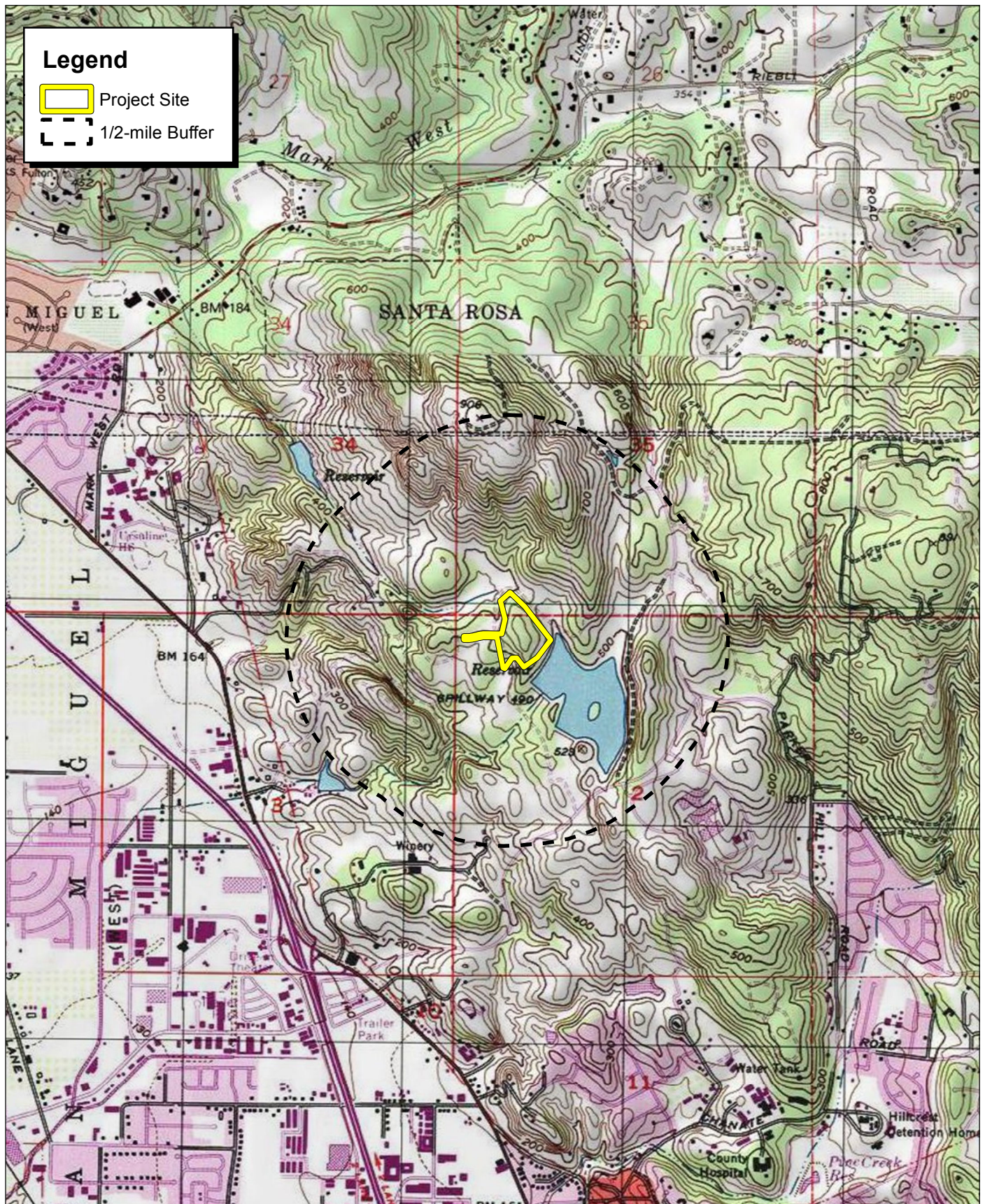


Appendix C: Cultural Resources Supporting Information

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C.1 - Non Confidential NWIC Records Search Results

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Source: USGS Santa Rosa (1980) 7.5' Quadrangle

T7N R 8W Sec 2; T8N R8W Sec 35

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Exhibit 1
Records Search Map

Report Detail: S-001778

Identifiers

Report No.: S-001778

Other IDs:

Cross-refs:

Citation information

Author(s): Thomas M. Origer and Neysa Carpenter

Year: 1979 (Nov)

Title: A Cultural Resources Inventory of the Fountain Grove Ranch, Santa Rosa, Sonoma County, California.

Affiliation: Anthropological Studies Center, Sonoma State University

No. pages: 0

No. maps: 0

Attributes: Archaeological, Architectural/historical, Field study

Inventory size: 1970 ac

Disclosure: Not for publication

Collections: No

General notes

Associated resources

<i>Primary No.</i>	<i>Trinomial</i>	<i>Name</i>
P-49-001144	CA-SON-001220H	Fountain Grove Ranch
P-49-001145	CA-SON-001221	[none]
P-49-001146	CA-SON-001222	[none]
P-49-001147	CA-SON-001223	[none]

No. resources: 4

Has informals: No

Location information

County(ies): Sonoma

USGS quad(s): Mark West Springs, Santa Rosa

Address:

PLSS:

Database record metadata

	<i>Date</i>	<i>User</i>	
<i>Entered:</i>	4/7/2005	nwic-main	
<i>Last modified:</i>	2/9/2016	grahams	
<i>IC actions:</i>	<i>Date</i>	<i>User</i>	<i>Action taken</i>
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
<i>Record status:</i>	Verified		

Report Detail: S-016455

Identifiers

Report No.: S-016455

Other IDs:

Cross-refs:

Citation information

Author(s): Susan M. Clark

Year: 1994 (Sep)

Title: Historic Structures Report, Fountaingrove Winery Complex, Round Barn Road, Santa Rosa, California, Assessor Parcel #040-050-032

Affiliation:

No. pages: 61

No. maps: 7

Attributes: Architectural/historical, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

Associated resources

<i>Primary No.</i>	<i>Trinomial</i>	<i>Name</i>
P-49-001144	CA-SON-001220H	Fountain Grove Ranch
P-49-004841		Fountaingrove Winery

No. resources: 2

Has informals: No

Location information

County(ies): Sonoma

USGS quad(s): Santa Rosa

Address:

PLSS:

Database record metadata

	<i>Date</i>	<i>User</i>	
<i>Entered:</i>	4/7/2005	nwic-main	
<i>Last modified:</i>	2/9/2016	grahams	
<i>IC actions:</i>	<i>Date</i>	<i>User</i>	<i>Action taken</i>
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	2/5/2016	simsa	Database Incomplete: affiliation not submitted
<i>Record status:</i>	Verified		

Report Detail: S-035929

Identifiers

Report No.: S-035929

Other IDs:

Cross-refs:

Citation information

Author(s):

Year: 2008 (Mar)

Title: Cultural Resources Assessment - Fulton to St. Helena Rebuild Project

Affiliation: Pacific Gas and Electric Company

No. pages:

No. maps:

Attributes: Archaeological, Architectural/historical, Field study

Inventory size: c. 16.5 li mi

Disclosure: Not for publication

Collections: No

General notes

Associated resources

Primary No.	Trinomial	Name
P-28-001548		F-SH 1
P-49-002105	CA-SON-001052	Fulkerson House
P-49-002802		Rincon Fences
P-49-002839		O'Brien Ranch
P-49-004081		F-SH 1
P-49-004082		F-SH 2
P-49-004083		F-SH 3
P-49-004084		F-SH 6
P-49-004085		F-SH 7

No. resources: 9

Has informals: No

Location information

County(ies): Napa, Sonoma

USGS quad(s): Kenwood, Rutherford, Santa Rosa, Sebastopol, St Helena

Address:

PLSS:

Database record metadata

Date	User
------	------

Entered: 8/31/2009	guldenj
--------------------	---------

Last modified: 7/18/2016	neala
--------------------------	-------

IC actions:	Date	User	Action taken
	6/30/2016	changc	no author submitted.

Record status: Verified

Report Detail: S-037608

Identifiers

Report No.: S-037608

Other IDs: Type

Name

Submitter

File No. 10-62S

Cross-refs:

Citation information

Author(s): Lauren Del Bondio and Thomas M. Origer

Year: 2010 (Oct)

Title: A Cultural Resources Survey for the City of Santa Rosa Creek Restoration Project, Sonoma County, California

Affiliation: Tom Origer & Associates

No. pages: 57

No. maps: 17

Attributes: Archaeological, Field study

Inventory size: c 16 li mi

Disclosure: Not for publication

Collections: No

General notes

Associated resources

Primary No.	Trinomial	Name
P-49-000073	CA-SON-000004/H	Carrillo Adobe
P-49-000365	CA-SON-000394	Son-394
P-49-000617	CA-SON-000667	Field #1
P-49-000822	CA-SON-000882	JUDGE SITE
P-49-001866	CA-SON-001686	
P-49-002063	CA-SON-000154/H	

No. resources: 6

Has informals: No

Location information

County(ies): Sonoma

USGS quad(s): Kenwood, Santa Rosa, Sebastopol

Address:

PLSS:

Database record metadata

Date	User
------	------

Entered: 1/31/2011 montgomeryk

Last modified: 6/15/2015 hagell

IC actions:

Record status: Verified

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C.2 - Confidential Record Search Results

Pursuant to Public Resources Code, Section 21082.3(c)(2), this Appendix is considered confidential and may not be distributed to the public. An unredacted version will be kept on file by FCS.

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C.3 - NAHC SFL Search and Tribal Correspondence

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Local Government Tribal Consultation 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

Type of List Requested

- ☒ CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*
- ☐ General Plan (SB 18) - *Per Government Code § 65352.3.*

Local Action Type:

☐ General Plan ☐ General Plan Element ☐ General Plan Amendment
☐ Specific Plan ☐ Specific Plan Amendment ☐ Pre-planning Outreach Activity

Required Information

Project Title: 3316.0022 Emerald Isle

Local Government/Lead Agency: The City of Santa Rosa

Contact Person: Dr. Dana DePietro

Street Address: 1350 Treat Boulevard, Suite 380

City: Walnut Creek Zip: 94597

Phone: 530-219-1432 Fax: 714-508-4110

Email: ddepietro@fcs-intl.com

Specific Area Subject to Proposed Action

County: Sonoma City/Community: Santa Rosa

Project Description:

The proposed Project site is located at the eastern end of Gullane Drive on the grounds of the Fountaingrove Golf and Athletic Club in the northern part of the city of Santa Rosa, Sonoma County, California. The 12.54 acre site consists of two parcels, APN 173-670-016 (10.4 acres) and APN 173-670-004 (2.1 acres), and is entirely surrounded by the golf course. The Project Applicant, Oakmont Senior Living, is proposing to build and operate a 55,445 square foot skilled nursing facility on the site, providing up to 70 bed in 49 units for convalescent senior citizens.

Additional Request

- ☒ Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): USGS Santa Rosa (1980)

Township: 7N Range: 8W Section(s): 35

NATIVE AMERICAN HERITAGE COMMISSION

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



August 23, 2016

Dr. Dana DePietro
FCS on Behalf of The City of Santa Rosa

Sent by Email: ddepietro@fcs-int.com
Number of Pages: 3

RE: 3316 Emerald Isle, Sonoma County

Dear Ms. DePietro:

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

As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

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

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

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

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

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. **A search of the SFL was completed for the USGS quadrangle information provided with negative results.**
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

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

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

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

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

Sincerely,



Sharaya Souza
Staff Services Analyst

**Native American Contacts
Sonoma County
August 23, 2016**

Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Ste 300 Coast Miwok
Rohnert Park , CA 94928 Southern Pomo
(707) 566-2288 Office
(707) 566-2291 Fax

Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Ste 300 Coast Miwok
Rohnert Park , CA 94928 Southern Pomo
gbuvelot@gratonrancheria.
(415) 279-4844 Cell
(707) 566-2288 ext 103

Lytton Rancheria of California
Marjorie Mejia, Chairperson
437 Aviation Blvd Pomo
Santa Rosa , CA 95403
margiemejia@aol.com
(707) 575-5917
(707) 575-6974 - Fax

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources assessments for
3316 Emerald Isle, Sonoma County.

Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928
Phone: (415) 279-4844

August 30, 2016

Subject: Proposed Oakmont Emerald Isle Development, Santa Rosa CA

Dear Mr. Buvelot,

Oakmont Senior Living, is proposing to build and operate a 55,445 square foot skilled nursing facility at the enclosed project location in Santa Rosa CA. The facility will provide up to 70 beds in 49 units for convalescent senior citizens and would offer a range of short and long-term hands-on care services, including physical or speech therapy, stroke recovery, Parkinson's care, acute medical conditions care, terminal illness care, and general rehabilitation.

The proposed facility would be constructed at the center of the site, with a winding driveway leading from Gullane Drive to the main entrance to the building and wrapping around its northern and southern ends. A total of 88 parking spaces would be provided along the driveway around the facility. The building would be one story high, with a low pitched gable roof approximately 57 feet high at its tallest point and generous overhangs. The exterior of the building would be constructed in craftsman style architecture, with articulated exterior walls of wood shingles, stucco, and natural stone facing. Exterior paint and materials would use cool tones intended to complement the natural surroundings.

The majority of the Project site would remain undeveloped woodland and open space, with approximately 70 percent of the existing trees on the site preserved. Existing trees would be complemented with plantings of native Oak and Fir trees at the perimeter of the site and Valley Oaks and Big Leaf Maples in the parking area. Drought tolerant and Mediterranean plants species would be used in landscaped areas of the site near the proposed building, and an irrigation system with weather-based controllers would be installed. Natural outcroppings of rock would be preserved in place at several locations on the site and native boulders from the site would be used to enhance drainage areas.

To determine the presence or absence of cultural and historical resources within the proposed project area and a ½ mile radius, FCS will conduct a record search at the Northwest Information Center (NWIC) at Sonoma State University. To identify any historic properties or resources, the current inventories of the National Register of Historic Places (NR), the California Register of Historic Resources (CR), the California Historical Landmarks list (CHL), the California Points of Historical Interest (CPHI) list, and the California State Historic Resources Inventory (HRI) for Sonoma County will be reviewed to determine the existence of previously documented local

historical resources. An intensive pedestrian survey will also be conducted at the project locations.

If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

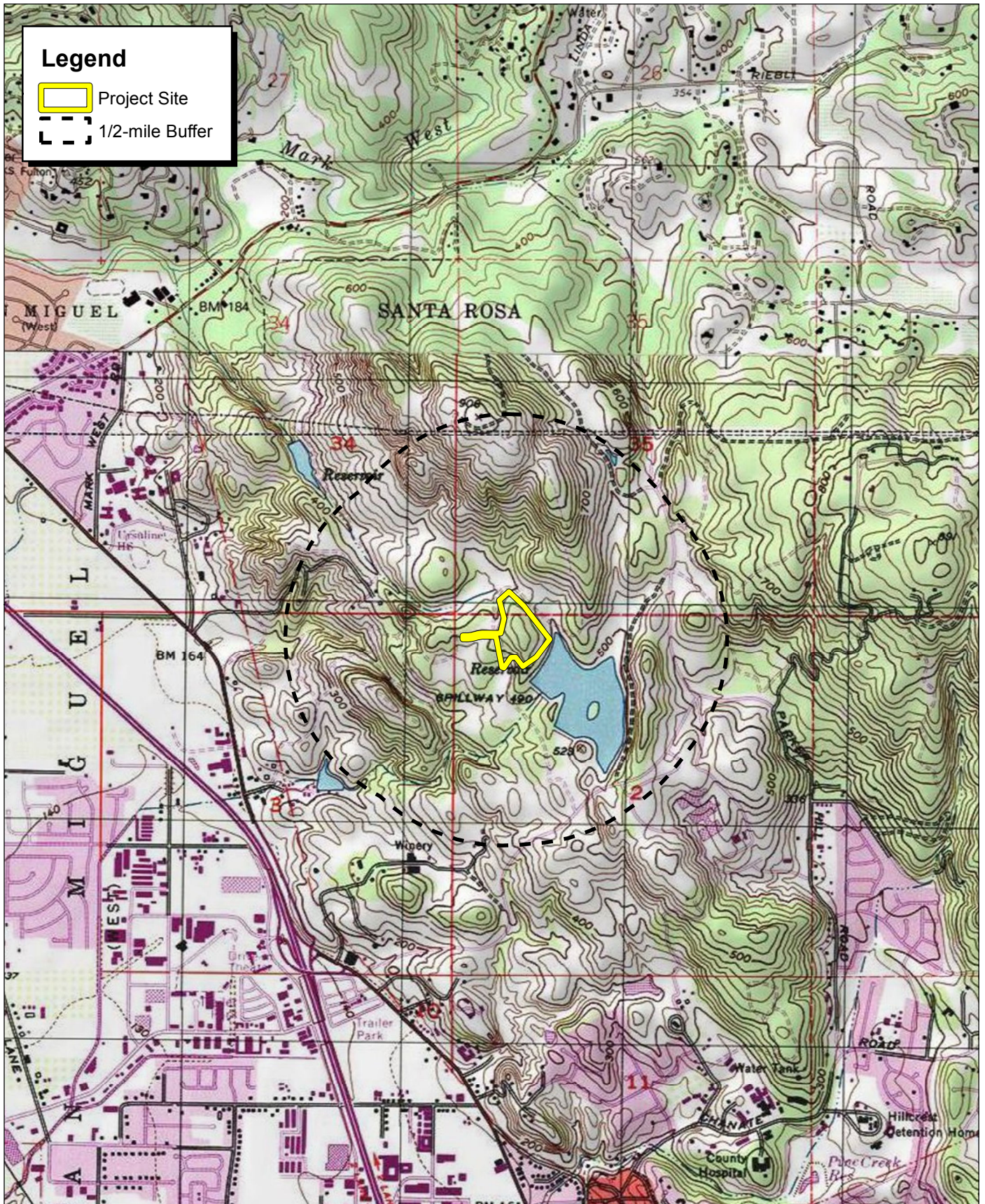
Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act. Project notification and consultation requirements are being handled by designated lead agencies under CEQA and NEPA. Please feel free to contact me at 925.357.2562 or via email at ddepietro@fcs-intl.com and thank you for your valuable assistance.

Sincerely,

A handwritten signature in black ink that reads "Dana DePietro". The signature is fluid and cursive, with the first name "Dana" and last name "DePietro" clearly legible.

Dana Douglas DePietro, Ph.D.
Senior Scientist, Archaeology
FirstCarbon Solutions
1350 Treat Boulevard, Ste. 380
Walnut Creek, CA 94597

Enc: Project location map for the proposed development



Source: USGS Santa Rosa (1980) 7.5' Quadrangle

T7N R 8W Sec 2; T8N R8W Sec 35

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Exhibit 1
Records Search Map

Lytton Rancheria of California
Marjorie Mejia, Chairperson
437 Aviation Blvd
Santa Rosa, CA 95403
Phone: (707) 575-5917

August 30, 2016

Subject: Proposed Oakmont Emerald Isle Development, Santa Rosa CA

Dear Chairperson Mejia,

Oakmont Senior Living, is proposing to build and operate a 55,445 square foot skilled nursing facility at the enclosed project location in Santa Rosa CA. The facility will provide up to 70 beds in 49 units for convalescent senior citizens and would offer a range of short and long-term hands-on care services, including physical or speech therapy, stroke recovery, Parkinson's care, acute medical conditions care, terminal illness care, and general rehabilitation.

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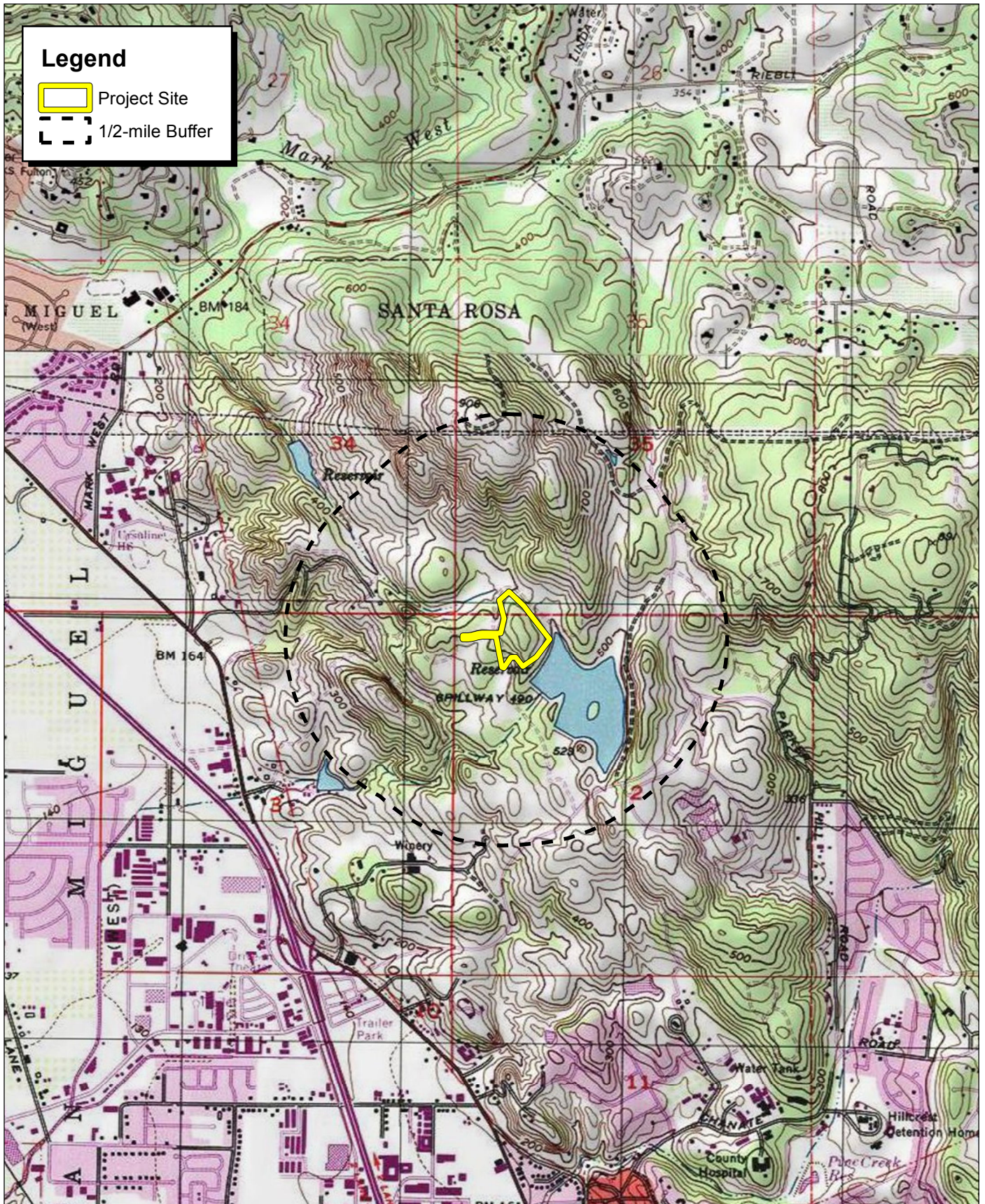
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Sincerely,

A handwritten signature in black ink that reads "Dana DePietro". The signature is written in a cursive, flowing style.

Dana Douglas DePietro, Ph.D.
Senior Scientist, Archaeology
FirstCarbon Solutions
1350 Treat Boulevard, Ste. 380
Walnut Creek, CA 94597

Enc: Project location map for the proposed development



Source: USGS Santa Rosa (1980) 7.5' Quadrangle

T7N R 8W Sec 2; T8N R8W Sec 35

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Exhibit 1
Records Search Map

Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928
Phone: (707) 566-2291

August 30, 2016

Subject: Proposed Oakmont Emerald Isle Development, Santa Rosa CA

Dear Chairperson Sarris,

Oakmont Senior Living, is proposing to build and operate a 55,445 square foot skilled nursing facility at the enclosed project location in Santa Rosa CA. The facility will provide up to 70 beds in 49 units for convalescent senior citizens and would offer a range of short and long-term hands-on care services, including physical or speech therapy, stroke recovery, Parkinson's care, acute medical conditions care, terminal illness care, and general rehabilitation.

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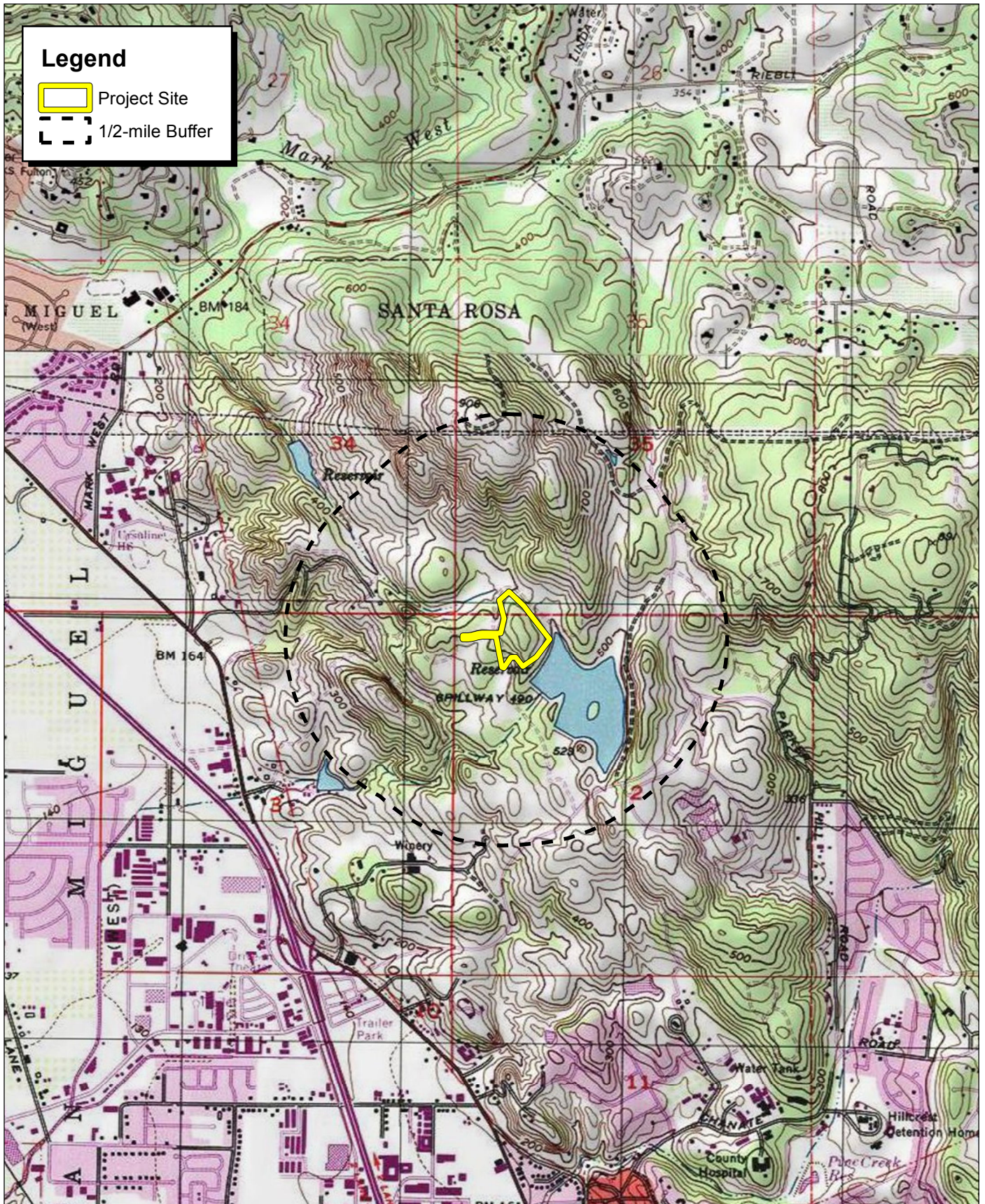
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Sincerely,

A handwritten signature in black ink that reads "Dana DePietro". The signature is fluid and cursive, with the first name "Dana" and last name "DePietro" clearly legible.

Dana Douglas DePietro, Ph.D.
Senior Scientist, Archaeology
FirstCarbon Solutions
1350 Treat Boulevard, Ste. 380
Walnut Creek, CA 94597

Enc: Project location map for the proposed development



Source: USGS Santa Rosa (1980) 7.5' Quadrangle

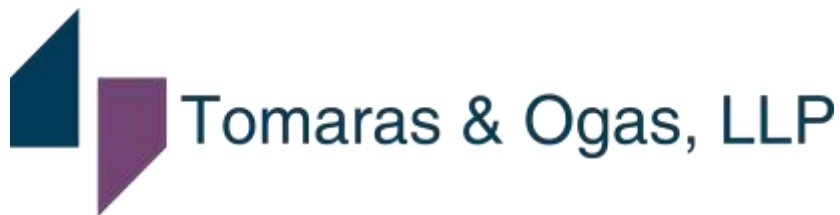
T7N R 8W Sec 2; T8N R8W Sec 35

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Exhibit 1
Records Search Map



Kathryn Ogas
Brenda Tomaras

Kogas@mtowlaw.com
Btomaras@mtowlaw.com

September 22, 2016

VIA Email

Dana DePietro
FirstCarbon Solutions
1350 Treat Boulevard, Ste. 380
Walnut Creek, CA 94597

Re: Proposed Oakmont Emerald Isle Development, Santa Rosa, CA

Dear Ms. DePietro:

Our firm represents the Lytton Rancheria of California with respect to cultural resources matters. 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.

Very Truly Yours,

TOMARAS & OGAS, LLP

A handwritten signature in black ink that reads "Brenda L. Tomaras". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Brenda L. Tomaras
Attorneys for the Lytton Rancheria

C.4 - Survey Photographs

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Photograph 1: View of the project site; facing north.



Photograph 2: View of the project site; facing east.



Photograph 3: View of the project site; facing south.



Photograph 4: View of the project site; facing west.



Photograph 5: View from the project site; facing north.



Photograph 6: View from the project site; facing east.



Photograph 7: View from the project site; facing south.



Photograph 8: View from the project site; facing west.



Photograph 9: Detail of typical soils and soil visibility within the project site.



Photograph 10: View of initial grading in the center of the project area, facing southwest.



Photograph 11: View of large stone accumulation in the center of the project site, facing north.