address:
Woodside Holdings, LLC
454 Las Gallinas Avenue, #488
San Rafael, CA 94903

P8. Recorded by:

Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927

P9. Date Recorded:
March 2019

P10. Type of Survey:
Intensive

P11. Report Citation:
Barrow, E.
2019 *Archaeological Resources Study of the Property at 2220 Fulton Road, Santa Rosa, Sonoma County, California*

P12. Attachments: Continuation Sheet (3), Location Map

P3a. Description: (continued from Primary Record)

At the rear (east side) of the building it appears there is a horizonal slider, and on the north side of the building there is a ribbon of three single-pane fixed windows. There are entrances to the first story on the front and on the rear. At the rear of the building (east side) a staircase has been constructed and provides direct access to the upper half-story of the building

There are a few Craftsman-style elements added onto the building. These elements include brackets under the gables at both ends of the house (east and west sides), large support columns at the front porch, and the multi-paned windows that were previously mentioned. The photo on the Primary Record, and Figures 1 and 2 are photos of the house.

The outbuildings consist of a gabled garage, two chicken houses and three sheds. Figures 3-8 show pictures of the buildings, and Figure 9 is a schematic of the buildings in relation to eachother.

The garage is a wood-framed gabled building on a rectangular plan. The foundation is a concrete slab and the current roof material is corrugated metal. The siding is wood but is different on every side of the building. The siding in the front gable appears to be horizontal drop siding, the south side has lapped siding, the rear had board-on-batten, and the north side has a different style of dropped siding than the front. There is a window that has been covered with corrugated metal and plywood on the south side and a small rectangular opening on the east side that has also been covered with corrugated metal. Figure 3 is a picture of this building.

The northernmost chicken house is a wood-framed gabled building on a rectangular plan. The roof was wood shingles and there are eight square vents in the roof on the east side of the building. There are six doors on the east elevation that would have opened out to pens. There is a covered walkway on the west and south sides of the building. The north end has collapsed and there may have been more roof vents and pen doors. Figure 4 is a picture of this building.

The southernmost chicken house is also a wood-framed gabled building on a rectangular plan. The foundation is a concrete slab. Like the garage, the siding varies, with the north and west wall consisting of vertical boards, the eastern wall and part of the southern wall board-on-batten, and the remainder of the eastern wall a different type of vertical board siding. There are doors on the east and west ends. There are no piercings on the north side, but on the southside there are several square windows, some of which have been covered with corrugated plastic. The roof is wood shingle, though corrugated metal added on top of the shingles at the west end. Figure 5 is a picture of this building.

The northern most shed is a gabled rectangular building clad in corrugated metal. There are two square windows on the west side and one square window on the east side. There is a large door on the north side. The roof is wood shingles. Figure 6 shows a picture of this building.

The central shed is a wood-framed gabled building on a rectangular plan. Like many of the other buildings described, the siding is a mish-mash of types including horizontal boards and dropped siding. There are two doors and a window on the south side and a single window on the north and east sides. Figure 7 is a picture of this building.

The southernmost shed is a small, gabled building on a rectangular plan. Some of the wall material appears to be salvaged from other buildings and tacked on to this building, though the majority of the siding looks like dropped siding. There are two windows on the east side and one on the north side. A door is also on the north side. The roof is wood shingles, though it is mostly collapsed. Figure 8 is a picture of this building.



Figure 1. View of house facing east.



Figure 2. View of house facing southwest.



Figure 3. View of garage facing northeast



Figure 4. View of northern most chicken house facing southeast



Figure 5. View of southernmost chicken house facing south.



Figure 6. View of northern most shed facing southwest



Figure 7. View of central shed and rear of house facing west.



Figure 8. View of southernmost shed facing northwest.

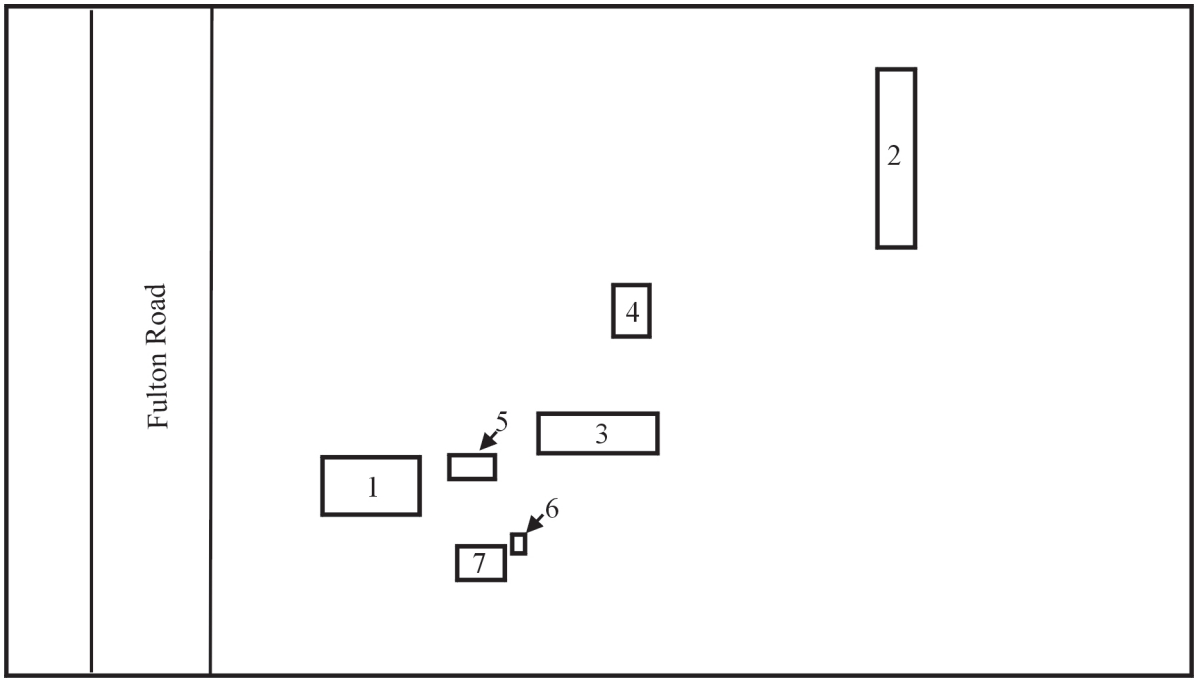


Figure 9. Schematic of buildings within the APE.

LOCATION MAP

Primary #: P-

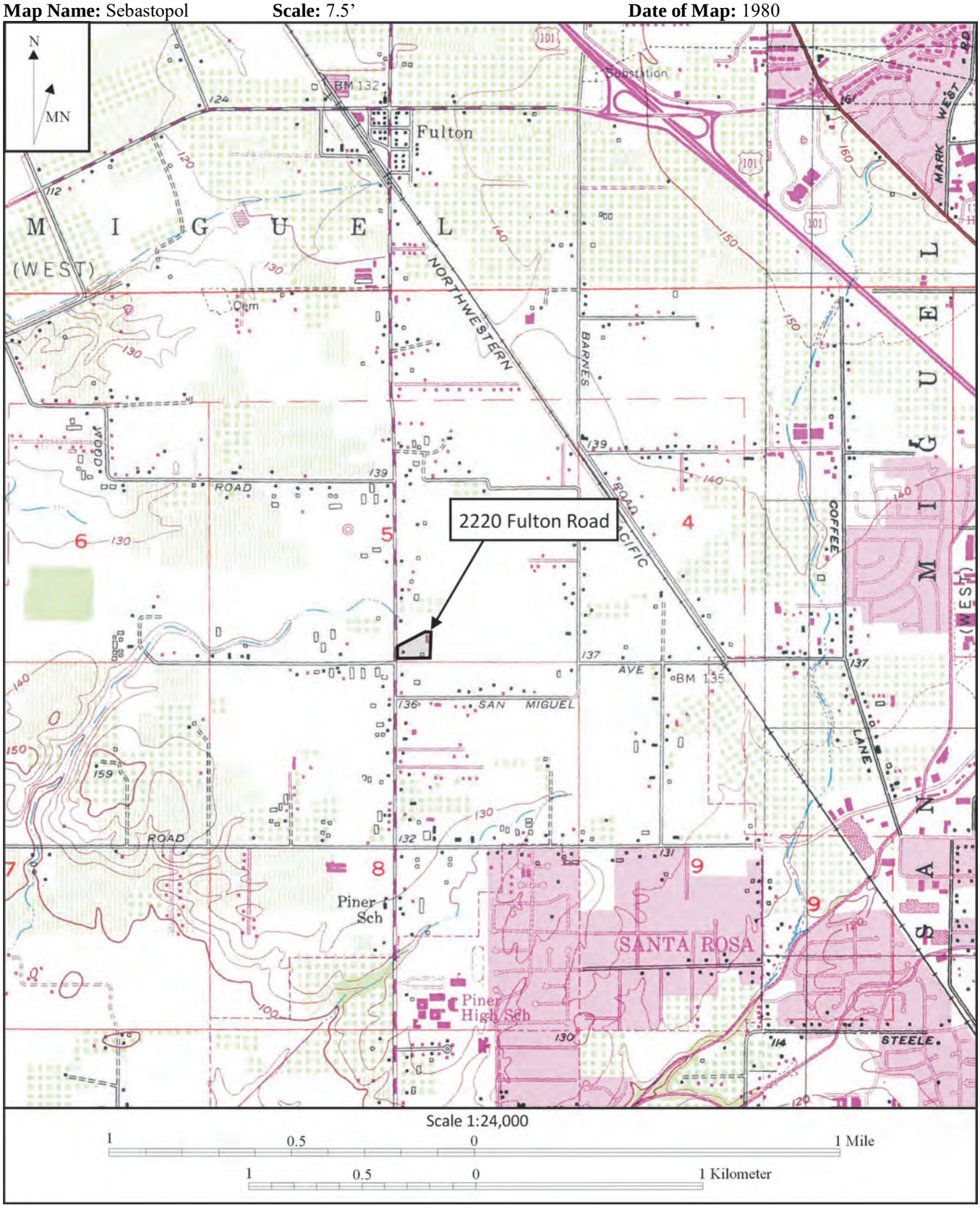
HRI #:

Trinomial:

Page 8 **of** 8

Resource Name or #: 2220 Fulton Road

Map Name: Sebastopol **Scale:** 7.5’ **Date of Map:** 1980



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C.2 - Historic Resources Evaluation

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HISTORICAL RESOURCES EVALUATION
OF
2220 FULTON ROAD
APN: 034-030-070-000
SANTA ROSA, SONOMA COUNTY, CALIFORNIA

Prepared for:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Prepared by:
Pamela Daly, M.S., Principal Architectural Historian
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506
(951) 369-1366

February 2020

EXECUTIVE SUMMARY

Proposed Undertaking: The proposed project (Project) will encompass a 28.49-acre parcel (APN 034-030-070) at 2220 Fulton Road, and will be comprised of development of the western half of the parcel into a residential subdivision with associated infrastructure, and the eastern half of the parcel into a wetland preserve. The proposed Project will result in the removal of all buildings and structures located on the subject parcel.

Purpose and Scope of the Survey: Daly & Associates was retained to conduct a survey of the proposed Project area and provide a historic evaluation for built-environment resources located at 2220 Fulton Road. The resulting report develops the historic context for the proposed Project area located in Santa Rosa, Sonoma County, California. The Project falls under the regulatory authority of Section 106 of the National Historic Preservation Act (NHPA).

Summary of Investigation: An intensive-level field survey was made of the property by Architectural Historian Pamela Daly, M.S., on December 16, 2019. The fieldwork consisted of inspecting the extant built-environment resources located on the subject property, observing the overall interrelationship of the structure and surrounding landscape, to determine if there is evidence of a historical resource.

Summary of Findings: Our investigation revealed that the house and associated outbuildings located at 2220 Fulton Road were constructed in 1930 by Joseph and Mary Memeo as a home farm. There is no evidence that the subject property was associated with any persons or events from when this area south of Fulton Station was first settled in the 1870s, or with the agricultural history of Sonoma County. The dwelling and outbuildings of the subject property present no unique design or technology that would cause them (individually or collectively) to be considered an advancement in the history of egg or chicken ranches. The subject property was improved in 1930, but does not appear to have the capacity to convey any historic association to the history of Santa Rosa or Sonoma County of the 1930s. While the property at 2220 Fulton Road does not appear to have met the criteria to be determined a historic property for listing in the National Register of Historic Places, it has maintained sufficient levels of physical integrity for its history to be evaluated for significance.

Disposition of Data: Copies of this report will be filed with FirstCarbon Solutions and the Northwest Information Center at California State University, Sonoma. Original documentation will remain on file at Daly & Associates, Riverside, California.

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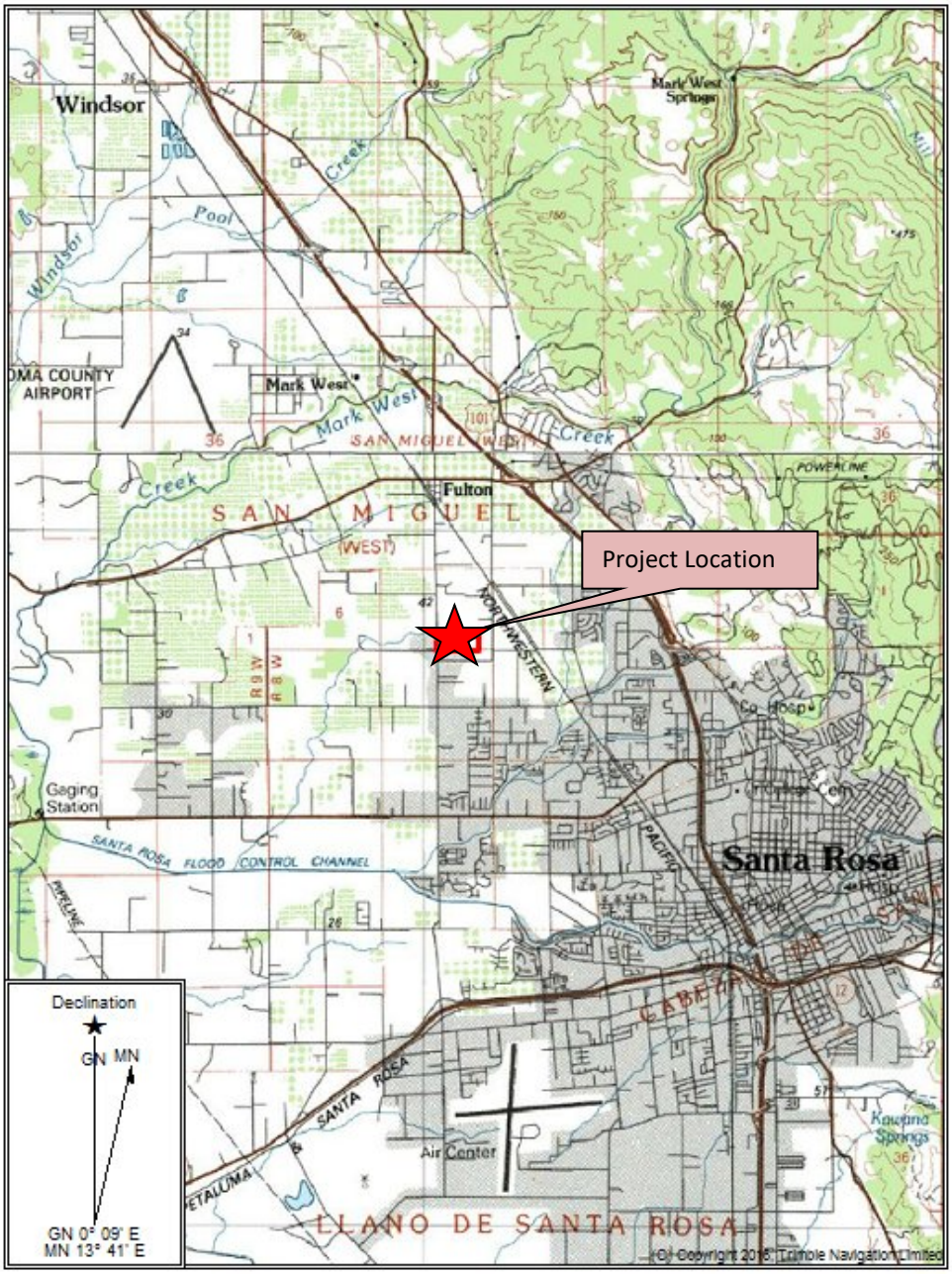
APPENDIX A: Preparer Qualifications
APPENDIX B : DPR 523 Forms

1.0 INTRODUCTION

This report provides a historic evaluation, and develops the historic context, of the built-environment resources located on the property at 2220 Fulton Road, in the City of Santa Rosa, Sonoma County, California (Figure 1). The proposed project (Project) will encompass a 28.49-acre parcel (APN 034-030-070) at 2220 Fulton Road, and will be comprised of development of the western half of the parcel into a residential subdivision with associated infrastructure, and the eastern half of the parcel into a wetland preserve. The proposed Project will result in the removal of all buildings and structures located on the subject parcel.

The Project area is to the northwest of the city center of Santa Rosa, and accessed from Fulton Road, which was known historically as Rural Free Delivery (RFD) Route 2. Before the property was annexed by the City of Santa Rosa in the 1970s, the subject property was most closely associated with the settlement of Fulton, located 1.45 miles directly north of the subject property, and the Piner School District. Figure 2 presents the location of the Project in Section 5 of Township 7 North, Range 8 West, on the Sebastopol 1980 USGS 7.5-minute topographic map (Mount Diablo Base and Meridian). A current aerial view of the Project area is presented in Figure 3.

This study was conducted in order to identify any potentially significant built-environment resources over 50 years of age that may be adversely affected by the Project. The evaluation of the built-environment resource in the Project area was conducted by Pamela Daly, M.S., a qualified Architectural Historian, under Section 106 of the National Historic Preservation Act of 1966 (as amended) (NHPA). Contained within this report is the baseline data used to determine the potential eligibility of the built-environment resources located at 2220 Fulton Road for inclusion in the National Register of Historic Places (NRHP).

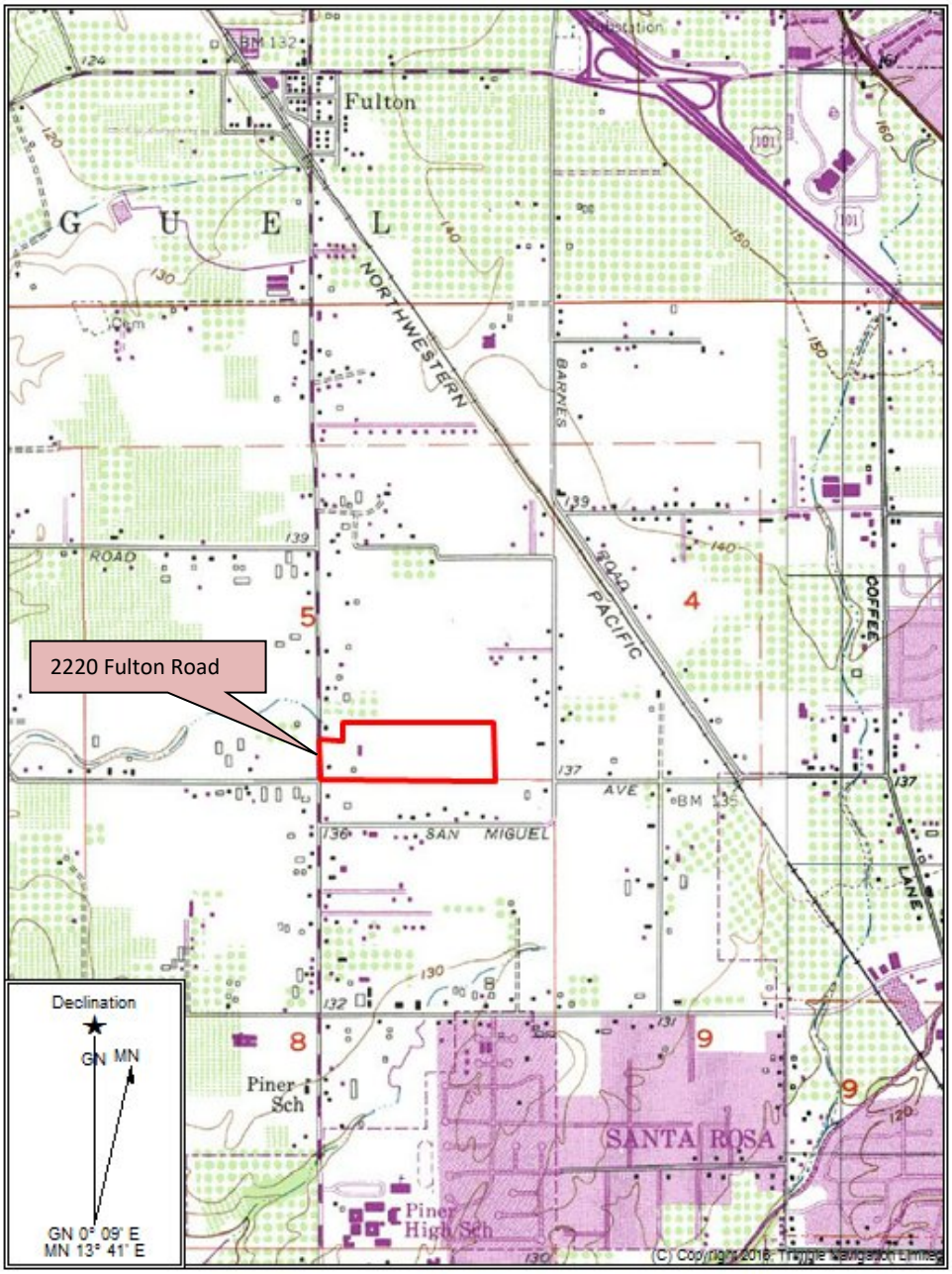


SCALE 1:100000

0 10000

Feet

Figure 1: Project Vicinity
Stonebridge Project
2220 Fulton Road, Santa Rosa
Sonoma County, CA



SCALE 1:24000

0 1000 2000 3000 4000

Feet

Figure 2: Project Location
Stonebridge Project
2220 Fulton Road, Santa Rosa
Sonoma County, CA

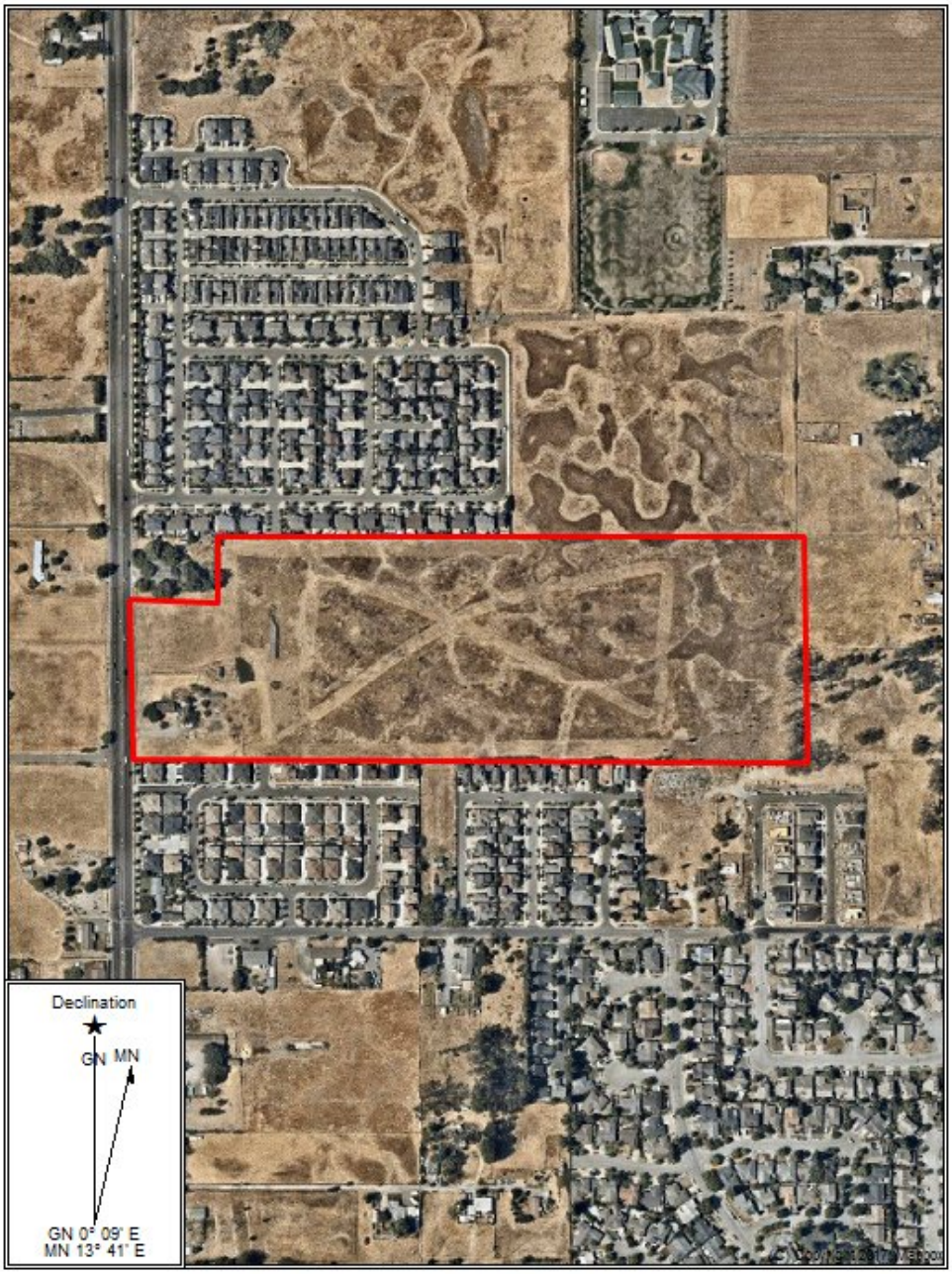


Figure 3: Aerial View
Stonebridge Project
2220 Fulton Road, Santa Rosa
Sonoma County, CA

1.1 Report Organization

Chapter 1.0 of this report, Introduction, provides an overview of this project and its scope, and presents the legislative requirements that mandate the report's preparation. Chapter 2.0, Methods, details the methods used to inventory the properties located within the proposed Project area, including a discussion of the NRHP criteria. Chapter 3.0, Historic Context, provides a short history of the subject property and the surrounding area. Chapter 4.0 presents a physical description of the built-environment resources located within the proposed Project area. Chapter 5.0 presents the recommendations for NRHP eligibility, and Chapter 6.0, Bibliography and References, presents the cited works and other materials used in the preparation of this report. Appendix A presents the qualifications of the person performing the evaluation of the subject property, and Appendix B contains the California Department of Parks and Recreation series 523 (DPR 523) property inventory forms for the built-environment resources situated on the subject property.

1.2 Legislative Requirements

The NHPA requires federal agencies to consider the effects of a proposed project on historic properties. Section 106 of NHPA stipulates a process for compliance, defines the responsibilities of the federal agency proposing the action, and prescribes the relationships among other involved agencies (e.g., State Historic Preservation Officer [SHPO], tribes, interested parties, and the Advisory Council on Historic Preservation [ACHP]). Compliance with the requirements of Section 106 ideally involves five steps: (1) identification of any cultural resources that could be affected by the implementation of an undertaking; (2) a determination of significance of any cultural resources identified within the area of potential effects (APE); (3) an assessment of the impacts or effects of the undertaking; (4) SHPO and/or ACHP comment; and (5) development and implementation of mitigation measures to address adverse effects. An undertaking can include a broad range of activities, including modification, repair, or maintenance of historic buildings, property transfer, or demolition.

Historic properties, under 36 Code of Federal Regulations (CFR) Part 800.16 (l) (1), are defined as:

> …any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties….

Only cultural resources determined to be significant (i.e., historic properties) are subject to protection or consideration by a federal agency. Significance criteria and integrity are discussed in Chapter 2.0, Methods.

1.3 Previous Historic Property Investigations within the Area of Potential Effects

Archival research found that the APE had not been subjected to a prior historical resources study. Tom Origer & Associates performed an intensive archaeological field survey of the 28.49-acre APE on March 14 and 30, 2019. No formal evaluation of the built-environment resources has been performed to date.

1.4 Data Collection

The Northwest Information Center (NWIC) is a branch of the California Historic Resources Information System (CHRIS), established by the Office of Historic Preservation (OHP), and maintains information

concerning cultural resources and associated studies recorded in their respective counties. A cultural resources records search for the current Project was performed at the NWIC on February 26, 2019 by Julia Franco of Tom Origer and Associates.[1] The records search provided information on historic resources and associated studies recorded within a half-mile radius surrounding the Study Area. During the records search, the OHP's Historic Property Data File (HPDF), as well as a variety of publications and manuscripts, was consulted. The HPDF includes the following types of properties:

- National Register of Historic Places (NRHP or National Register);
- California Historical Landmarks (CHL);
- California Historical Resources Inventory;
- California Points of Interest (PHI); and
- California Register of Historical Resources (CRHR or California Register).
- 1935 USGS Sebastopol, CA 1:48,000
- 1942 USGS Sebastopol, CA 1:62,500
- 1954 USGS Sebastopol, CA 1:24,000
- 1980 USGS Sebastopol, CA 1:24,000

Resources surveyed within a half-mile of the APE

Author	Date	P#	Type	Distance from APE
Evans	2016b	P-49-003289	Farm building remains	225 feet
Evans	2016c	P-49-005402	Orchard	2,610 feet
Clark	1993b	P-49-001759	Farmstead	1,900 feet
Hollins	2008	P-49-004216	Farm/Ranch	2,575 feet
Starke and Thomas	2013	P-49-002834	Northwestern Pacific Railroad	1,915 feet
Tom Origer & Associates	2005	P-49-003855	House/small dairy	1,100 feet

2.0 METHODS

The current survey of the built-environment resources in the Project area included archival research at local depositories, internet research, and a pedestrian-level inspection of the proposed Project area that contains built-environment resources. These data were used to prepare the descriptions of the built-environment resources currently within the study area, and prepare contextual statements and site-specific history. This will provide sufficient baseline data to formulate conclusions about whether the built-environment resources located in the Project area would, or would not, meet the National Park Service (NPS) criteria for inclusion in the NRHP as stipulated in 36 CFR Part 60.4.

2.1 NRHP Criteria for Historic Property Evaluation

The criteria used to evaluate potential historic properties are stated in 36 CFR Part 60.4, and are restated herein, to provide readers with background regarding the NRHP process.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential

[1] Barrow, Eileen. "Archaeological Study of the Property located at 2220 Fulton Road, Santa Rosa, Sonoma County, California." Tom Origer & Associates, Rohnert Park, CA; March 2019.

significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Four criteria have been established to determine the significance of a resource:

A. It is associated with events that have made a significant contribution to the broad patterns of our history;

B. It is associated with the lives of persons significant in our past;

C. It embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

D. It yields, or may be likely to yield, information important to prehistory or history.

A property eligible for the NRHP must meet one or more of the above criteria and retain integrity. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for NRHP listing.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for inclusion in the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

d. A cemetery which derives its primary significance from graves of persons of transcendent importance from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."[2] According to the NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation*, within the concept of integrity, the NRHP criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

In assessing a property's integrity, the NRHP criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.

For properties that are considered significant under NRHP Criteria A and B, the NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

In assessing the integrity of properties that are considered significant under NRHP Criterion C, the NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

2.2 Historical Research

The evaluation of the built-environment resources located in the Project study area involved a review of the history of Sonoma County and the City of Santa Rosa area that includes the community of Fulton.

[2] *National Register Bulletin 15,* page 44.

Research was performed at the Sonoma County Library History and Genealogy Annex, and with internet resources using historic maps and surveys, historic aerial photographs, historic newspapers, and genealogical information retrieved for persons associated with the subject property.

2.3 On-Site Evaluation Process

An intensive-level field survey was conducted on December 16, 2019 by Architectural Historian Pamela Daly, M.S. The fieldwork consisted of inspecting each of the buildings and structures, and the overall interrelationship of the built-environment resources with the surrounding landscape that is located within the Project area.

The evaluation by Daly & Associates examined each built-environment resource in the context of its surrounding landscape, noting the condition of the existing structure, construction materials, function, and any noteworthy physical elements of the resource. The field survey also included obtaining color digital photos of the structure, elevations, and surrounding landscape. This information was used to create baseline data to determine the potential eligibility of the subject property as a historical resource.

2.4 Interested Parties

For the current study, the Historical Society of Santa Rosa, Sonoma Valley Historical Society, and Western Sonoma County Historical Society were contacted regarding the proposed Project at 2220 Fulton Road. Outreach was in the form of both emails and hard copy letters to each organization. A request was made of these organizations to present any information they may have regarding the history, or historical significance, of the subject property outside of readily available information.

As of February 6, 2020, we have not received a response from any of the organizations by email, telephone, or letter.

3.0 HISTORIC CONTEXT

Sonoma was one of the original counties formed when California became a state in 1850, and the town of Santa Rosa became the county seat in 1854. The settlement of Santa Rosa was created from land that had been part of the San Miguel, Molinos, Rancho Canada de Jonive, Llano de Santa Rosa, and Rancho Cabeza de Santa Rosa holdings (Figure 4). Land grants were sold by the U.S. Government in the nineteenth-century to open settlement into lands that had been previously retained for the paths of the railroads. In the 1860s, Sonoma County was associated primarily with agricultural endeavors, and the towns of Santa Rosa, Petaluma, and Healdsburg were regional centers of commerce and occupation.

The economic future of the town of Santa Rosa improved with the establishment of the San Francisco and North Pacific Railroad (SF&NP) service to Sonoma County in 1869. The California Northwestern Railway Company was formed on the SF&NP lines in 1898 as part of Southern Pacific Railroad (SPRR) ambitions to reach the redwood lumber mills in Northern California.

Both the SPRR and the Atchison, Topeka and Santa Fe Railway (AT&SF) were interested in constructing railway lines to connect San Francisco to the great lumber operations at Eureka and Arcata in Humboldt

County. SPRR and AT&SF formed a partnership to create one railroad line that ran from Sausalito to Eureka. The Northwestern Pacific Railroad (NWP) line was created in 1898 to provide both freight and passenger services on the route that ran through Santa Rosa and Sonoma County. This access to rail service helped the town of Santa Rosa maintain a hold on its being the governmental center of Sonoma County. The Rand-McNally Guide to California via the Santa Fe Route published in 1900, states that Santa Rosa "is an elegant place of residence, in the center of a large fruit and wine district".[3]

With the increased popularity and affordability of automobile and truck usage, and the improvement of roads and highways, both passenger and freight rail service declined in the early 1930s. World War II and the resulting housing boom after the war caused the NWP service to increase - particularly for shipping wood products. While smaller branches off of the main line have been shut down for many years, and rehabilitation of the railbed from severe flooding damage north of Windsor has proved costly, the NWP continues to run (under new ownership) between Schellville and Windsor, with service to Santa Rosa.[4]

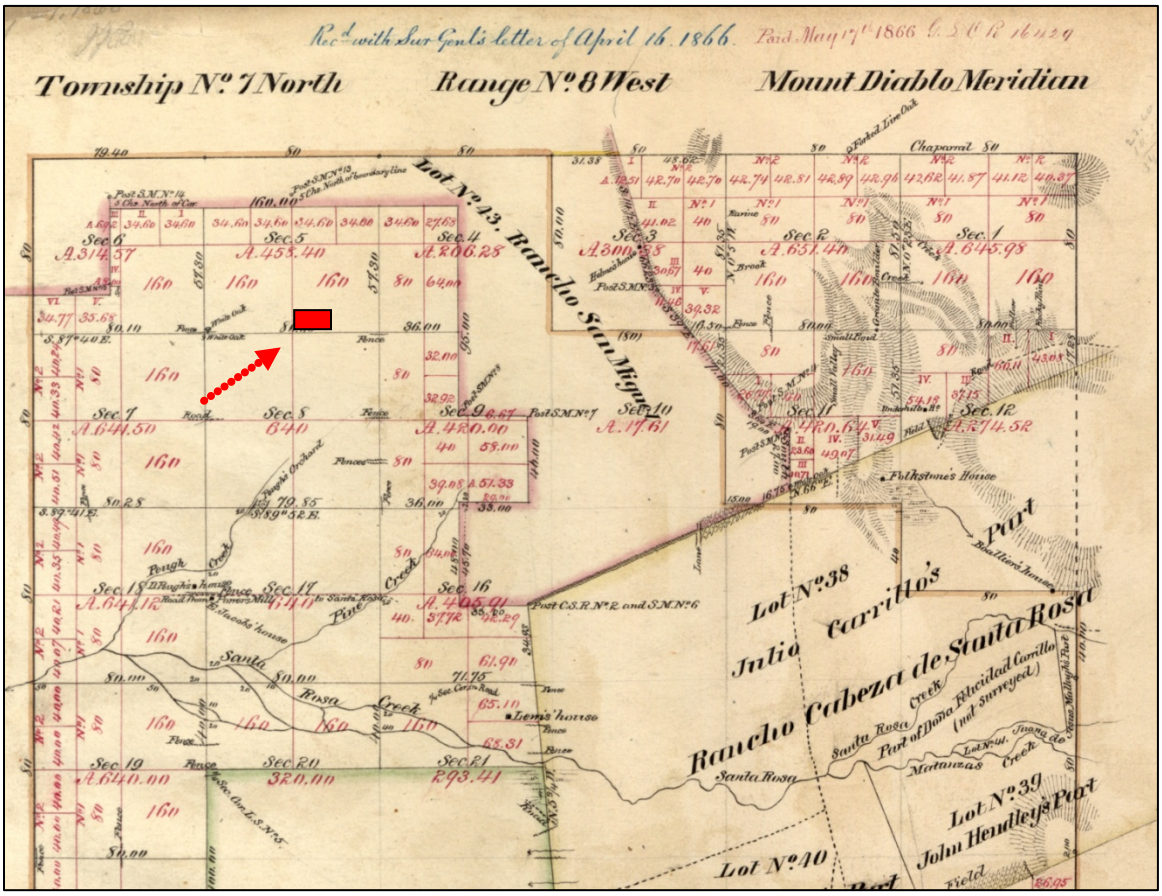


Figure 4: Excerpt from 1866 Plat Map of Township 7 North, Range 8 West, Mount Diablo Base Meridian, showing Section 5. The subject property is located in the southwest quarter, of the southeast quarter of Section 5. (Source: http://www.glorecords.blm.gov)

[3] Rand-McNally & Company. Guide to California via the Santa Fe Route; New York: 1900. Page 195.
[4] Northwestern Pacific Railroad. https://www.nwprailroad.com/history

In 1868, George B. Walker acquired 160 acres of land just south of the small settlement of Fulton Station, which was located on the rail line just 4.75 miles to the north of Santa Rosa. Walker was granted the southeast quarter-section of Section 5, Township 7 North, Range 8 West, in the Mount Diablo Base Meridian. Although George Walker was recorded as a resident of Sonoma County in the 1860 Census, he appears to have acted as a "front man" for E.N.B. Jackson of Santa Rosa. Jackson purchased the property from Walker just one day after Walker had his patent recorded in Sonoma County.[5] Jackson bought the land from Walker for $1,200 (gold coin), and the sale was recorded in the county records by John Brown, Justice of the Peace.

E.N.B. Jackson was a "general merchant" in the City of Santa Rosa, and his name appears occasionally in the local newspapers as being either a buyer or seller of land in the Fulton or Santa Rosa area.[6] Jackson sold 285 acres of his land near Fulton Station that included the subject property for $7,000 to Joseph Foster in 1874, and Foster's holdings are recorded in the regional map in *New Historical Atlas of Sonoma County, California, of 1877*.[7]

Published in 1897, the *Illustrated Atlas of Sonoma County, California*, presents evidence that Foster had to disperse his holdings, and the subject property was now under the ownership of R. Feige.[8] In 1908, the Sonoma County Survey Map has the subject property area owned by the partnership of "[Giovanni] Mazzoni and [Enrico/Henry] Santini".[9] Giovanni Mazzoni was a dairyman who resided on Rural Free Delivery (RFD) Route 3 in Santa Rosa, and Santini in the Fulton Precinct.[10] The *Sonoma County School District Map of 1926-1928*, presents a map of the area showing the subject land is now owned by Joseph [Memeo] Nemeo [sic].[11] The Memeo property of 30 acres is located within the Piner Third Road School District.[12]

Joseph Memeo had been born in Italy in 1892, and immigrated to the United States in 1911. He lived in the area of Crow's Landing in 1917, before settling in the Petaluma area near other members of his extended family. In 1919, he married Mary who had emigrated from Italy in 1902, and they had four children while farming in the Petaluma area until the late 1920s, when they moved to Fulton. It appears he settled on the subject parcel of land located in the area noted as the Fulton East Voting District in 1929-30. Sonoma County Assessor records data states that the house on the property at Box 709, Route 2 (Fulton Road) was constructed in 1930.

Tragically, Joseph Memeo died in 1932 shortly after building the house, but his widow continued to live on the property and raise their four boys. Three of their four sons served in the armed services during World War II, and returned to settle in the Sonoma County area. Mary appears to have stayed at the property until 1948, when she then moved to Maple Street in Santa Rosa.

[5] County of Sonoma, Grantor-Grantee Index for Deeds, 1868. Sonoma County Archives.
[6] *The Press Democrat*, Santa Rosa, California. "Property transactions"; 1877.
[7] *The Press Democrat.* "Property transactions"; October 15, 1874.
[8] Reynolds and Proctor. Illustrated Atlas of Sonoma County, California, 1897.
[9] Sonoma County Board of Supervisors. "Official Map of Sonoma County, 1908".
[10] Ancestry.com. U. S Census records for "Joseph Memeo"; 1900, 1910, 1920, 1930.
[11] Thomas Map Company. "Sonoma County School Districts"; Oakland: 1928. The school district map has incorrectly written Joseph Memeo's name as "Nemeo".
[12] Ibid.

4.0 HISTORIC STRUCTURES EVALUATION

The area surveyed under the current Project is comprised of 28.49 acres, and situated on Assessor Parcel Number 034-030-070-000, Tract 004112. The Project site is accessed from Fulton Road through a gate, with the house and barns scattered on the property. (Figure 5 has a historic aerial of the property in 1953) The property is flat, with large open areas away from the house. Scattered near the house are walnut trees, and an apple and plum tree. Due to confidentiality considerations, Sonoma County Building Department could only provide the date of construction for the house on the property.[13]

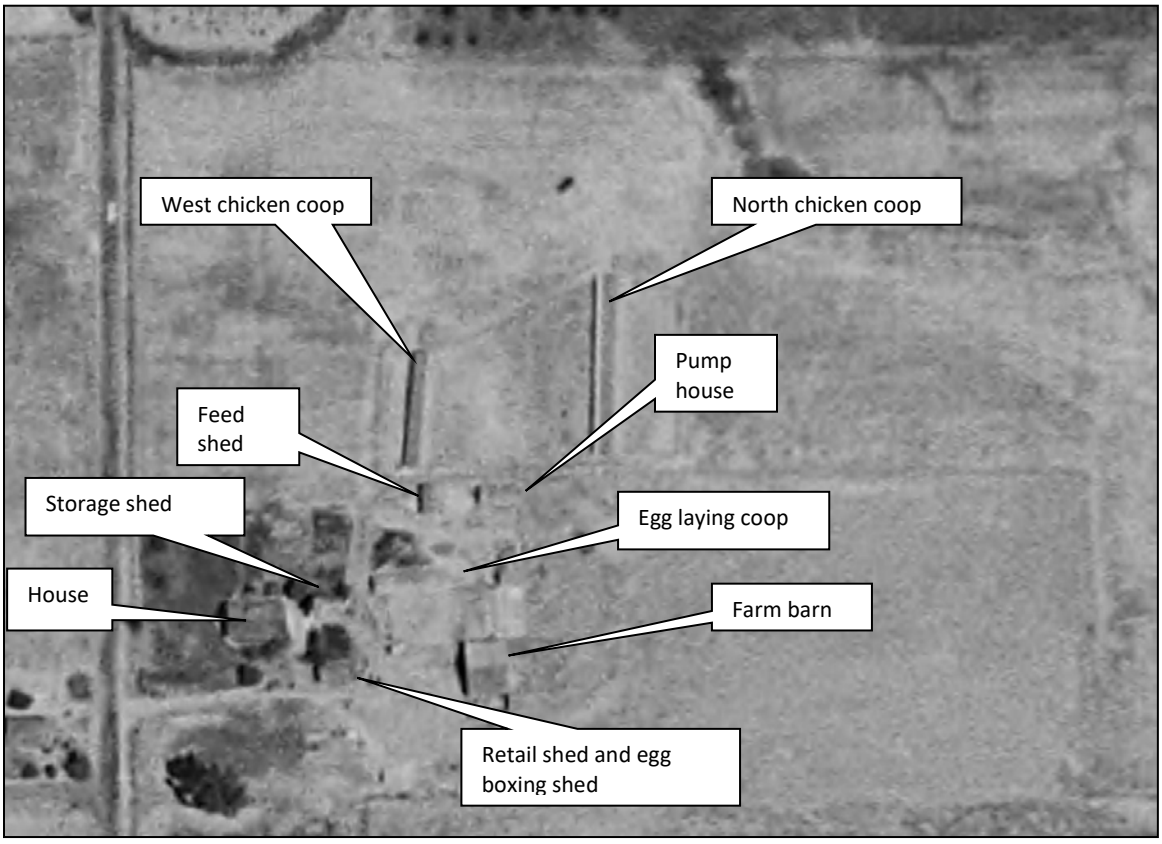


Figure 5: Aerial view of the property in 1953. The West Chicken Coop, Pump House, and Farm Barn no longer exist on the property.

Extant buildings and structures

1. House

   Located to the north of the driveway into the property, is a one-and-one-half story dwelling, which according to Sonoma County records was constructed in 1930 (Figure 6). The house appears to be a Craftsman style house with a gable-front roof and entrance to the building. The structure has a rectangular mass, measuring approximately 53 feet long by 30 feet wide, and is constructed with a basement. There is a poured concrete porch with steps on the front

[13] Without a signed, corporate resolution from the current owners (a private corporation) giving us permission for access, Sonoma County would not allow access to any building permits on-file for the property.

elevation that was created by recessing the first floor entrance approximately 13 feet from the overhang of the half-story. The overhang is supported at each end of a segmental arch by square posts set on a solid porch railing. The gable roof has a medium-high pitch, and set on both the roof slopes are shed roof dormers. Both the main roof and dormer roof have overhanging eaves with exposed rafter tails. Large, decorative brackets support the eaves, and support a decorative window box on the gable-front. Smaller brackets support the outside corners of the dormer roofs. The frame building is clad with a rough stucco finish. The fenestration is primarily one-over-one wood sash windows on the first level, and the dormer windows comprised of small, square, individually framed fixed lights. The rear (east) elevation of the building has been substantially altered at some point in time with the installation of a sliding glass door, wood deck, and staircase to the backyard (Figure 7).



Figure 6: West (front) and south elevations of the house. View looking northeast.



Figure 7: East (rear) and north elevations of the house. View looking southwest.

2. North chicken coop/horse stable

The largest chicken house is located to the northeast of the collection of buildings on the property (Figure 8). This is a wood-framed gabled building on a rectangular plan that measures approximately 154 feet long by 20 feet wide. Based on the evidence of modern horse stable stall guards situated within the sections of the building visible on the east elevation, the building was converted at some point in time to keep horses for recreational use. There are still some remaining wood shingles in place on the roof, but the roof system and the entire building have suffered from the ravages of time. The northern one-third of the structure has totally collapsed.



Figure 8: View from the south of north chicken coop that was converted for use as a horse stable.

3. Egg laying coop

The chicken coop situated closest to the house, is also a wood-framed gabled building on a rectangular plan, and it measures approximately 66 feet long by 16 feet wide (Figure 9). The foundation is a poured concrete slab. The siding on the building appears to primarily be vertically set tongue-and-groove and plank siding. The roof is wood shingle, though corrugated metal has been added on top of the shingles at the west end. Openings were set in the upper portion of the southern wall of the coop to allow chickens access to a large fenced yard. Pedestrian doors are set on the west gable end, and on the south elevation.



Figure 9: South elevation of egg laying coop with chicken yard. View looking north.

4. Feed shed

This shed may have been used to keep the chicken feed safe from rodents, as evidenced by the corrugated steel panel walls and roof (Figure 10). The building measures approximately 24 feet long by 14 feet wide, and is constructed with a wood frame.



Figure 10: West and south elevations of storage/feed shed. View looking northeast.

5. Storage shed

The storage shed is a wood-framed, metal-roofed, gable building that has a rectangular mass and measures approximately 26 feet long by 12 feet wide (Figure 11). The structure is set on a base of stone and concrete supports. The siding appears to be wide shiplap placed over plain flat boards. There are two pedestrian doors on the south elevation, and ground-level openings on the north elevation.



Figure 11: Storage shed located directly east of the house. View looking northwest.

6. Egg boxing shed

This small building set to the rear of the sales shed/garage, may have been where the eggs were cleaned and boxed for sale (Figure 12). During the years of the Great Depression, the farm would have most probably also sold "past their prime" chickens for consumption. The building appears to have the same, wide shiplap siding as found on some of the other outbuildings. The building is severely deteriorated.



Figure 12: Chicken and egg sales prep shed located to the rear of the sales shed. View looking northwest.

7. Sales shed/garage

Our investigation of the rectangular-massed structure that was believed to be a garage for housing automobiles, was instead a farm stand built by the Memeos for selling eggs and chickens to the general public (Figure 13). The wood frame structure with a metal-clad gable roof that measures 24 feet long by 20 feet wide, does not have the large framing members usually found encasing the front entranceway where a garage door would be situated. Instead, set along the interior walls are flat sheets of plywood used as wallboard. The poured concrete floor is very thin, providing only a covering for the floor for pedestrian use, not for supporting automobiles. The Egg Boxing shed is located immediately to the rear of the sales shed, allowing for eggs to be prepped prior to being set out for sale. The sales shed would have been easily accessible from passersby on Fulton Road, and there was plenty of room for parking near the shed.



Figure 13: Open front shed for selling eggs and poultry.

5.0 NRHP ELIGIBILITY DETERMINATION AND RECOMMENDATION

5.1 Overview

The main objective of the assessment of the Project area is to provide an evaluation of significance and NRHP eligibility recommendation for the built-environment resources found within the property. The baseline level of documentation provided in this report presents the information necessary to make such an evaluation. Once the recommendation of eligibility is made, future management considerations for the subject property can be determined.

Pursuant to 36 CFR Section 800.4, it is required that federal agencies perform an evaluation of historic structures that are over 50 years old located within a proposed project area, and that have not been previously evaluated for NRHP eligibility. As part of this current assessment report, the built-environment resources located at 2220 Fulton Road were evaluated using the four NRHP criteria to determine the eligibility of the historic property (see Section 2.0, Methods). Based on the NRHP criteria, the property was then evaluated for its possession of historic integrity: location, design, setting, materials, workmanship, feeling and association, within its historic context.

Physical integrity of the subject property was studied and evaluated during the field inspection. The assessment of the significance of a property within its historic context was based on NPS guidelines.

1. Identify the historic context represented by the property.

2. Determine how the theme of context is significant in local, state, or national history.

3. Determine if the property type represents the context.

4. Determine how the property illustrates an important aspect of history.

5. Determine if the property retains the physical features necessary to convey its significance (historic integrity).

5.2 NRHP Recommendations

The proposed Project calls for the demolition or removal of the existing built-environment resources situated on the property at 2220 Fulton Road. The Project area was subject to an intensive-level survey, and the history of the property and its owners was gathered from Bureau of Land Management Patent Land grant documents, regional and local maps, and historic newspaper articles. Information from these sources and the Sonoma County Assessor's Office revealed Joseph Memeo, his wife Mary and four children, settled on the land and built the house thereon in 1929-1930.

The property at 2220 Fulton Road does not appear to be considered significant under Criterion A of the NRHP. The house was constructed in 1929-1930 on land that had not been improved until that time, possibly due to the natural wetlands that comprise a majority of the eastern portion of the subject parcel. Memeo appears to have established a poultry and egg ranch on his land, and dry-farmed the wetlands when possible. Historic aerial photographs present evidence that these activities continued into the 1980s. Research did not reveal that the Memeo ranch contributed to the history of poultry-

keeping in the area of Fulton or Santa Rosa, or with any events that made a significant contribution to the agricultural history of the region or Sonoma County.

The property at 2220 Fulton Road has not been found to be directly associated with any persons important to the history of Santa Rosa, California, or the United States, and does not appear significant under Criterion B of the NRHP. Research did not uncover any substantial contributions by persons residing at the property important to the history of the local area, Santa Rosa, or Sonoma County.

The residence and outbuildings at 2220 Fulton Road were constructed on the subject property almost 60 years after the land had been sold in 1868 as excess railroad lands by the General Land Office. The residence is not a significant or exceptional example of a Craftsman style house, and the outbuildings are those that would have been constructed to support a home-based egg and chicken ranch. The residence and outbuildings are not the product of the work of a master craftsman or engineer, and do not possess high artistic value. The outbuildings do not embody any distinctive or rare characteristics of method of construction. The property at 2220 Fulton Road does not appear eligible for listing under Criterion C as a resource significant to the history of Santa Rosa, California, or the United Sates.

The property at 2220 Fulton Road does not appear to have the capacity to yield information important to the prehistory or history of Santa Rosa, Sonoma County, or California. The property does not appear eligible for listing in the NRHP under Criterion D.

The property at 2220 Fulton Road has retained most aspects of its historic integrity. Those aspects include its location, design, materials, workmanship, feeling, and association as a rural, agriculturally-based endeavor that dates to the early twentieth-century. The setting of the agricultural property has been compromised by the encroachment of modern housing developments.

The property at 2220 Fulton Road does not appear eligible for listing in the NRHP due to its unremarkable design and its lack of historic significance even though the dwelling and structure has retained its levels of physical integrity.

5.3 Mitigation Measures

As the property at 2220 Fulton Road does not appear eligible for listing in the NRHP, there are no mitigation measures required to be performed before the removal of the buildings and structures within the APE.

6.0 BIBLIOGRAPHY AND SOURCES

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APPENDIX A:
Preparer Qualifications

Pamela Daly, M.S.H.P., Principal Architectural Historian
Daly & Associates, 4486 University Avenue, Riverside, California 92501
(951) 369-1366 daly.rvrsde@sbcglobal.net

Ms. Daly is a Qualified Architectural Historian with more than 22 years of experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York, and a Master of Science degree in Historic Preservation at University of Vermont. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on airplane hangars, military housing, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, sewer treatments systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, roads, historic signage, airplane hangars, steam-powered belt and pulley systems, and a historic zanja.

Studies of built-environment resources include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey (HABS) documentation, Historic American Engineering Record (HAER) documentation, Historic American Landscape (HALS) documentation, interpretive signage, layout and production of brochures, websites, and video displays. Ms. Daly has also worked with clients with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Ms. Daly has experience with federal agencies including U.S. Air Force, U.S. Navy, U.S. Army Reserve, U.S. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly belongs to the National Trust for Historic Preservation, Vernacular Architecture Forum, Society of Industrial Archaeology, and Association of Preservation Technology.

APPENDIX B: Series 523 DPR Forms

State of California — The Resources Agency	Primary #	UPDATE
DEPARTMENT OF PARKS AND RECREATION	HRI #	
PRIMARY RECORD	Trinomial	
	NRHP Status Code: 6Z	
Other Listings		
Review Code	Reviewer	Date

Page 1 **of** 7 ***Resource Name:** 2220 Fulton Road

P1. Other Identifier: APN 034-030-070-000

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Sebastopol **Date:** 1980 **T** 7N; **R 8W**; SW **¼ of SE ¼ of Sec** 5 **; M.D.B.M.**

c. Address: 2220 Fulton Road City: Santa Rosa Zip: 95401

d. UTM: Zone: 10 ; 520153 mE/ 4258540 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 142 feet above sea level

1.5 miles south on Fulton Road at the intersection of River Road and Fulton Road. Property is located on the east side of the street.

***P3a. Description:**

The area surveyed under the current Project is comprised of 28.49 acres, and situated on Assessor Parcel Number 034-030-070-000, Tract 004112. The Project site is accessed from Fulton Road through a gate, with the house and barns scattered on the property. The property is flat, with large open areas away from the house. Scattered near the house are walnut trees, and an apple and plum tree. Due to confidentiality considerations, Sonoma County Building Department could only provide the date of construction for the house on the property.

1. House

Located to the north of the driveway into the property, is a one-and-one-half story dwelling, which according to Sonoma County records was constructed in 1930 (Figure 6). The house appears to be a Craftsman style house with a gable-front roof and entrance to the building. The structure has a rectangular mass, measuring approximately 53 feet long by 30 feet wide, and is constructed with a basement. There is a poured concrete porch with steps on the front elevation that was created by recessing the first floor entrance approximately 13 feet from the overhang of the half-story. The overhang is supported at each end of a segmental arch by square posts set on a solid porch railing. The gable roof has a medium-high pitch, and set on both the roof slopes are shed roof dormers. Both the main roof and dormer roof have overhanging eaves with exposed rafter tails. Large, decorative brackets support the eaves, and support a decorative window box on the gable-front. Smaller brackets support the outside corners of the dormer roofs.

***P3b. Resource Attributes:** HP2 (single-family property), HP4 (outbuildings), HP33 (Farm/ranch), HP 32 (Rural open space).

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

P5a. Photo or Drawing



P5b. Description of Photo: House, view looking southeast. December 2019.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1930 per Sonoma County Assessor.

***P7. Owner and Address:**
Woodside Holdings, LLC
454 Las Gallinas Avenue, #488
San Rafael, CA 94903

***P8. Recorded by:**
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:** February 6, 2020.

***P10. Survey Type:** (Describe)
Intensive-level, Section 106.

***P11. Report Citation:** Daly, Pamela. "Historic Resource Evaluation Report of 2220 Fulton Road, Santa Rosa, Sonoma County, California". Daly & Associates, Riverside, CA.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name : 2220 Fulton Road

B1. Historic Name: Unknown
B2. Common Name: NA
B3. Original Use: Small family egg & chicken ranch B4. Present Use: Rental, residential property
*B5. **Architectural Style:** Craftsman
*B6. **Construction History:** House constructed in 1930 per Sonoma County Assessor.

*B7. **Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
*B8. **Related Features:** Outbuildings associated with the operation of a small-scale egg and chicken ranch.

B9a. Architect: Unknown b. Builder: Unknown
*B10. **Significance:** None **Theme:** None **Area:** Santa Rosa
Period of Significance: None **Property Type:** Rural residential **Applicable Criteria:** None

The proposed Project calls for the demolition or removal of the existing built-environment resources situated on the property at 2220 Fulton Road. The Project area was subject to an intensive-level survey, and the history of the property and its owners was gathered from Bureau of Land Management Patent Land grant documents, regional and local maps, and historic newspaper articles. Information from these sources and the Sonoma County Assessor's Office revealed Joseph Memeo, his wife Mary and four children, settled on the land and built the house thereon in 1929-1930.

The property at 2220 Fulton Road does not appear to be considered significant under Criterion A of the NRHP. The house was constructed in 1929-1930 on land that had not been improved until that time, possibly due to the natural wetlands that comprise a majority of the eastern portion of the subject parcel. Memeo appears to have established a poultry and egg ranch on his land, and dry-farmed the wetlands when possible. Historic aerial photographs present evidence that these activities continued into the 1980s. Research did not reveal that the Memeo ranch contributed to the history of poultry-keeping in the area of Fulton or Santa Rosa, or with any events that made a significant contribution to the agricultural history of the region or Sonoma County.

(See Continuation Sheet for additional text.)

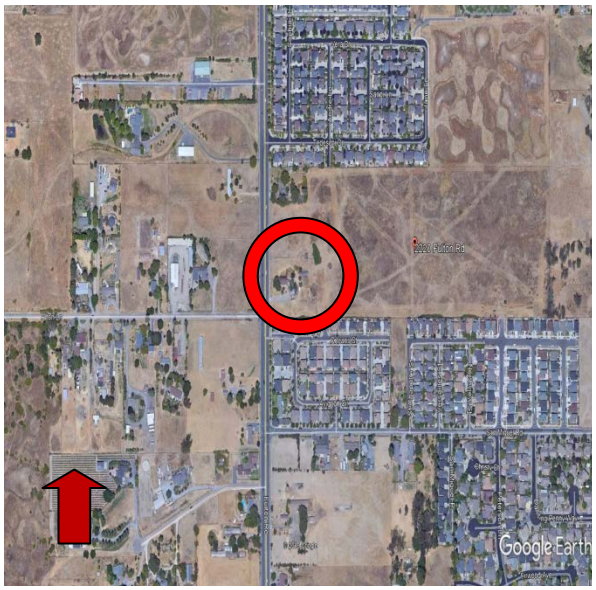
B11. Additional Resource Attributes: None.

*B12. **References:**
See Historic Resource Evaluation Report For 2220 Fulton Road, Santa Rosa, Sonoma County, California.

B13. Remarks: None.

*B14. **Evaluator:** Pamela Daly, M.S.H.P.

*Date of Evaluation: **February 6, 2020**



(This space reserved for official comments.)

*Recorded by: Pamela Daly, M.S.H.P. *Date: February 6, 2020 ☒Continuation ☒Update

P3a. Description, continued:

The frame building is clad with a rough stucco finish. The fenestration is primarily one-over-one wood sash windows on the first level, and the dormer windows comprised of small, square, individually framed fixed lights. The rear (east) elevation of the building has been substantially altered at some point in time with the installation of a sliding glass door, wood deck, and staircase to the backyard.

2.North chicken coop/horse stable
The largest chicken house is located to the northeast of the collection of buildings on the property. This is a wood-framed gabled building on a rectangular plan that measures approximately 154 feet long by 20 feet wide. Based on the evidence of modern horse stable stall guards situated within the sections of the building visible on the east elevation, the building was converted at some point in time to keep horses for recreational use. There are still some remaining wood shingles in place on the roof, but the roof system and the entire building have suffered from the ravages of time. The northern one-third of the structure has totally collapsed.

3.Egg laying coop
The chicken coop situated closest to the house, is also a wood-framed gabled building on a rectangular plan, and it measures approximately 66 feet long by 16 feet wide. The foundation is a poured concrete slab. The siding on the building appears to primarily be vertically set tongue-and-groove and plank siding. The roof is wood shingle, though corrugated metal has been added on top of the shingles at the west end. Openings were set in the upper portion of the southern wall of the coop to allow chickens access to a large fenced yard. Pedestrian doors are set on the west gable end, and on the south elevation.

4.Feed shed
This shed may have been used to keep the chicken feed safe from rodents, as evidenced by the corrugated steel panel walls and roof. The building measures approximately 24 feet long by 14 feet wide, and is constructed with a wood frame.

5.Storage shed
The storage shed is a wood-framed, metal-roofed, gable building that has a rectangular mass and measures approximately 26 feet long by 12 feet wide. The structure is set on a base of stone and concrete supports. The siding appears to be wide shiplap placed over plain flat boards. There are two pedestrian doors on the south elevation, and ground-level openings on the north elevation.

6.Egg boxing shed
This small building set to the rear of the sales shed/garage, may have been where the eggs were cleaned and boxed for sale. During the years of the Great Depression, the farm would have most probably also sold “past their prime” chickens for consumption. The building appears to have the same, wide shiplap siding as found on some of the other outbuildings. The building is severely deteriorated.

7.Sales shed/garage
Our investigation of the rectangular-massed structure that was believed to be a garage for housing automobiles, was instead a farm stand built by the Memeos for selling eggs and chickens to the general public. The wood frame structure with a metal-clad gable roof that measures 24 feet long by 20 feet wide, does not have the large framing members usually found encasing the front entranceway where a garage door would be situated. Instead, set along the interior walls are flat sheets of plywood used as wallboard. The poured concrete floor is very thin, providing only a covering for the floor for pedestrian use, not for supporting automobiles. The Egg Boxing shed is located immediately to the rear of the sales shed, allowing for eggs to be prepped prior to being set out for sale. The sales shed would have been easily accessible from passersby on Fulton Road, and there was plenty of room for parking near the shed.

*Recorded by: Pamela Daly, M.S.H.P. *Date: February 6, 2020 ☒Continuation ☒Update

B10. Statement of Significance, continued:

The property at 2220 Fulton Road has not been found to be directly associated with any persons important to the history of Santa Rosa, California, or the United States, and does not appear significant under Criterion B of the NRHP. Research did not uncover any substantial contributions by persons residing at the property important to the history of the local area, Santa Rosa, or Sonoma County.

The residence and outbuildings at 2220 Fulton Road were constructed on the subject property almost 60 years after the land had been sold in 1868 as excess railroad lands by the General Land Office. The residence is not a significant or exceptional example of a Craftsman style house, and the outbuildings are those that would have been constructed to support a home-based egg and chicken ranch. The residence and outbuildings are not the product of the work of a master craftsman or engineer, and do not possess high artistic value. The outbuildings do not embody any distinctive or rare characteristics of method of construction. The property at 2220 Fulton Road does not appear eligible for listing under Criterion C as a resource significant to the history of Santa Rosa, California, or the United Sates.

The property at 2220 Fulton Road does not appear to have the capacity to yield information important to the prehistory or history of Santa Rosa, Sonoma County, or California. The property does not appear eligible for listing in the NRHP under Criterion D.

The property at 2220 Fulton Road has retained most aspects of its historic integrity. Those aspects include its location, design, materials, workmanship, feeling, and association as a rural, agriculturally-based endeavor that dates to the early twentieth-century. The setting of the agricultural property has been compromised by the encroachment of modern housing developments.

The property at 2220 Fulton Road does not appear eligible for listing in the NRHP due to its unremarkable design and its lack of historic significance even though the dwelling and structure has retained its levels of physical integrity.



East (rear) and north elevations of the house. View looking southwest.



View from the south of north chicken coop that was converted for use as a horse stable.



South elevation of egg laying coop with chicken yard. View looking north.



West and south elevations of storage/feed shed. View looking northeast.



Storage shed located directly east of the house. View looking northwest.



Chicken and egg sales prep shed located to the rear of the sales shed. View looking northwest.

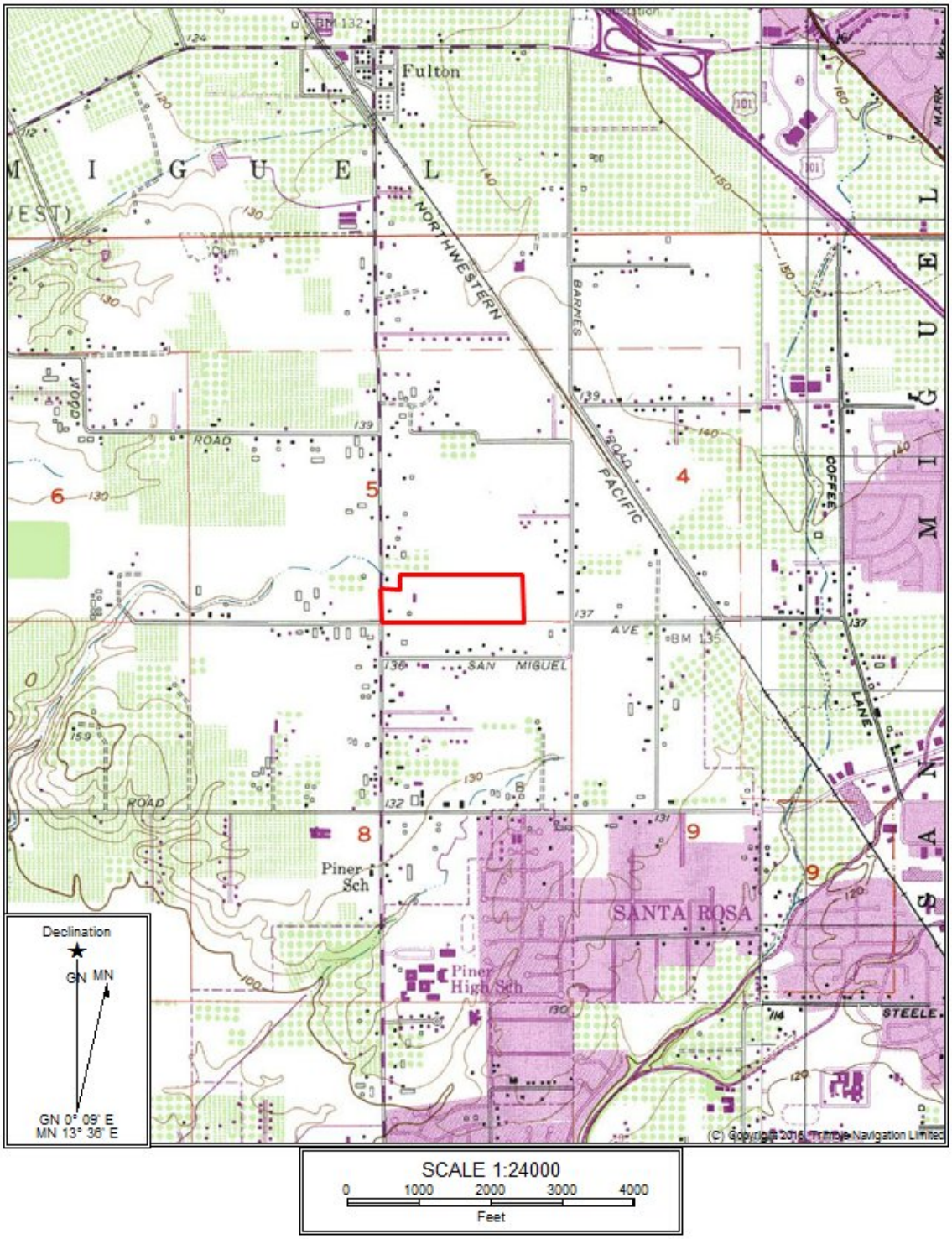


Open front shed for selling eggs and poultry. View looking southeast.

State of California — The Resources Agency	Primary #	UPDATE
DEPARTMENT OF PARKS AND RECREATION	HRI#	
LOCATION MAP	Trinomial	

Page 7 **of** 7 ***Resource Name:** 2220 Fulton Road

***Map Name:** Sebastopol ***Scale:** 1:24,000 ***Date of Map:** 1980



DPR 523J (1/95) ***Required information**

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C.3 - Tribal Consultation

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City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

February 18, 2020

Lytton Rancheria of California
Brenda Tomaras
Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway #281
San Diego, CA 92131

Re: 2220 FULTON RD, SANTA ROSA, CA 95403
Stonebridge Subdivision - 28.6 acre parcel to develop 14.6 acre portion with 105 single-family dwelling units with remaining 14.0 acres dedicated as a habitat preserve.
PRJ19-049

Ms. Tomaras:

The subject project is being referred to the Lytton Rancheria of California to provide written notification in compliance with AB-52 (Native Americans: California Environmental Quality Act). As such, a request for consultation with the City of Santa Rosa regarding this project and its potential impacts to tribal cultural resources must be made in writing within 30 days of the date of this letter and addressed to the project planner. Within 30 days of the written request, the City will begin the consultation process.

Any exchange of information regarding tribal cultural resources as a result of consultation with the City, will not be included in the environmental review document or otherwise disclosed by the lead agency or any other public agency to the public, without prior consent of the tribe that provided the information.

Please respond in writing no later than Thursday, March 19, 2020 to KToomians@srcity.org or by mail to:

City of Santa Rosa
Planning and Economic Development
Attention: Kristinae Toomians
100 Santa Rosa Avenue, Room 3
Santa Rosa CA 95404

If you have any questions regarding this application, please contact me at (707) 543-4692.

Kristinae Toomians
Senior Planner

STONEBRIDGE SUBDIVISION

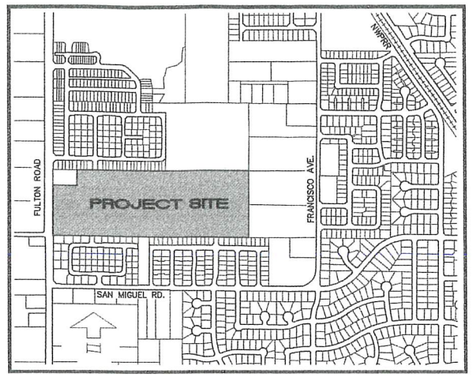
TENTATIVE MAP

GENERAL NOTES

1. EXISTING AND PROPOSED ZONING IS PD-04-007-SR.
2. GENERAL PLAN DESIGNATION IS LOW DENSITY RESIDENTIAL.
3. WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
4. PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
5. RESIDENTIAL LOT AREAS:
   SMALLEST 3,494 SF (LOT 2)
   LARGEST 8,958 SF (LOT 39)
   AVERAGE 4,203 SF
6. PARCEL AREAS:
   PARCEL A (STORMWATER TREATMENT FACILITY) – 19,557 SF
7. PRESERVE AREA:
   LOT 106 – 14.0 ACRES
8. ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
9. REMOVE ALL ON-SITE EXISTING FEATURES INCLUDING: STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED.
10. THE EXISTING LEACHFIELD AND SEPTIC TANK SHALL BE LOCATED AND ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS.
11. THERE IS AN EXISTING WELL ONSITE, AND IT SHALL BE ABANDONED.
12. ALL PROPOSED UTILITIES WITHIN RIGHT-OF-WAY SHALL BE PUBLIC.
13. THE SUSMP FEATURES, WHICH ARE LOCATED ON PARCEL 'A', SHALL BE MAINTAINED BY A SPECIAL TAX DISTRICT.
14. NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
15. SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
16. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS.
17. STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
18. SEWER LINE THAT DEVELOPMENT IS TRIBUTARY =
    SOUTH FULTON TRUNK LINE
    EXISTING SEWAGE GENERATION – 406 GALLONS PER DAY
    PROJECTED SEWAGE GENERATION – 0.043 MGD
19. THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

ABBREVIATIONS

AB	AGGREGATE BASE	MGD	MILLION GALLONS PER DAY
AC	ASPHALT CONCETE	NO	NUMBER
ADU	ACCESSORY DWELLING UNIT	P	PARKING
APN	ASSESSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BLDG	BUILDING	PLNTR	PLANTER
BO	BLOWOFF	PSDE	PRIVATE STORM DRAIN EASEMENT
BSL	BUILDING SETBACK LINE		
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
DI	DRAIN INLET	R/W	RIGHT OF WAY
DN	DOCUMENT NUMBER	S	GRADE SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
EX	EXISTING	SDCB	STORM DRAIN CATCH BASIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEAN OUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	ST	STREET
GB	GRADE BREAK	STD	STANDARD
GSL	GARAGE SETBACK LINE	SW	SIDEWALK
GV	GATE VALVE	SWE	SIDEWALK EASEMENT
HP	HIGH POINT	T	TRAVEL WAY
IG	INVERT GRADE	TC	TOP OF CURB
L	LENGTH	TYP	TYPICAL
LAT	LATERAL	W	WATER MAIN
LL	LOT LINE	WM	WATER METER
LP	LOW POINT	WS	WATER SERVICE
LT	LIGHT		



LOCATION MAP

NO SCALE

BENCHMARK

NAME: E108 ELEVATION: 136.784
DESCRIPTION: SAN MIGUEL AVE. AND FRANCISCO AVE;
CITY DISK IN MONUMENT 10 FT. WEST AND 8 FT. NORTH CL INTERSECTION
CITY OF SANTA ROSA DATUM

OWNER / DEVELOPER

WOODSIDE HOLDINGS, LP
C/O DAVID JACOBSON
434 LAS GALLINAS AVE., PMB 355
SAN RAFAEL, CA 94903
(415) 306-1687

PARAMOUNT HOMES
C/O PETER HELLMANN
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
(510) 612-2027

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND

	EXISTING	NEW
STREET LIGHT		
SANITARY SEWER	SS SSCO	8"SS SSMH SSCO
SANITARY SEWER LAT.		SS-LAT. SSCO
WATER MAIN & SERVICES	8"W FH	FH 8"W OR 12"W GV BO WS
STORM DRAIN SYSTEM	SD	SDMH SDCB DRAIN INLET
CURB & GUTTER		
SIDEWALK		
FLOWLINE / SWALE		
BIO-RETENTION BED		
TREE	(TO BE REMOVED)	(TO BE SAVED)
OVERHEAD UTILITY	OHP	
JOINT TRENCH	JT	
ELECTRIC (STREET LIGHT)	SL	
GAS	G	
UTILITY BOXES	C T E CATV	
FENCE		
CONTOURS (1' INTERVALS)		

SHEET INDEX

1. COVER SHEET
2. TENTATIVE MAP – OVERALL SITE PLAN
3. TENTATIVE MAP – RESIDENTIAL SITE PLAN
4. TENTATIVE MAP – GRADING, DRAINAGE AND UTILITY PLAN

City of Santa Rosa
DEC 31 2019
Planning & Economic Development Department

ANDREW BORDESSA
REGISTERED PROFESSIONAL ENGINEER
No. 34358
STATE OF CALIFORNIA
CIVIL
12/19/19
DATE
RCE 34358

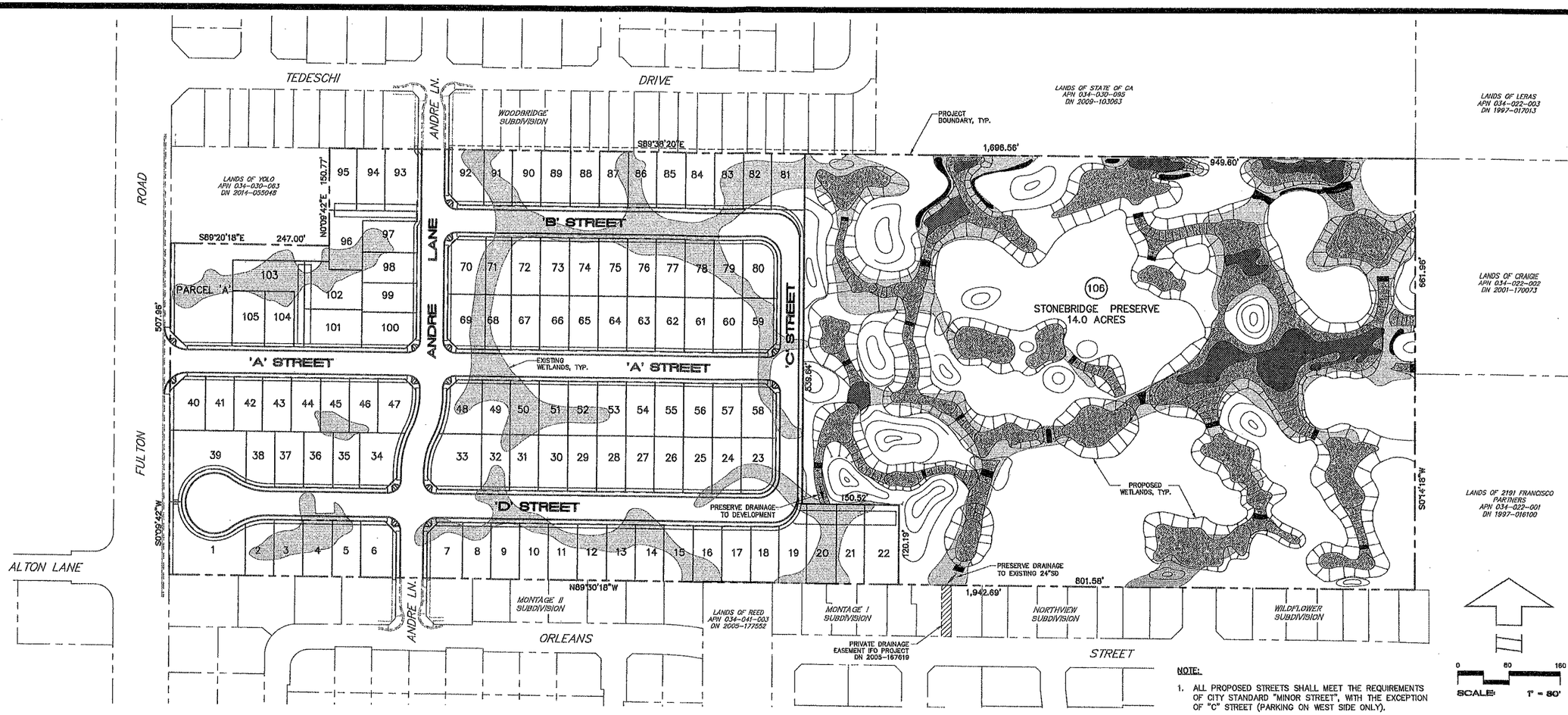
CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

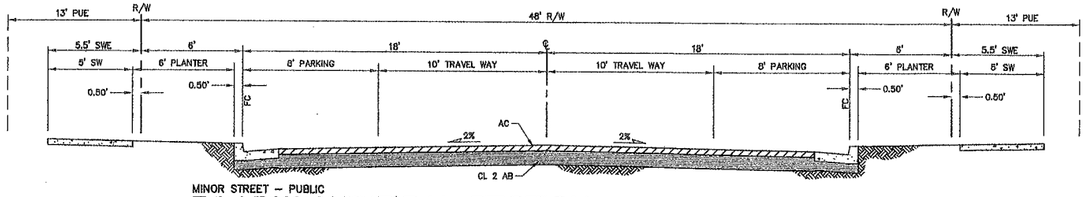
COVER SHEET
STONEBRIDGE SUBDIVISION
2220 FULTON ROAD
SANTA ROSA, CALIFORNIA
DN 2012-003362
APN 024-030-070
286 ACRES
106 LOTS
1 PARCEL
NOVEMBER 2019

JOB NO. 17-114

SHEET NO. 1 OF 4 SHEETS

E:\DESIGN\PROJECTS\17-114\PRINT\TENTATIVE MAP\TM-COVER.dwg 12/19/2019 12:51:47 PM

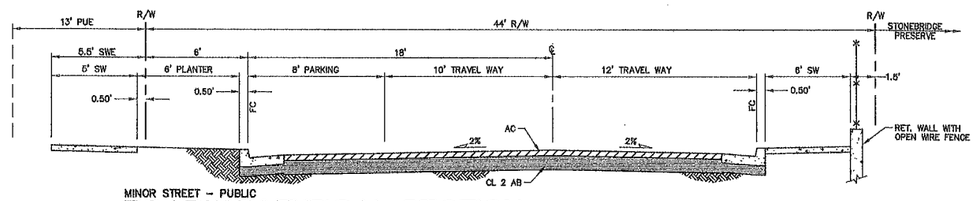




MINOR STREET – PUBLIC

ROADWAY TYPICAL SECTION

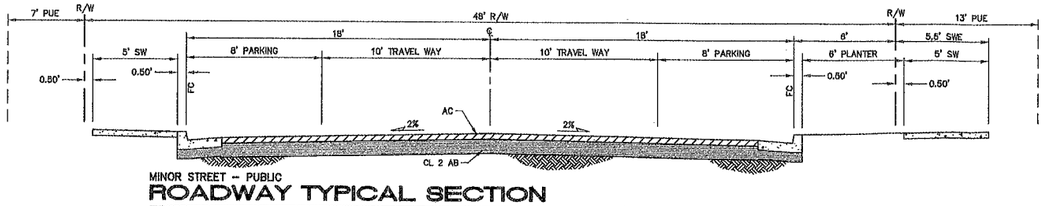
ANDRE LANE, 'A', 'B' AND 'D' STREET — NO SCALE



MINOR STREET – PUBLIC

ROADWAY TYPICAL SECTION

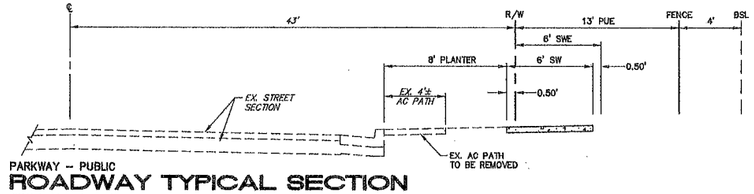
'C' STREET — NO SCALE



MINOR STREET – PUBLIC

ROADWAY TYPICAL SECTION

ANDRE LANE (NORTH OF B STREET) — NO SCALE



PARKWAY – PUBLIC

ROADWAY TYPICAL SECTION

FULTON ROAD — NO SCALE

12/19/17
DATE

REGISTERED PROFESSIONAL ENGINEER * ANDREW BORDESSA * No. 34368 * CIVIL * STATE OF CALIFORNIA

ANDREW BORDESSA
RCE 34368

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4920

TENTATIVE MAP - OVERALL SITE PLAN

STONEBRIDGE SUBDIVISION

28.6 ACRES
206 LOTS
1 PARCEL
NOVEMBER 2019

DN 2012-003362
APN 034-030-070

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

JOB NO.
17-114

SHEET NO.
2
OF 4 SHEETS

NOTES:

1. ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET" WITH THE EXCEPTION OF "C" STREET (PARKING ON WEST SIDE ONLY). SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
2. SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION.

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	6,609	16	3,863	31	3,871	46	3,848	61	3,848	76	3,871	91	3,867	106	3,867
2	3,855	17	3,871	32	3,871	47	4,506	62	3,848	77	3,871	92	4,629	107	4,676
3	3,843	18	3,871	33	6,077	48	4,591	63	3,848	78	3,871	93	3,880	108	5,401
4	3,844	19	3,871	34	5,108	49	3,848	64	3,848	79	3,871	94	4,282	109	5,785
5	3,845	20	4,697	35	3,620	50	3,848	65	3,848	80	4,584	95	4,117	110	6,396
6	4,590	21	5,405	36	3,871	51	3,848	66	3,848	81	4,709	96	6,071	111	5,587
7	4,591	22	5,406	37	3,871	52	3,848	67	3,848	82	3,897	97	4,161	112	4,373
8	3,853	23	4,548	38	3,871	53	3,848	68	3,848	83	3,884	98	3,849		
9	3,854	24	3,871	39	8,858	54	3,848	69	4,947	84	3,884	99	3,849		
10	3,856	25	3,871	40	4,403	55	3,848	70	4,979	85	3,887	100	4,676		
11	3,857	26	3,871	41	3,849	56	3,848	71	3,516	86	3,884	101	5,401		
12	3,859	27	3,871	42	3,849	57	3,848	72	3,871	87	3,880	102	5,785		
13	3,860	28	3,871	43	3,849	58	3,848	73	3,871	88	4,282	103	6,396		
14	3,860	29	3,871	44	3,849	59	3,848	74	3,871	89	4,117	104	5,587		
15	3,861	30	3,871	45	3,849	60	3,848	75	3,871	90	6,071	105	4,373		

SCALE: 1" = 40'

TENTATIVE MAP - RESIDENTIAL SITE PLAN

STONEBRIDGE SUBDIVISION

28.6 ACRES
106 LOTS
1 PARCEL
NOVEMBER 2019

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

DN 2012-003362
APN 034-030-070

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
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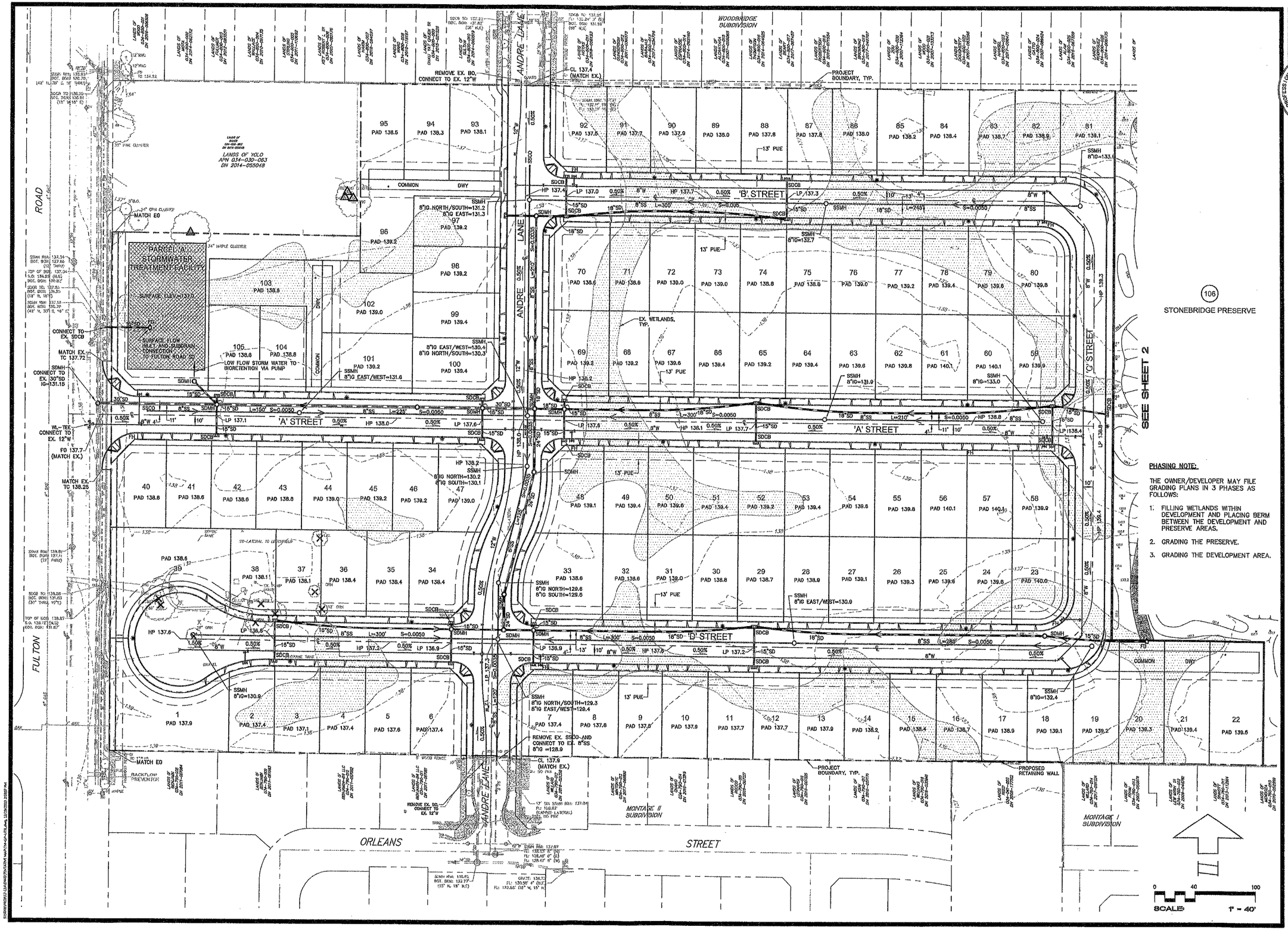
REGISTERED PROFESSIONAL ENGINEER ANDREW BORDESSA No. 34368 CIVIL STATE OF CALIFORNIA

ANDREW BORDESSA
RCE 34368

12/19/19
DATE

JOB NO. 17-114

SHEET NO. 3 OF 4 SHEETS



PHASING NOTE:

THE OWNER/DEVELOPER MAY FILE GRADING PLANS IN 3 PHASES AS FOLLOWS:

1. FILLING WETLANDS WITHIN DEVELOPMENT AND PLACING BERM BETWEEN THE DEVELOPMENT AND PRESERVE AREAS.
2. GRADING THE PRESERVE.
3. GRADING THE DEVELOPMENT AREA.

12/9/19
DATE

PROFESSIONAL ENGINEER * REGISTERED * ANDREW BORDESSA * No. 34588 * STATE OF CALIFORNIA * CIVIL

ANDREW BORDESSA
RCE 34588

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN

STONEBRIDGE SUBDIVISION

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

28.6 ACRES
104 LOTS
1 PARCEL
NOVEMBER 2019

DN 2012-003962
APN 034-030-070

JOB NO.
17-114

SHEET NO.
4
OF 4 SHEETS

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

February 18, 2020

Federated Indians of Graton Rancheria
Buffy McQuillen
6400 Redwood Dr. Ste. 300
Rohnert Park, CA 94928

Re: 2220 FULTON RD, SANTA ROSA, CA 95403
Stonebridge Subdivision - 28.6 acre parcel to develop 14.6 acre portion with 105 single-family dwelling units with remaining 14.0 acres dedicated as a habitat preserve.
PRJ19-049

Ms. McQuillen:

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Planning and Economic Development
Attention: Kristinae Toomians
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If you have any questions regarding this application, please contact me at (707) 543-4692.

Kristinae Toomians
Senior Planner

STONEBRIDGE SUBDIVISION

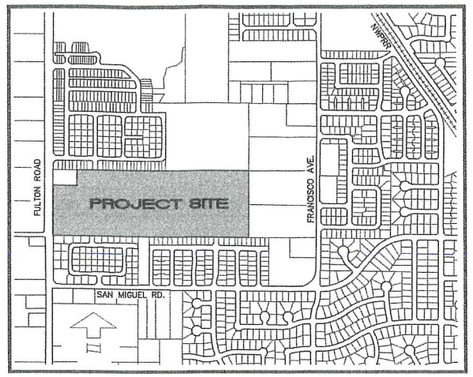
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7. PRESERVE AREA:
   LOT 106 – 14.0 ACRES
8. ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
9. REMOVE ALL ON-SITE EXISTING FEATURES INCLUDING: STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED.
10. THE EXISTING LEACHFIELD AND SEPTIC TANK SHALL BE LOCATED AND ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS.
11. THERE IS AN EXISTING WELL ONSITE, AND IT SHALL BE ABANDONED.
12. ALL PROPOSED UTILITIES WITHIN RIGHT-OF-WAY SHALL BE PUBLIC.
13. THE SUSMP FEATURES, WHICH ARE LOCATED ON PARCEL 'A', SHALL BE MAINTAINED BY A SPECIAL TAX DISTRICT.
14. NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
15. SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
16. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS.
17. STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
18. SEWER LINE THAT DEVELOPMENT IS TRIBUTARY =
    SOUTH FULTON TRUNK LINE
    EXISTING SEWAGE GENERATION – 406 GALLONS PER DAY
    PROJECTED SEWAGE GENERATION – 0.043 MGD
19. THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

ABBREVIATIONS

AB	AGGREGATE BASE	MGD	MILLION GALLONS PER DAY
AC	ASPHALT CONCETE	NO	NUMBER
ADU	ACCESSORY DWELLING UNIT	P	PARKING
APN	ASSESSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BLDG	BUILDING	PLNTR	PLANTER
BO	BLOWOFF	PSDE	PRIVATE STORM DRAIN EASEMENT
BSL	BUILDING SETBACK LINE		
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
DI	DRAIN INLET	R/W	RIGHT OF WAY
DN	DOCUMENT NUMBER	S	GRADE SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
EX	EXISTING	SDCB	STORM DRAIN CATCH BASIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEAN OUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	ST	STREET
GB	GRADE BREAK	STD	STANDARD
GSL	GARAGE SETBACK LINE	SW	SIDEWALK
GV	GATE VALVE	SWE	SIDEWALK EASEMENT
HP	HIGH POINT	T	TRAVEL WAY
IG	INVERT GRADE	TC	TOP OF CURB
L	LENGTH	TYP	TYPICAL
LAT	LATERAL	W	WATER MAIN
LL	LOT LINE	WM	WATER METER
LP	LOW POINT	WS	WATER SERVICE
LT	LIGHT		



LOCATION MAP

NO SCALE

BENCHMARK

NAME: E108 ELEVATION: 136.784
DESCRIPTION: SAN MIGUEL AVE. AND FRANCISCO AVE;
CITY DISK IN MONUMENT 10 FT. WEST AND 8 FT. NORTH CL INTERSECTION
CITY OF SANTA ROSA DATUM

OWNER / DEVELOPER

WOODSIDE HOLDINGS, LP
C/O DAVID JACOBSON
434 LAS GALLINAS AVE., PMB 355
SAN RAFAEL, CA 94903
(415) 306-1687

PARAMOUNT HOMES
C/O PETER HELLMANN
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
(510) 612-2027

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND

	EXISTING	NEW
STREET LIGHT		
SANITARY SEWER	SS SSCO	8"SS SSMH SSCO
SANITARY SEWER LAT.		SS-LAT. SSCO
WATER MAIN & SERVICES	8"W FH	FH 8"W OR 12"W GV BO WS
STORM DRAIN SYSTEM	SD	SDMH SDCB DRAIN INLET
CURB & GUTTER		
SIDEWALK		
FLOWLINE / SWALE		
BIO-RETENTION BED		
TREE	(TO BE REMOVED)	(TO BE SAVED)
OVERHEAD UTILITY	OHP	
JOINT TRENCH	JT	
ELECTRIC (STREET LIGHT)	SL	
GAS	G	
UTILITY BOXES	C T E CATV	
FENCE		
CONTOURS (1' INTERVALS)		

SHEET INDEX

1. COVER SHEET
2. TENTATIVE MAP – OVERALL SITE PLAN
3. TENTATIVE MAP – RESIDENTIAL SITE PLAN
4. TENTATIVE MAP – GRADING, DRAINAGE AND UTILITY PLAN

City of Santa Rosa
DEC 31 2019
Planning & Economic Development Department

ANDREW BORDESSA
REGISTERED PROFESSIONAL ENGINEER
No. 34358
STATE OF CALIFORNIA
CIVIL
12/19/19
DATE
RCE 34358

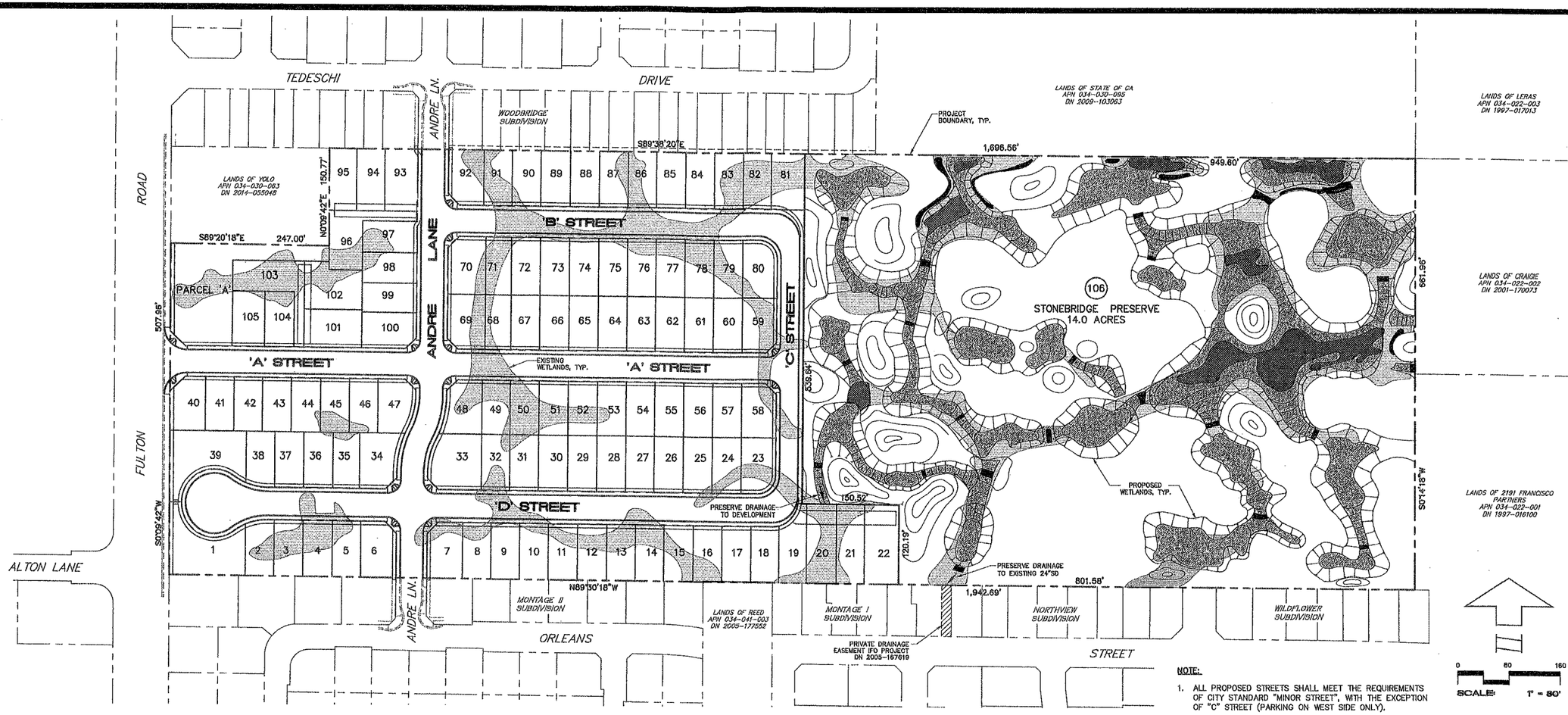
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2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

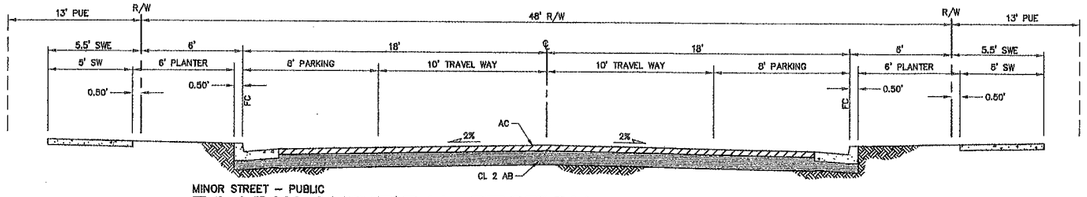
COVER SHEET
STONEBRIDGE SUBDIVISION
2220 FULTON ROAD
SANTA ROSA, CALIFORNIA
DN 2012-003362
APN 024-030-070
286 ACRES
106 LOTS
1 PARCEL
NOVEMBER 2019

JOB NO. 17-114

SHEET NO. 1 OF 4 SHEETS

E:\DESIGN\PROJECTS\17-114\PRINT\TENTATIVE MAP\TM-COVER.dwg 12/19/2019 12:51:47 PM

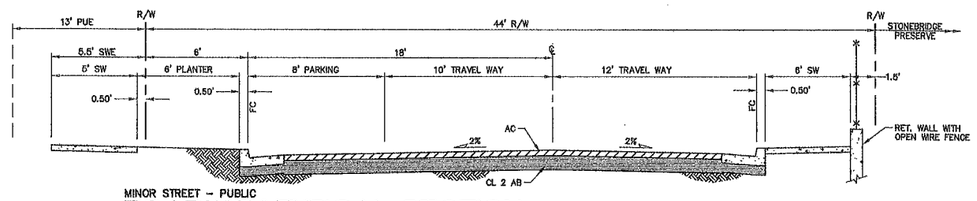




MINOR STREET – PUBLIC

ROADWAY TYPICAL SECTION

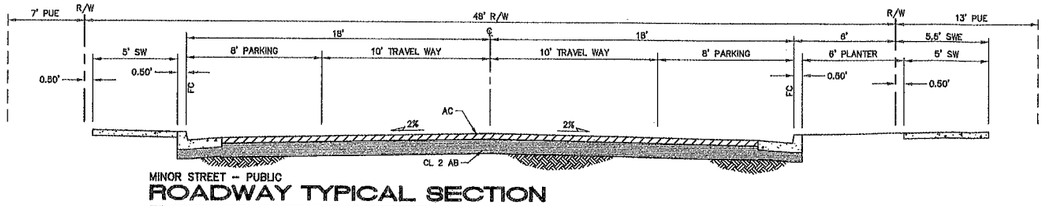
ANDRE LANE, 'A', 'B' AND 'D' STREET — NO SCALE



MINOR STREET – PUBLIC

ROADWAY TYPICAL SECTION

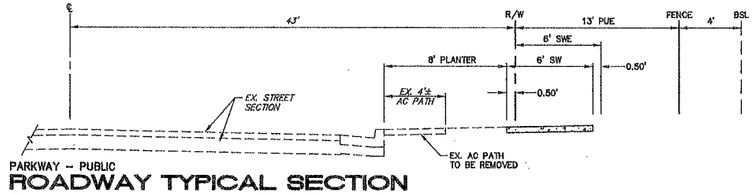
'C' STREET — NO SCALE



MINOR STREET – PUBLIC

ROADWAY TYPICAL SECTION

ANDRE LANE (NORTH OF B STREET) — NO SCALE



PARKWAY – PUBLIC

ROADWAY TYPICAL SECTION

FULTON ROAD — NO SCALE

12/19/17
DATE

REGISTERED PROFESSIONAL ENGINEER * ANDREW BORDESSA * No. 34368 * CIVIL * STATE OF CALIFORNIA

ANDREW BORDESSA
RCE 34368

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4920

TENTATIVE MAP - OVERALL SITE PLAN

STONEBRIDGE SUBDIVISION

28.6 ACRES
206 LOTS
1 PARCEL
NOVEMBER 2019

DN 2012-003362
APN 034-030-070

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

JOB NO.
17-114

SHEET NO.
2
OF 4 SHEETS

NOTES:

1. ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET" WITH THE EXCEPTION OF "C" STREET (PARKING ON WEST SIDE ONLY). SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
2. SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION.

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	6,609	16	3,863	31	3,871	46	3,848	61	3,848	76	3,871	91	3,867		
2	3,855	17	3,871	32	3,871	47	4,506	62	3,848	77	3,871	92	4,629		
3	3,843	18	3,871	33	6,077	48	4,591	63	3,848	78	3,871	93	4,260		
4	3,844	19	4,697	34	5,108	49	3,848	64	3,848	79	3,871	94	4,117		
5	3,845	20	5,405	35	3,620	50	3,848	65	3,848	80	4,584	95	6,071		
6	4,590	21	5,406	36	3,871	51	3,848	66	3,848	81	4,709	96	4,161		
7	4,591	22	4,548	37	3,871	52	3,848	67	3,848	82	3,897	97	3,849		
8	3,853	23	3,871	38	3,871	53	3,848	68	3,848	83	3,884	98	3,849		
9	3,854	24	3,871	39	8,658	54	3,848	69	3,848	84	3,887	99	3,849		
10	3,856	25	3,871	40	4,403	55	3,848	70	4,979	85	3,880	100	4,676		
11	3,857	26	3,871	41	3,849	56	3,848	71	3,516	86	3,884	101	5,401		
12	3,859	27	3,871	42	3,849	57	3,848	72	3,671	87	3,880	102	5,785		
13	3,860	28	3,871	43	3,849	58	3,848	73	3,871	88	3,877	103	6,396		
14	3,860	29	3,871	44	3,849	59	3,848	74	3,871	89	3,877	104	5,987		
15	3,861	30	3,871	45	3,849	60	3,848	75	3,871	90	3,870	105	4,373		

SCALE: 1" = 40'

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP - RESIDENTIAL SITE PLAN

STONEBRIDGE SUBDIVISION

28.6 ACRES
106 LOTS
1 PARCEL
NOVEMBER 2019

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

DN 2012-003362
APN 034-030-070

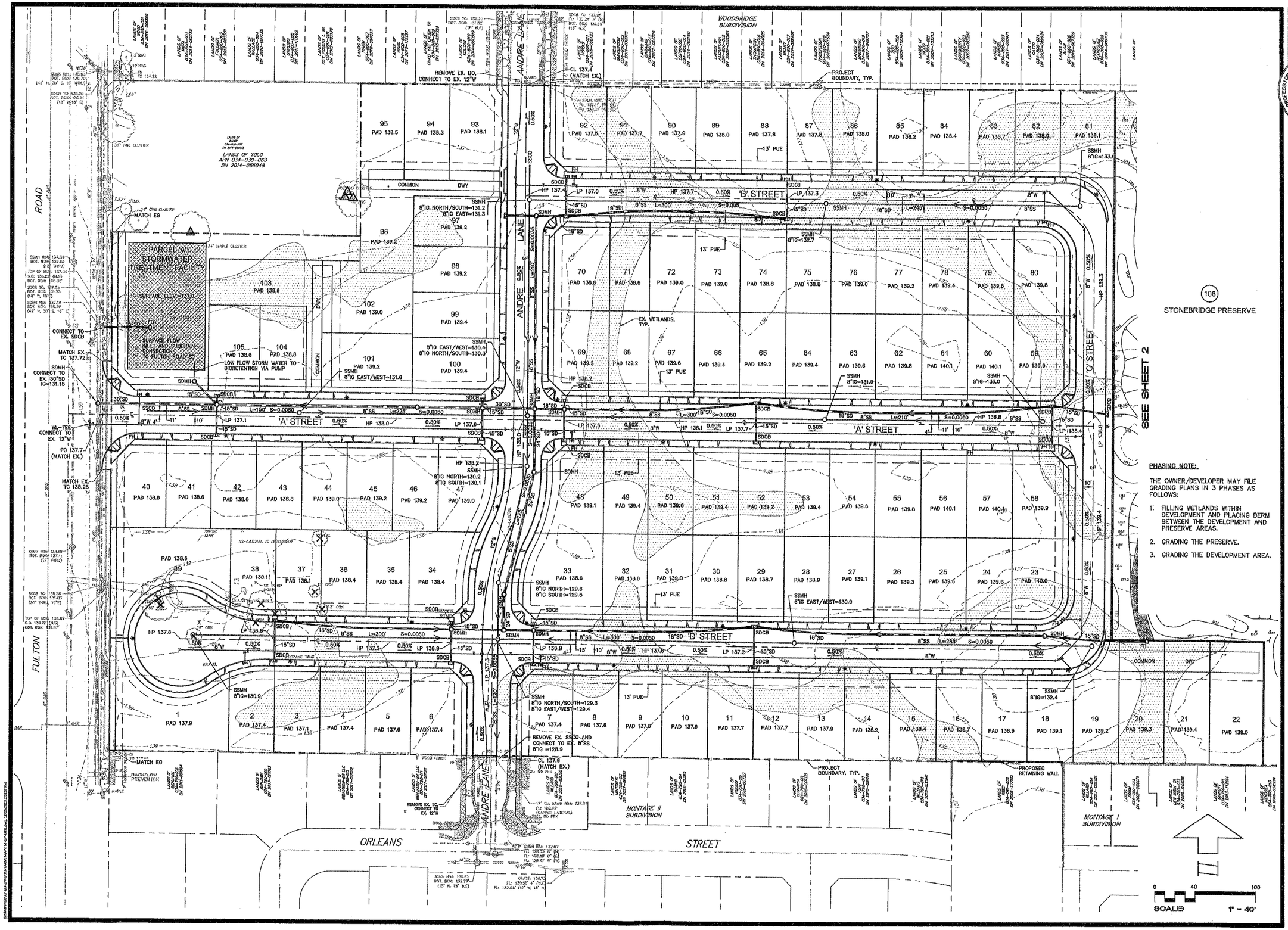
JOB NO. 17-114

SHEET NO. 3 OF 4 SHEETS

REGISTERED PROFESSIONAL ENGINEER
ANDREW BORDESSA
No. 34368
CIVIL
STATE OF CALIFORNIA

ANDREW BORDESSA
RCE 34368

12/19/19
DATE



PHASING NOTE:

THE OWNER/DEVELOPER MAY FILE GRADING PLANS IN 3 PHASES AS FOLLOWS:

1. FILLING WETLANDS WITHIN DEVELOPMENT AND PLACING BERM BETWEEN THE DEVELOPMENT AND PRESERVE AREAS.
2. GRADING THE PRESERVE.
3. GRADING THE DEVELOPMENT AREA.

12/9/19
DATE

PROFESSIONAL ENGINEER * REGISTERED * ANDREW BORDESSA * No. 34588 * STATE OF CALIFORNIA * CIVIL

ANDREW BORDESSA
RCE 34588

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN

STONEBRIDGE SUBDIVISION

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

28.6 ACRES
104 LOTS
1 PARCEL
NOVEMBER 2019

DN 2012-003962
APN 034-030-070

JOB NO.
17-114

SHEET NO.
4
OF 4 SHEETS