3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.1200e-003	0.0000	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3340	0.3340	1.0000e-005	0.0000	0.3342
Total	**1.5000e-004**	**1.1000e-004**	**1.1200e-003**	**0.0000**	**4.0000e-004**	**0.0000**	**4.0000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.3340**	**0.3340**	**1.0000e-005**	**0.0000**	**0.3342**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**		**2.0400e-003**	**2.0400e-003**		**1.9400e-003**	**1.9400e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.1200e-003	0.0000	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3340	0.3340	1.0000e-005	0.0000	0.3342
Total	**1.5000e-004**	**1.1000e-004**	**1.1200e-003**	**0.0000**	**4.0000e-004**	**0.0000**	**4.0000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.3340**	**0.3340**	**1.0000e-005**	**0.0000**	**0.3342**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0167	0.0167	0.0000	0.0000	0.0167
Total	**1.0000e-005**	**1.0000e-005**	**6.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0167**	**0.0167**	**0.0000**	**0.0000**	**0.0167**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0167	0.0167	0.0000	0.0000	0.0167
Total	**1.0000e-005**	**1.0000e-005**	**6.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0167**	**0.0167**	**0.0000**	**0.0000**	**0.0167**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0668	0.0668	0.0000	0.0000	0.0668
Total	**3.0000e-005**	**2.0000e-005**	**2.2000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0668**	**0.0668**	**0.0000**	**0.0000**	**0.0668**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0668	0.0668	0.0000	0.0000	0.0668
Total	**3.0000e-005**	**2.0000e-005**	**2.2000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0668**	**0.0668**	**0.0000**	**0.0000**	**0.0668**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-004	5.2200e-003	1.3000e-003	1.0000e-005	3.3000e-004	1.0000e-005	3.4000e-004	9.0000e-005	1.0000e-005	1.1000e-004	0.0000	1.2967	1.2967	6.0000e-005	0.0000	1.2983
Worker	3.1000e-004	2.1000e-004	2.2400e-003	1.0000e-005	7.9000e-004	1.0000e-005	8.0000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6680	0.6680	1.0000e-005	0.0000	0.6684
Total	**4.7000e-004**	**5.4300e-003**	**3.5400e-003**	**2.0000e-005**	**1.1200e-003**	**2.0000e-005**	**1.1400e-003**	**3.0000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.9647**	**1.9647**	**7.0000e-005**	**0.0000**	**1.9667**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-004	5.2200e-003	1.3000e-003	1.0000e-005	3.3000e-004	1.0000e-005	3.4000e-004	9.0000e-005	1.0000e-005	1.1000e-004	0.0000	1.2967	1.2967	6.0000e-005	0.0000	1.2983
Worker	3.1000e-004	2.1000e-004	2.2400e-003	1.0000e-005	7.9000e-004	1.0000e-005	8.0000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6680	0.6680	1.0000e-005	0.0000	0.6684
Total	**4.7000e-004**	**5.4300e-003**	**3.5400e-003**	**2.0000e-005**	**1.1200e-003**	**2.0000e-005**	**1.1400e-003**	**3.0000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.9647**	**1.9647**	**7.0000e-005**	**0.0000**	**1.9667**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.8000e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.0100e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3006	0.3006	1.0000e-005	0.0000	0.3008
Total	**1.4000e-004**	**1.0000e-004**	**1.0100e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**9.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3006**	**0.3006**	**1.0000e-005**	**0.0000**	**0.3008**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.8000e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.0100e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3006	0.3006	1.0000e-005	0.0000	0.3008
Total	**1.4000e-004**	**1.0000e-004**	**1.0100e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**9.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3006**	**0.3006**	**1.0000e-005**	**0.0000**	**0.3008**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0286					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0292**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0286					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0292**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0184	0.0795	0.1942	6.9000e-004	0.0611	5.7000e-004	0.0617	0.0164	5.4000e-004	0.0169	0.0000	63.7771	63.7771	2.3100e-003	0.0000	63.8348
Unmitigated	0.0184	0.0795	0.1942	6.9000e-004	0.0611	5.7000e-004	0.0617	0.0164	5.4000e-004	0.0169	0.0000	63.7771	63.7771	2.3100e-003	0.0000	63.8348

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	89.87	90.09	65.45	164,178	164,178
Total	89.87	90.09	65.45	164,178	164,178

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.578638	0.038775	0.193686	0.110919	0.015677	0.005341	0.018293	0.026358	0.002641	0.002200	0.005832	0.000891	0.000749

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	11.7839	11.7839	5.3000e-004	1.1000e-004	11.8300
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.1589	12.1589	5.5000e-004	1.1000e-004	12.2065
NaturalGas Mitigated	1.3100e-003	0.0119	0.0100	7.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	12.9696	12.9696	2.5000e-004	2.4000e-004	13.0466
NaturalGas Unmitigated	1.3100e-003	0.0119	0.0100	7.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	12.9696	12.9696	2.5000e-004	2.4000e-004	13.0466

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	243040	1.3100e-003	0.0119	0.0100	7.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	12.9696	12.9696	2.5000e-004	2.4000e-004	13.0466
Total		**1.3100e-003**	**0.0119**	**0.0100**	**7.0000e-005**		**9.1000e-004**	**9.1000e-004**		**9.1000e-004**	**9.1000e-004**	**0.0000**	**12.9696**	**12.9696**	**2.5000e-004**	**2.4000e-004**	**13.0466**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	243040	1.3100e-003	0.0119	0.0100	7.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	12.9696	12.9696	2.5000e-004	2.4000e-004	13.0466
Total		**1.3100e-003**	**0.0119**	**0.0100**	**7.0000e-005**		**9.1000e-004**	**9.1000e-004**		**9.1000e-004**	**9.1000e-004**	**0.0000**	**12.9696**	**12.9696**	**2.5000e-004**	**2.4000e-004**	**13.0466**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	41795.7	12.1589	5.5000e-004	1.1000e-004	12.2065
Total		**12.1589**	**5.5000e-004**	**1.1000e-004**	**12.2065**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	40506.7	11.7839	5.3000e-004	1.1000e-004	11.8300
Total		**11.7839**	**5.3000e-004**	**1.1000e-004**	**11.8300**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0243	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Unmitigated	0.0243	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.8600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Total	**0.0243**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.0000**	**2.1000e-004**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.8600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Total	**0.0243**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.0000**	**2.1000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.4538	7.2900e-003	1.8000e-004	0.6883
Unmitigated	0.5593	9.1100e-003	2.2000e-004	0.8525

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	0.279034 / 0.0310038	0.5593	9.1100e-003	2.2000e-004	0.8525
Total		**0.5593**	**9.1100e-003**	**2.2000e-004**	**0.8525**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	0.223228 / 0.0310038	0.4538	7.2900e-003	1.8000e-004	0.6883
Total		**0.4538**	**7.2900e-003**	**1.8000e-004**	**0.6883**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.2220	0.0722	0.0000	3.0275
Unmitigated	1.2220	0.0722	0.0000	3.0275

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	6.02	1.2220	0.0722	0.0000	3.0275
Total		**1.2220**	**0.0722**	**0.0000**	**3.0275**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	6.02	1.2220	0.0722	0.0000	3.0275
Total		**1.2220**	**0.0722**	**0.0000**	**3.0275**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

L'Auberge de Sonoma Hotel Rooms - Haul Trips

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	1.00	Acre	1.00	43,560.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Modeling of haul trips only.

Construction Phase - Haul trips only.

Off-road Equipment - Haul trips only.

Grading - Haul trips only.

Trips and VMT - Haul trips only.

Consumer Products - Haul trips only.

Area Coating - Haul trips only.

Landscape Equipment - Haul trips only.

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Parking	2614	0
tblConstructionPhase	PhaseEndDate	2/2/2021	1/21/2021
tblConsumerProducts	ROG_EF_Degreaser	3.542E-07	0
tblGrading	MaterialExported	0.00	500.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.4960	16.7888	3.7126	0.0478	1.9312	0.0524	1.9835	0.5023	0.0501	0.5524	0.0000	5,119.4056	5,119.4056	0.2710	0.0000	5,126.1795
Maximum	**0.4960**	**16.7888**	**3.7126**	**0.0478**	**1.9312**	**0.0524**	**1.9835**	**0.5023**	**0.0501**	**0.5524**	**0.0000**	**5,119.4056**	**5,119.4056**	**0.2710**	**0.0000**	**5,126.1795**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.4960	16.7888	3.7126	0.0478	1.9312	0.0524	1.9835	0.5023	0.0501	0.5524	0.0000	5,119.4056	5,119.4056	0.2710	0.0000	5,126.1795
Maximum	**0.4960**	**16.7888**	**3.7126**	**0.0478**	**1.9312**	**0.0524**	**1.9835**	**0.5023**	**0.0501**	**0.5524**	**0.0000**	**5,119.4056**	**5,119.4056**	**0.2710**	**0.0000**	**5,126.1795**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/20/2021	1/21/2021	5	2	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Graders	1	0.00	187	0.41

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	1	0.00	0.00	62.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	1	0.00	0.00	62.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0283	0.0000	0.0283	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0283**	**0.0000**	**0.0283**	**4.2800e-003**	**0.0000**	**4.2800e-003**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4960	16.7888	3.7126	0.0478	1.9029	0.0524	1.9553	0.4980	0.0501	0.5481		5,119.4056	5,119.4056	0.2710		5,126.1795
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.4960**	**16.7888**	**3.7126**	**0.0478**	**1.9029**	**0.0524**	**1.9553**	**0.4980**	**0.0501**	**0.5481**		**5,119.4056**	**5,119.4056**	**0.2710**		**5,126.1795**

3.2 Grading - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0283	0.0000	0.0283	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0283**	**0.0000**	**0.0283**	**4.2800e-003**	**0.0000**	**4.2800e-003**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4960	16.7888	3.7126	0.0478	1.9029	0.0524	1.9553	0.4980	0.0501	0.5481		5,119.4056	5,119.4056	0.2710		5,126.1795
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.4960**	**16.7888**	**3.7126**	**0.0478**	**1.9029**	**0.0524**	**1.9553**	**0.4980**	**0.0501**	**0.5481**		**5,119.4056**	**5,119.4056**	**0.2710**		**5,126.1795**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.576985	0.039376	0.193723	0.112069	0.016317	0.005358	0.017943	0.025814	0.002614	0.002274	0.005874	0.000887	0.000768

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Unmitigated	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

L'Auberge de Sonoma Hotel Rooms - Haul Trips

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	1.00	Acre	1.00	43,560.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Modeling of haul trips only.

Construction Phase - Haul trips only.

Off-road Equipment - Haul trips only.

Grading - Haul trips only.

Trips and VMT - Haul trips only.

Consumer Products - Haul trips only.

Area Coating - Haul trips only.

Landscape Equipment - Haul trips only.

L'Auberge de Sonoma Hotel Rooms - Haul Trips - Bay Area AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Parking	2614	0
tblConstructionPhase	PhaseEndDate	2/2/2021	1/21/2021
tblConsumerProducts	ROG_EF_Degreaser	3.542E-07	0
tblGrading	MaterialExported	0.00	500.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.4829	16.4052	3.4582	0.0487	1.9312	0.0514	1.9826	0.5023	0.0492	0.5515	0.0000	5,207.4402	5,207.4402	0.2584	0.0000	5,213.9003
Maximum	**0.4829**	**16.4052**	**3.4582**	**0.0487**	**1.9312**	**0.0514**	**1.9826**	**0.5023**	**0.0492**	**0.5515**	**0.0000**	**5,207.4402**	**5,207.4402**	**0.2584**	**0.0000**	**5,213.9003**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.4829	16.4052	3.4582	0.0487	1.9312	0.0514	1.9826	0.5023	0.0492	0.5515	0.0000	5,207.4402	5,207.4402	0.2584	0.0000	5,213.9003
Maximum	**0.4829**	**16.4052**	**3.4582**	**0.0487**	**1.9312**	**0.0514**	**1.9826**	**0.5023**	**0.0492**	**0.5515**	**0.0000**	**5,207.4402**	**5,207.4402**	**0.2584**	**0.0000**	**5,213.9003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/20/2021	1/21/2021	5	2	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Graders	1	0.00	187	0.41

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	1	0.00	0.00	62.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	1	0.00	0.00	62.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0283	0.0000	0.0283	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0283**	**0.0000**	**0.0283**	**4.2800e-003**	**0.0000**	**4.2800e-003**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4829	16.4052	3.4582	0.0487	1.9029	0.0514	1.9543	0.4980	0.0492	0.5473		5,207.4402	5,207.4402	0.2584		5,213.9003
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.4829**	**16.4052**	**3.4582**	**0.0487**	**1.9029**	**0.0514**	**1.9543**	**0.4980**	**0.0492**	**0.5473**		**5,207.4402**	**5,207.4402**	**0.2584**		**5,213.9003**

3.2 Grading - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0283	0.0000	0.0283	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0283**	**0.0000**	**0.0283**	**4.2800e-003**	**0.0000**	**4.2800e-003**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4829	16.4052	3.4582	0.0487	1.9029	0.0514	1.9543	0.4980	0.0492	0.5473		5,207.4402	5,207.4402	0.2584		5,213.9003
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.4829**	**16.4052**	**3.4582**	**0.0487**	**1.9029**	**0.0514**	**1.9543**	**0.4980**	**0.0492**	**0.5473**		**5,207.4402**	**5,207.4402**	**0.2584**		**5,213.9003**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.576985	0.039376	0.193723	0.112069	0.016317	0.005358	0.017943	0.025814	0.002614	0.002274	0.005874	0.000887	0.000768

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Unmitigated	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**1.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

L'Auberge de Sonoma Hotel Rooms - Haul Trips

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	1.00	Acre	1.00	43,560.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Modeling of haul trips only.

Construction Phase - Haul trips only.

Off-road Equipment - Haul trips only.

Grading - Haul trips only.

Trips and VMT - Haul trips only.

Consumer Products - Haul trips only.

Area Coating - Haul trips only.

Landscape Equipment - Haul trips only.

L'Auberge de Sonoma Hotel Rooms - Haul Trips - Bay Area AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Parking	2614	0
tblConstructionPhase	PhaseEndDate	2/2/2021	1/21/2021
tblConsumerProducts	ROG_EF_Degreaser	3.542E-07	0
tblGrading	MaterialExported	0.00	500.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	4.9000e-004	0.0167	3.5700e-003	5.0000e-005	1.8600e-003	5.0000e-005	1.9100e-003	4.8000e-004	5.0000e-005	5.3000e-004	0.0000	4.6906	4.6906	2.4000e-004	0.0000	4.6966
Maximum	**4.9000e-004**	**0.0167**	**3.5700e-003**	**5.0000e-005**	**1.8600e-003**	**5.0000e-005**	**1.9100e-003**	**4.8000e-004**	**5.0000e-005**	**5.3000e-004**	**0.0000**	**4.6906**	**4.6906**	**2.4000e-004**	**0.0000**	**4.6966**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	4.9000e-004	0.0167	3.5700e-003	5.0000e-005	1.8600e-003	5.0000e-005	1.9100e-003	4.8000e-004	5.0000e-005	5.3000e-004	0.0000	4.6906	4.6906	2.4000e-004	0.0000	4.6966
Maximum	**4.9000e-004**	**0.0167**	**3.5700e-003**	**5.0000e-005**	**1.8600e-003**	**5.0000e-005**	**1.9100e-003**	**4.8000e-004**	**5.0000e-005**	**5.3000e-004**	**0.0000**	**4.6906**	**4.6906**	**2.4000e-004**	**0.0000**	**4.6966**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-20-2021	4-19-2021	0.0123	0.0123
		Highest	0.0123	0.0123

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/20/2021	1/21/2021	5	2	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Graders	1	0.00	187	0.41

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	1	0.00	0.00	62.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	1	0.00	0.00	62.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.9000e-004	0.0167	3.5700e-003	5.0000e-005	1.8300e-003	5.0000e-005	1.8800e-003	4.8000e-004	5.0000e-005	5.3000e-004	0.0000	4.6906	4.6906	2.4000e-004	0.0000	4.6966
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9000e-004**	**0.0167**	**3.5700e-003**	**5.0000e-005**	**1.8300e-003**	**5.0000e-005**	**1.8800e-003**	**4.8000e-004**	**5.0000e-005**	**5.3000e-004**	**0.0000**	**4.6906**	**4.6906**	**2.4000e-004**	**0.0000**	**4.6966**

3.2 Grading - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.9000e-004	0.0167	3.5700e-003	5.0000e-005	1.8300e-003	5.0000e-005	1.8800e-003	4.8000e-004	5.0000e-005	5.3000e-004	0.0000	4.6906	4.6906	2.4000e-004	0.0000	4.6966
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9000e-004**	**0.0167**	**3.5700e-003**	**5.0000e-005**	**1.8300e-003**	**5.0000e-005**	**1.8800e-003**	**4.8000e-004**	**5.0000e-005**	**5.3000e-004**	**0.0000**	**4.6906**	**4.6906**	**2.4000e-004**	**0.0000**	**4.6966**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.576985	0.039376	0.193723	0.112069	0.016317	0.005358	0.017943	0.025814	0.002614	0.002274	0.005874	0.000887	0.000768

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**					**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**					**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix ARB

Arborist Report

MacArthur Place Arborist Report

JOHNSON'S TREE & GARDEN SERVICE

CERTIFIED ARBORIST #860

Job Name: Entitlements Tree Removal Plan
Date: 1/2/21

PURPOSE

IMH Financial has retained Johnson's Tree and Garden Service LLC to provide an arborist report based on the Tree Removal Plan per Girvin and Associates.

SCOPE OF WORK AND LIMITATIONS

1. Review tree removal and relocation plan provided by Girvin and Associates
2. Assess health of trees marked for removal
3. Review trees marked for relocation and confirm whether they can be relocated or need to be removed

OBSERVATIONS

The Girvin Associates Tree Removal Plan proposes to remove two(2) trees and transplant three(3) trees. Johnson's Tree Service observed the current conditions of each tree and offers the following comments:

1. 28" Juniperus chinensis- This Juniper is in overall good health with some signs of decay. That decay would most likely be age related.
2. 6" Pinus thunbergia-Tree in overall good health.
3. Two 5" Malus domestica- Both these espalier Apples are in moderate health. They are showing small signs of fire blight and should be treated accordingly.
4. 5" Acer palmatum- Japanese Maple is overall good health. No signs of crown dieback, cambium damage, or disease.

CONCLUSIONS

1. 28" Juniperus chinensis- It will need to be removed when construction of the entitlements begins.
2. 6" Pinus thunbergia- It will need to be removed when construction of the entitlements begins.

www.johnsonstreeandgarden.com
(415) 465-8125
P.O. Box 432 Corte Madera, CA 94976
C-27 #1021725 ISA# 860 C-61-D49

3. Two 5” Malus domestica- These Apples can be transplanted between November-March using attached ISA Guidelines
4. 5” Acer palmatum- This Maple can be transplanted between January-April using attached ISA Guidelines

RECOMMENDATIONS

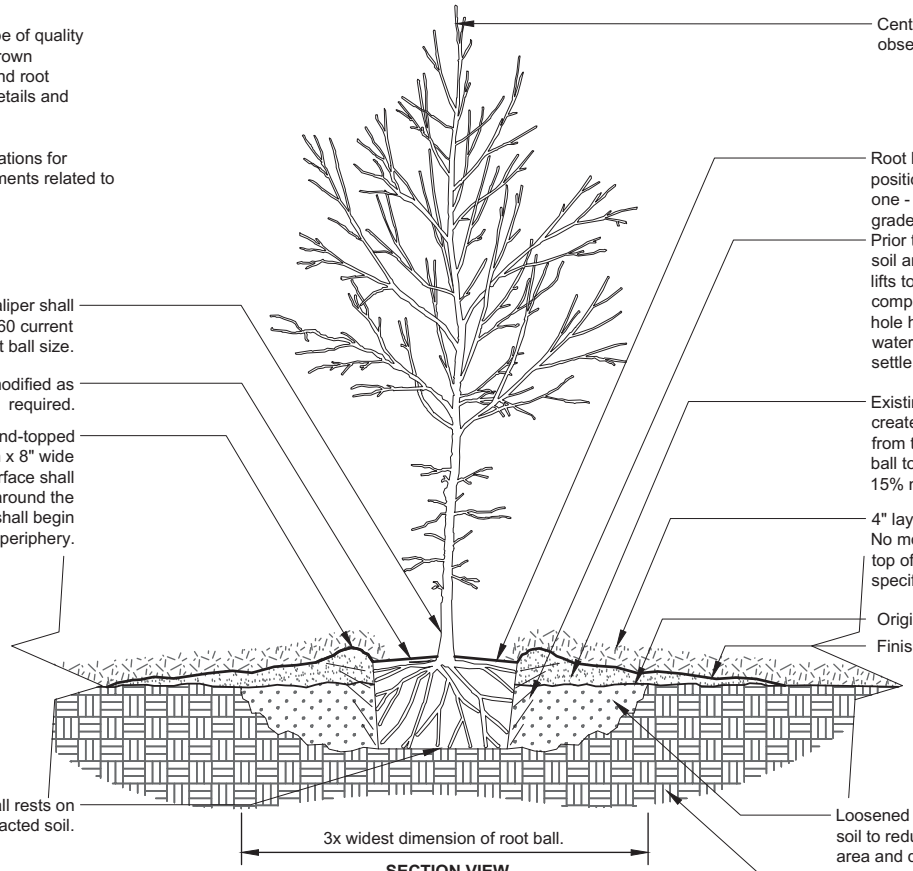
The Apple and Maple trees to be transplanted will need to be transplanted per attached ISA Tree Planting Guidelines attached in this report. A tree removal permit will need to be issued by City of Sonoma prior to removal of the Juniperus and Pinus

Sincerely,
Paul Johnson Certified Arborist #860
Johnson’s Tree and Garden LLC

www.johnsonstreeandgarden.com
(415) 465-8125
P.O. Box 432 Corte Madera, CA 94976
C-27 #1021725 ISA# 860 C-61-D49

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.



SECTION VIEW

P-X TREE IN POORLY DRAINED SOIL

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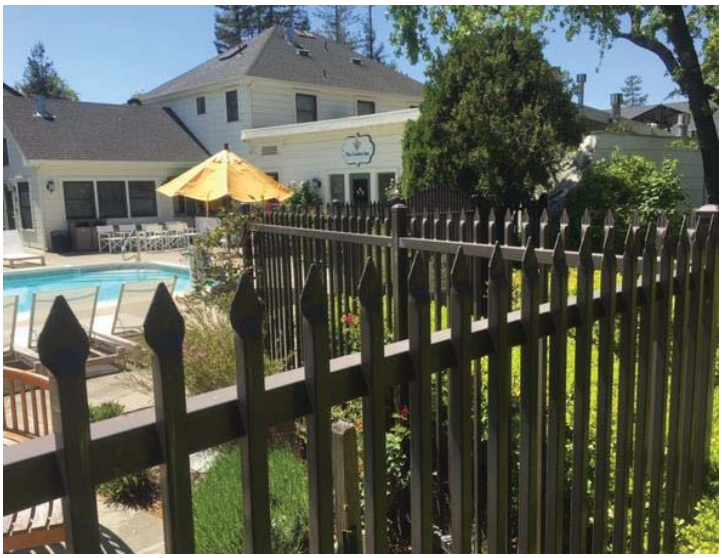
Appendix BRA

Biological Resources Assessment

BIOLOGICAL RESOURCES ASSESSMENT
PROPOSED MACARTHUR HOTEL AND SPA REMODEL PROJECT
29 EAST MACARTHUR STREET
SONOMA, CALIFORNIA 95476



Prepared for:

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IMH
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Suite 2050
Scottsdale, AZ 85253
(480) 840-8400

Prepared by:

Ms. Lucy Macmillan, M.S.
Environmental Scientist
108 Rising Road
Mill Valley, California 94941
(415) 389-9199

May 2020

This assessment is based on information available at the time of the study and on-site conditions that were observed on the date of the site visits referenced in the report. In cases where little information is known about species occurrences and habitat requirements, the species evaluation was based on best professional judgment of the biologist with experience working with the species and habitats. For some threatened and endangered species, a site survey at the level conducted for this report may not be sufficient to determine presence or absence of a species to the specifications of regulatory agencies.

1.0 INTRODUCTION

This report presents the results of a biological resources assessment conducted for a portion of the MacArthur Hotel and Spa site at 29 East MacArthur Street in Sonoma, Sonoma County, California. The project site is located south of East MacArthur Street and east of Highway 12 approximately ½ mile due south of downtown Sonoma. The approximately 5-acre site is located on an unnamed section of the Sonoma U.S.G.S. 7.5-minute quadrangle (Figure 1).

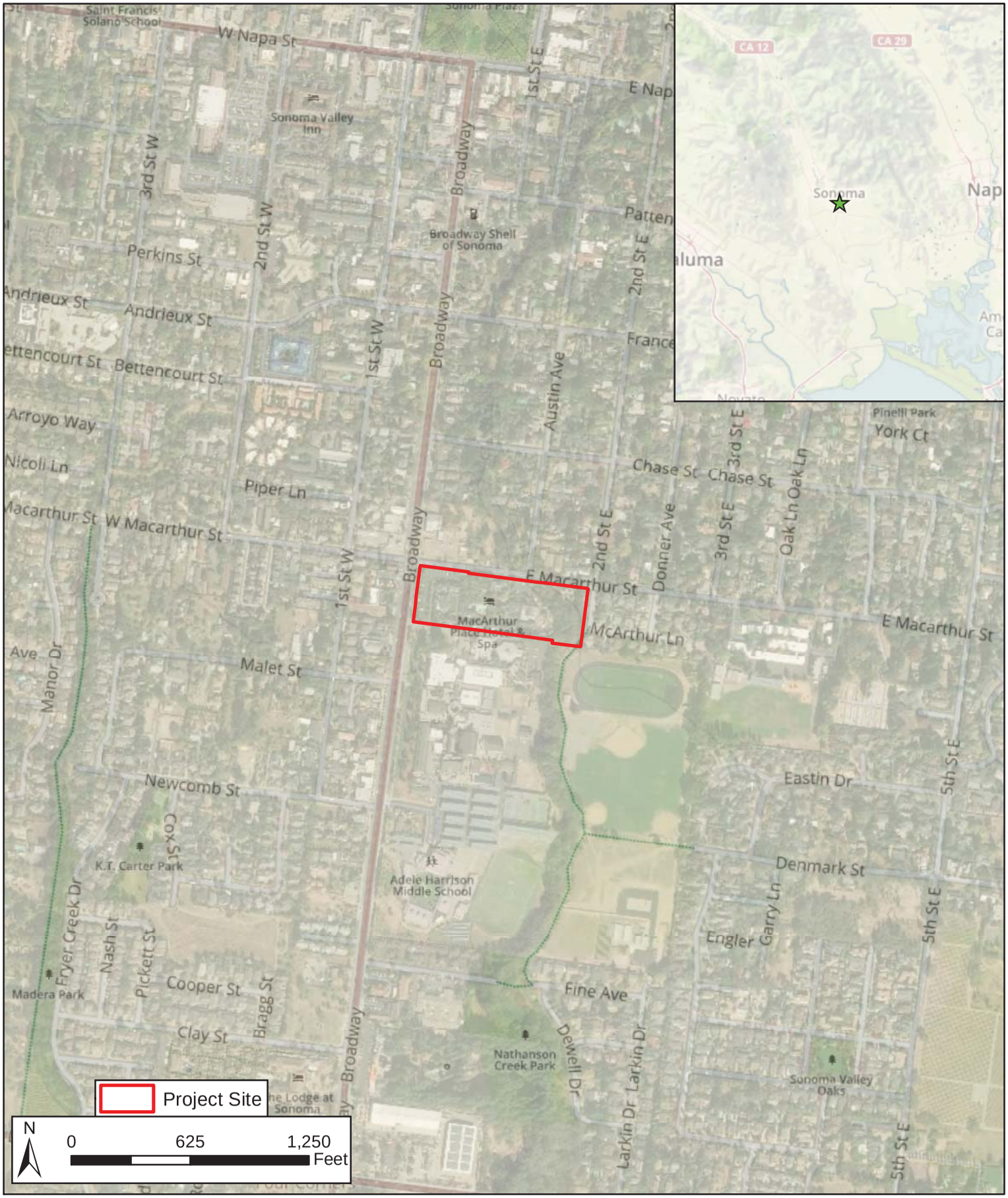
The purpose of the assessment is to identify special-status plant and wildlife species and sensitive habitats (including wetlands) that have the potential to occur on or in the vicinity of the study area to determine if the proposed remodel of a portion of the hotel and spa would affect these resources. Based on information and data collected for the analysis, appropriate mitigation measures designed to minimize and/or avoid potential biological resource impacts resulting from potential development are provided.

Based on our analysis we determined that the proposed project may impact habitat for nesting birds and special-status bats however recommendations are provided to avoid potential impacts to these species.

2.0 SITE DESCRIPTION AND PROPOSED PROJECT DESCRIPTION

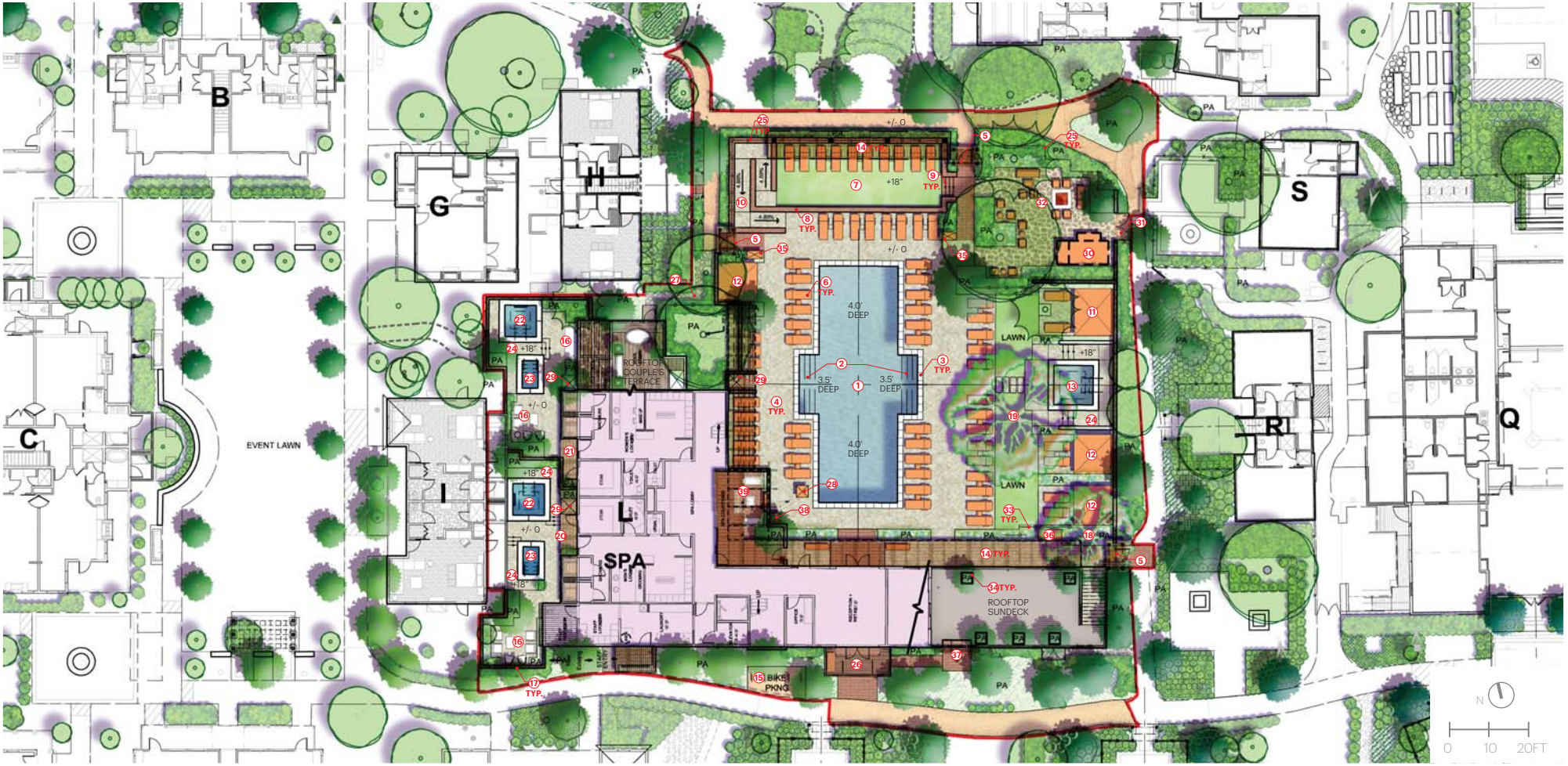
The MacArthur Hotel and Spa site is somewhat rectangular in shape and is bordered by East MacArthur Street to the north, Highway 12 to the west, the Sonoma Valley High School to the south, and Nathanson Creek to the east. The site is developed with the existing hotel, spa and pool and associated grounds and parking lots.

The project proposes to add 4,292 square feet to an existing 3,874 square foot spa building resulting in an 8,166 square foot spa facility. The proposed modifications are illustrated on the Site Plan attached.



2246 Camino Ramon
San Ramon, CA 94583

Figure 1: Site Map
29 East MacArthur Street
Sonoma, CA



LEGEND

- EXISTING TREES
- PROPOSED TREES
- TRANSPLANTED TREES
- PROPOSED SPA

PROGRAM

1 20'X60' SWIMMING POOL
2 POOL STEPS W/ HANDRAIL
3 17" WIDE PRECAST CONCRETE COPING
4 POOL DECK, CONCRETE PAVING TBD.
5 POOL ENCLOSURE GATE W/ TRELLIS
6 CHAISE LOUNGES (65 SHOWN, ADDITIONAL 10 COULD BE ACCOMODATED AT RAISED LAWN)
7 RAISED LAWN
8 STUCCO LOW WALL W/BRICK CAP
9 STEPS TO RAISED LAWN
10 SLOPED ACCESS TO RAISED LAWN
11 10'X12' CABANA
12 10'X10' CABANA
13 10'X10' RAISED JACUZZI W/ TRANSFER WALL/ GRAB BAR
14 TRELLIS COVERED AREA
15 BICYCLE PARKING
16 OUTDOOR SEATING AREA
17 8' STUCCO WALL
18 LARGE EXISTING CREPE MYRTLE - TO BE RELOCATED
19 EXISTING MAGNOLIA - TO BE RELOCATED
20 MEN'S HYDROTHERAPY ENTRY
21 WOMEN'S HYDROTHERAPY ENTRY
22 8'X8' RAISED JACUZZI W/ TRANSFER WALL / GRAB BAR / SHEER DESCENT WATERFALL
23 7'X4' COLD PLUNGE W/ TRANSFER WALL / GRAB BAR
24 18" RAISED DECK
25 5' WROUGHT IRON. SECURITY FENCING
26 SPA ENTRY PATIO W/ A BENCH
27 DG SERVICE ACCESS PATH
28 ADA LIFT LOCATION
29 OUTDOOR SHOWER
30 MOBILE F&B TRAILOR (TEAR SHAPED)
31 DOUBLE SERVICE GATES
32 FLAGSTONE PATIO LOUNGE AREA W/ FIREPIT
33 VERTICAL SCREEN W/ VINES
34 LARGE PLANTING POTS
35 TOWEL KIOSK
36 TOWEL & WATER KIOSK
37 FITNESS ENTRY
38 WATER KIOSK
39 SPA CORTYARD W/ FIREPLACE & SEATING AREA

A summary of the method and results of the wetland and biological resource assessments follows.

3.0 WETLANDS ASSESSMENT

3.1 Corps of Engineers Jurisdictional Criteria Review

Unless exempt from regulation, all proposed discharges of dredged or fill material into waters of the United States require U.S. Army Corps of Engineers (Corps) authorization under Section 404 of the Clean Water Act (33 U.S.C. 1344) and Clean Water Act Section 401 authorization from the Regional Water Quality Control Board (RWQCB). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including ephemeral and intermittent streams), and farmed wetlands.

Unless exempt from regulation, all proposed discharges of dredged or fill material into waters of the United States require U.S. Army Corps of Engineers (Corps) authorization under Section 404 of the Clean Water Act (33 U.S.C. 1344) and Clean Water Act Section 401 authorization from the Regional Water Quality Control Board (RWQCB).

The Corps identifies wetlands using a "multi-parameter approach" which requires positive wetland indicators in three distinct environmental categories: hydrology, soils, and vegetation. The *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West*, which was released in early 2007 and revised in 2008 (version 2.0), is utilized when conducting jurisdictional wetland determinations in areas identified within the boundaries of the Arid West (U.S. Army Corps of Engineers, 2008). The project site falls within the Arid West region and so wetlands identified on the site were delineated using that guidance along with the Federal Manual.

3.1.1 Potential Wetlands

Section 328.3 of the Federal Code of Regulations defines wetlands as:

"Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

EPA, 40 CFR 230.3 and CE, 33 CFR 328.3 (b)

intermittent streams), wetlands (excluding isolated wetlands for the Corps), and farmed wetlands.

The three parameters used to delineate wetlands are the presence of hydrophytic vegetation, wetland hydrology, and hydric soils. According to the Corps Manual, for areas not considered “problem areas” or “atypical situations”:

"....[E]vidence of a minimum of one positive wetland indicator from each parameter (hydrology, soil, and vegetation) must be found in order to make a positive wetland delineation."

Vegetation

Plant species identified are assigned a wetland status according to the U.S. Fish and Wildlife Service list of plant species that occur in wetlands (Reed 1988). This wetland classification system is based on the expected frequency of occurrence in wetlands as follows:

OBL	Always found in wetlands	>99% frequency
FACW	Usually found in wetlands	67-99%
FAC	Equal in wetland or non-wetlands	34-66%
FACU	Usually found in non-wetlands	1-33%
UPL/NL	Upland/Not listed (upland)	<1%

The Corps Manual and Supplements require that a three-step process be conducted to determine if hydrophytic vegetation is present. The first step is the Dominance Test (Indicator 1); the second is the Prevalence Index (Indicator 2); the third is Morphological Adaptations (Indicator 3). The Dominance Test requires the delineator to apply the “50/20 rule”. The dominant species are chosen independently from each stratum of the community. In general, dominant species are determined for each vegetation stratum from a sampling plot of an appropriate size surrounding the sample point. Dominants are defined as the most abundant species that individually or collectively account for more than 50 percent of the total vegetative cover in the stratum, plus any other species that, by itself, accounts for at least 20 percent of the total cover. If greater than 50 percent of the dominant species has an OBL, FACW, or FAC status, the sample point meets the hydrophytic vegetation criterion.

If the sample point fails the 50/20 rule and both hydric soils and wetland hydrology are not present, then the sample point does not meet the hydrophytic vegetation criterion, unless the site is a problematic wetland situation. However, if the sample point fails Indicator 1, but hydric soils and wetland hydrology are both present, the delineator must apply the Indicator 2, Prevalence Index. The Indicator 3, Morphological Adaptations, is rarely used in this region.

Hydrology

The Corps jurisdictional wetland hydrology criterion is satisfied if an area is inundated or saturated for a period sufficient to create anoxic soil conditions during the growing season

(a minimum of 14 consecutive days). Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation or oxidized root channels, or secondary indicators such as the FAC-neutral test or the presence of a shallow aquitard. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.

Soils

The Natural Resource Conservation Service (NRCS) defines a hydric soil as follows:

"A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Federal Register July 13, 1994, U.S. Department of Agriculture, NRCS

Soils formed over long periods under wetland (anaerobic) conditions often possess characteristics that indicate they meet the definition of hydric soils. The supplement provides a list of the hydric soil indicators that are known to occur in region. Soil samples were collected and described according to the methods provided in the supplements. Soil chroma and values were determined using a Munsell soil color chart (Kollmorgen 1975). If any of the soil samples met one or more of the hydric soil indicators described in the supplement hydric soils were determined to be present.

3.1.2 Waters of the U.S. (Other Waters)

"Other waters" or "Waters of the United States" (WUS) other than wetlands are also potentially subject to Corps jurisdiction. WUS subject to Corps jurisdiction include ponds, lakes, rivers, streams (including ephemeral and intermittent streams), and all areas below the High Tide Line (HTL) subject to tidal influence. Jurisdiction in non-tidal areas extends to the ordinary high water mark (OHW) defined as:

"*...that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impresses on the bank, shelving, changes in the characteristics of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.*"

Federal Register Vol. 51, No. 219, Part 328.3 (e). November 13, 1986

3.2 San Francisco Regional Water Quality Control Board

The Regional Water Quality Control Board regulates waters of the State pursuant to Sections 13260(a)(1) and 13050(e) of the State Water Code, and the Porter Cologne Act. In addition, anyone proposing to conduct a project that requires a federal permit or involves dredge or fill activities that may result in a discharge to U.S. surface waters and/or

"Waters of the State" are required to obtain a Clean Water Act (CWA) Section 401 Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) from the Regional Water Quality Control Board, verifying that the project activities will comply with state water quality standards. The most common federal permit for dredge and fill activities is a CWA Section 404 permit issued by the Corps of Engineers (North Coast Regional Water Quality Control Board, 2007). In general, the RWQCB employs similar wetland delineation techniques for identifying wetland areas potentially subject to its regulation.

Section 401 of the CWA grants each state the right to ensure that the State's interests are protected on any federally permitted activity occurring in or adjacent to Waters of the State. In California, the Regional Water Quality Control Boards (Regional Board) are the agency mandated to ensure protection of the State's waters. So if a proposed project requires a U.S. Army Corps of Engineers CWA Section 404 permit, falls under other federal jurisdiction, and has the potential to impact Waters of the State, the Regional Water Quality Control Board will regulate the project and associated activities through a Water Quality Certification determination (Section 401) (North Coast Regional Water Quality Control Board, 2007).

However, if a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a fill discharge to "Waters of the State", the Regional Board has the option to regulate the project under its state authority (Porter-Cologne) in the form of Waste Discharge Requirements or Waiver of Waste Discharge Requirements (North Coast Regional Water Quality Control Board, 2007). Waters of the State include isolated wetlands, which are not regulated by the Corps.

3.3 California Department of Fish and Wildlife

Activities that result in the substantial modification of the bed, bank or channel of a stream or lake may require a Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) pursuant to Sections 1600-1607 of the California Fish and Game Code. On streams, creeks and rivers, the extent of CDFW jurisdiction extends from the top of bank to top of bank or the outer limits of the riparian canopy, whichever is wider.

3.4 Background review

Prior to conducting the on-site assessment within the study area, various background materials relating to the site were reviewed. These include aerials from Google earth and the Sonoma U.S.G.S. 7.5-minute quadrangle. No potential wetlands were observed on the site. Nathanson Creek, designated as a blue line stream, is located immediately east of the project site.

Additionally, the Soil Survey of Sonoma County (web Soil Survey) was reviewed to determine if any of the soils on the project site are mapped as hydric soils. The presence of a hydric soil-mapping unit on a project site suggests the presence of potential wetland habitats and therefore is another tool used in potential wetland identification.

Soils within the Study Area are mapped as Huichica loam 2 to 9 percent slopes and Wright loam 0 to 9 percent slopes. Both of these soil units may have hydric inclusions in the form of depressions. However, the site has been developed since the 1860's therefore most of the soils have been disturbed and or contain fill.

3.5 Wetland Assessment and Results

On April 21, 2020 I conducted a wetland delineation within the Study Area. No potential wetlands were observed. The majority of the site is either developed with hotel rooms, a spa, and swimming pool and ornamental gardens. Because no potential wetland features were observed, no data points were collected.

The pool looking east. The existing spa is located to the right of the pool.

4.0 REGULATORY FRAMEWORK

Special-status plants and animals are legally protected under the State and Federal Endangered Species Acts or other regulations, and species that are considered rare by the scientific community. Special status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special status invertebrates are all considered special status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal.

To obtain up-to-date conservation information U.S. Fish and Wildlife Service (USFWS) species lists were reviewed for federally listed species (including Proposed and Candidate species, 2020) were reviewed. Special-status species also include those with California Rare Plant Rank (CRPR) 1A (Plants Presumed Extinct in California), CRPR 1B (Plants Rare, Threatened, or Endangered in California and Elsewhere), or CRPR 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere), as indicated by

the CNPS *Inventory* (CNPS 2020). Impacts to these species must be reviewed under the provisions of the California Environmental Quality Act (CEQA) Guidelines.

Also considered special-status are those species with CRPR 3 (Plants About Which We Need More Information—A Review List) and CRPR 4 (Plants of Limited Distribution—A Watch List) of the CNPS Inventory. CRPR4 species are considered to be of lower sensitivity, and generally do not fall under specific state or federal regulatory authority.

4.1 SPECIAL-STATUS ANIMALS

4.1.1 Methods

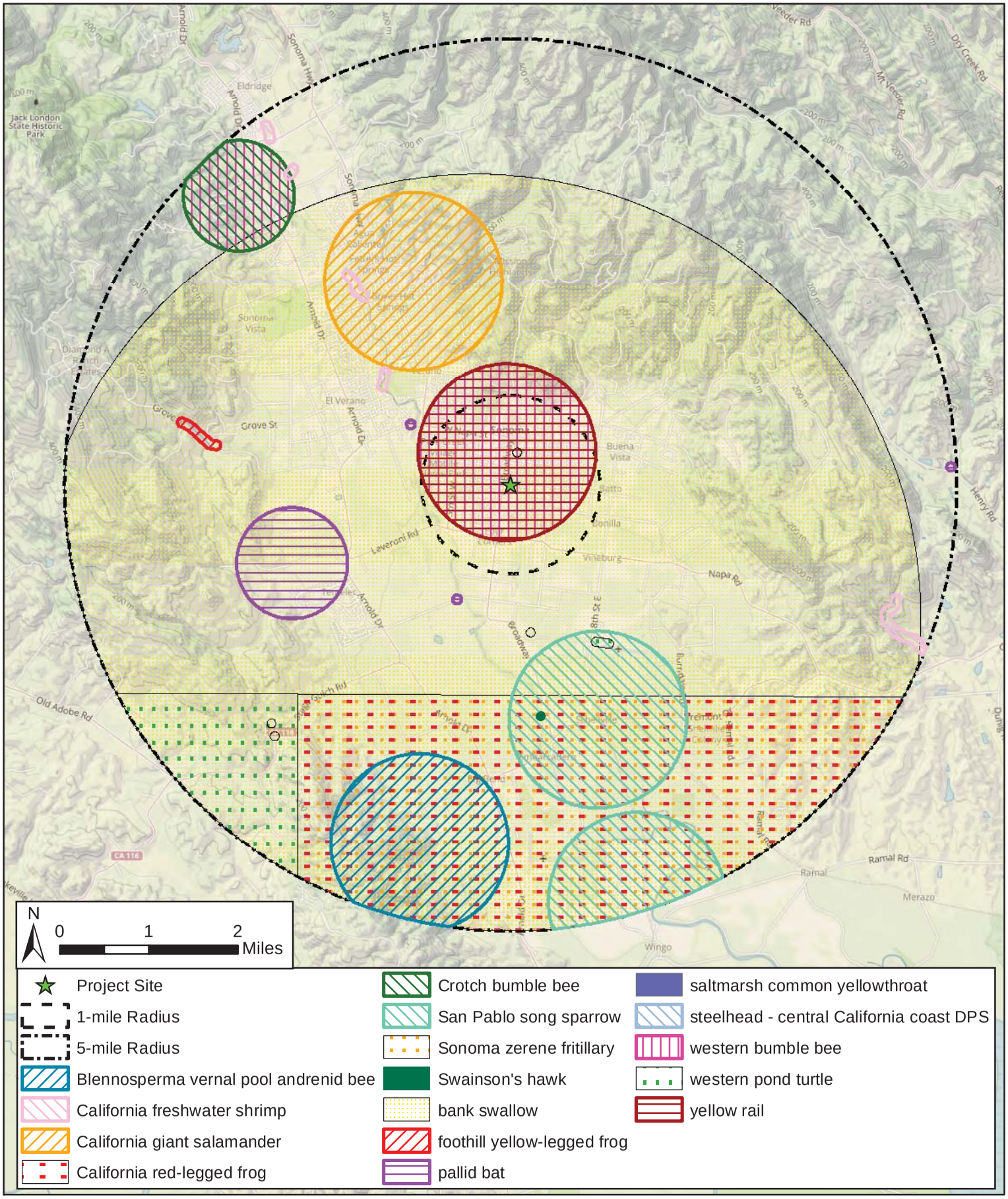
Potential occurrence of special-status wildlife species in the Study Area was evaluated by first determining which special-status species occur near the Project Site through a literature and database search. Database searches for known occurrences of special-status species focused on the Sonoma 7.5-minute USGS quadrangle and the eight surrounding USGS quadrangles. Special-status wildlife species documented to occur in the surrounding 5-mile vicinity of the Project Site are shown on Figure 2.

On April 21, 2020 I conducted a reconnaissance-level survey of the property. The focus of the survey was to identify whether suitable habitat elements for each of the special status species documented in the surrounding vicinity or in the range of the Project Site are present on the Project Site or not and whether the project would have the potential to result in impacts to any of these species and/or their habitats either on- or off-site. Habitat elements examined included the presence of: dispersal habitat, foraging habitat, refugia or estivation habitat, and breeding (or nesting) habitat.

4.1.2 Results

Special-status species are those species in California that are afforded special protections under state and federal regulation. In addition to wildlife listed as federal or state endangered and/or threatened, CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Although these species generally have no special legal status, they are given special consideration under CEQA. Furthermore, CDFG Fish and Game Code prohibits the take of fully protected species, actively nesting birds, and common maternity roosting bats.

Based on my analysis I determined that the project site provides potential habitat for nesting birds and special-status bats.



2246 Camino Ramon
San Ramon, CA 94583

Figure 2: CNDDB Wildlife Occurrences Within 5-miles of 29 East MacArthur Street Sonoma, CA

Nesting Birds

The trees on and adjacent to the project site provide habitat for a variety of passerine birds and raptors. Birds and raptors are protected under the federal Migratory Bird Treaty Act (50 CFR 10.13). Their nest, eggs, and young are also protected under California Fish and Wildlife Code (§3503, §3503.5, and §3800). In addition, raptors such as the white-tailed kite (*Elanus leucurus*) are "fully protected" under Fish and Wildlife Code (§3511). Fully protected raptors cannot be taken or possessed (that is, kept in captivity) at any time.

Special-status Bats

Bats may roost in trees present on the project site. Removal of suitable tree roosts has the potential to impact special-status bat species as well as other common bat species, if present. Likewise, noise, vibration, and dust from activities has the potential to impact maternity roosting bats in nearby habitats, if present.

4.1.3 Recommendations

Birds

To avoid impacts to nesting birds, the following measures are recommended:

- Tree removal or transplanting should be initiated during the non-nesting season from September 1 to January 31.

- If work cannot be initiated during this period, or if there is a break in activity lasting more than 14 days after February 1, then nesting bird surveys should be performed within 200 feet of proposed activities.

- If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by a qualified biologist. The size of the buffer may be determined by the biologist based on species and nest proximity to activities.

Bats

To minimize impacts to bats, the following measures are recommended:

- To the extent practical, tree removal, tree relocation and construction-related activities should be conducted between September 15 and April 15 to avoid impacts to pregnant females and active maternity roosts (colonial or solitary).

- To avoid impacts to solitary roosters, trees should be removed in pieces, rather than felling the entire tree. Felled tree pieces should be shaken gently to rouse any bats and then left overnight prior to removal from the site or on-site chipping to allow any bats to exit the roost.

- If roosts cannot be removed during the non-maternity season, a pre-construction roost assessment and emergence survey should be conducted in suitable habitat on or adjacent to the project site. If a maternity roost is located, that roost must remain undisturbed until September 15 or until a qualified biologist has determined the roost is no longer active.

- If an active maternity roost is found, compensatory mitigation shall be provided through consultation with CDFW and may include construction and installation of suitable replacement habitat on-site.

Table 1 - Special-status animal species with potential to occur in the vicinity of 29 East MacArthur Street, Sonoma, Sonoma County

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Amphibians and Reptiles			
California tiger salamander (*Ambystoma californiense*)	FE[1], FT	Needs underground refuges especially ground squirrel burrows and vernal pools or other seasonal water sources for breeding.	Outside of critical habitat. No recorded occurrences within 4 miles of site.
Western pond turtle (*Emmys marmorata*)	FSC, CSC	Associated with permanent or nearly permanent water in a wide variety of habitats. Requires basking sites, nest sites may be found up to 0.5 km from water.	Potential for occurrence low.
California red-legged frog (*Rana aurora draytonii*)	FT, CSC	Lowlands and foothills in or near permanent sources of deepwater with dense, shrubby or emergent riparian vegetation.	Potential for occurrence low. No records within over 2 miles of site.

[1] Listed as federally endangered in Sonoma County (Santa Rosa Plain) and Santa Barbara counties.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Foothill yellow-legged frog (*Rana boylii*)	CSC in Sonoma County	Partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	No suitable habitat on site. No records in Nathanson Creek.
Red-bellied newt (*Taricha rivularis*)	CSC	Coastal drainages from Humboldt County to Sonoma County and inland to Lake County. Lives in terrestrial habitats and typically breeds in streams with moderate flow and clean rocky substrate.	No suitable habitat on or adjacent to site.
California giant salamander (*Dicamptodon ensatus*)	CSC	Known from coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. Adults may be found under rocks, logs and other debris adjacent to water sources. Aquatic larvae are found in cold, clear streams, sometimes in lakes or ponds	No suitable habitat on or adjacent to site.
Fish			
Steelhead-central California coast ESU (*Oncorhynchus mykiss*)	FT	Anadromous. Adults and fry recorded in upstream portions of creeks north of San Pablo Bay. Juveniles may rear in lower reaches of larger river systems and Bay before moving out to sea.	No suitable habitat on site.
Sacramento splittail (*Pogonichthys macrolepidotus*)	CSC	Prefers shallow water habitat in slow-moving sections of rivers and sloughs. Found primarily in Delta, Suisun Bay, Suisun Marsh, Napa River, occasionally Petaluma River. Primarily a freshwater fish but tolerant of moderate salinity. Spawns on submerged vegetation in temporarily flooded upland and riparian habitat.	No suitable habitat on site.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Birds**			
Tricolored blackbird (*Agelaius tricolor*)	CSC	Colonial nester. Most numerous in the Central Valley & Vicinity. Requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony.	No suitable habitat on site.
Yellow rail (*Cypseloides niger*)	CSC	Summer resident in eastern Sierra Nevada in Mono County, breeding in shallow freshwater marshes and wet meadows with dense vegetation. Also, a rare winter visitor along the coast and other portions of the state. Extremely cryptic.	No suitable habitat on site.
Golden eagle (*Aquilla chrysaetos*)	CSC, WGWB High Priority	Occurs year-round in rolling foothills, mountain areas, sage-juniper flats, and deserts. Cliff-walled canyons provide nesting habitat in most parts of range; also nests in large trees, usually within otherwise open areas.	No suitable habitat on site.
Grasshopper sparrow (*Ammodramus savvanrum*)	CSC	Dense grasslands in rolling hills, lowland plains, in valleys and on hillsides on lower desert mountain slopes. Favors native grasses when nesting.	Potential for occurrence in grasslands on site.
Burrowing owl (*Athene cunicularia*)	CSC	Open, dry annual or perennial grasslands; deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent on burrowing animals, most notably the California ground squirrel.	No suitable habitat on site.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Swainson's hawk (*Buteo swainsoni*)	ST	Breeds in stands with few trees in juniper-sage flats, riparian areas and in oak savannah. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain field supporting rodent populations.	No suitable habitat on or adjacent to site. Known occurrence approximately 4.5 miles from site.
Western snowy plover (*Charadrius alexandrinus nivosus*)	FT, CSC	Sandy beaches, salt ponds levees and shores of alkali flats.	No suitable habitat on site.
Northern harrier (*Circus cyaneus*)	CSC	Prefers open country, like grasslands, steppes, wetlands, meadows, cultivated areas.	No suitable habitat on site.
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FC, SE	(Nesting) Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with low story of blackberry, nettles or wild grape.	No suitable habitat on site.
Black swift (*Cypseloides niger*)	CSC	(Nesting) coastal belt of Santa Cruz & Monterey County; central and southern Sierra Nevada; San Bernardino and San Jacinto mountains. Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf.	No suitable habitat on site.
Yellow rail (*Coturnicops noveboracensis*)	CSC	Freshwater marshlands. Summer resident in Eastern Sierra.	No suitable habitat on site.
White-tailed kite (*Elanus leucurus*)	FP, CSC	(Nesting) rolling foothills/valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	No suitable habitat on site.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)	FSC, CSC	Mostly breeds and winters in wet meadows, fresh emergent wetland, and saline emergent wetland habitats in the San Francisco Bay region. Microhabitat includes thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	No suitable habitat on site.
Bald eagle (*Haliaeetus leucocephalus)*	SE	Ocean shore, lake margins, and rivers both for nesting and wintering within one mile of water. Nests in large, old growth or dominant live tree with open branches, especially Ponderosa pine.	No suitable habitat on site
California black rail (*Laterallus jamaicensis coturniculus*)	FSC, ST	Mainly inhabits salt marshes bordering larger bays. Microhabitat includes tidal salt marsh, freshwater and brackish marshes, all at low elevations.	No suitable habitat on site.
San Pablo song sparrow (*Melospiza melodia samuelis*)	CSC	Residents of salt marshes along the north side of San Francisco and San Pablo Bays.	No suitable habitat on site.
California ridgway's rail (*Rallus obsoletus*)	FE, SE	Salt-water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. Microhabitats associated with abundant growths of pickleweed but feeds away from cover on invertebrates from mud-bottomed sloughs.	No suitable habitat on site.
Bank swallow (*Riparia riparia*)	ST	(Nesting) Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks or cliffs with fine-textured/sandy soils near streams, river, lakes, and ocean to dig nest hole.	No suitable habitat on site.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Mammals			
Pallid bat (*Antrozous pallidus*)	CSC, WGWB High Priority	Deserts, grasslands, woodlands and forests. Most common in open dry habitats with rocky areas for roosting. Very sensitive to disturbance of roosting sites.	Potential for occurrence in trees on site.
Fringed myotis (*Myotis thysanodes*)	WGWB High Priority	Associated with a wide variety of habitats including dry woodlands, desert scrub, mesic coniferous forest, grassland, and sage-grass steppes. Buildings, mines and large trees and snags are important day and night roosts.	Potential for occurrence in trees on site.
Long-legged myotis (*Myotis Volans*)	WGWB High Priority	Primarily found in coniferous forests, but also occurs seasonally in riparian and desert habitats. Large hollow trees, rock crevices and buildings are important day roosts. Other roosts include caves, mines and buildings.	Potential for occurrence in trees on site.
Yuma myotis (*Myotis yumanensis*)	WBWG Medium Priority	Known for its ability to survive in urbanized environments. Also found in heavily forested settings. Day roosts in buildings, trees, mines, caves, bridges and rock crevices. Night roosts associated with man-made structures.	Potential for occurrence in trees on site.
Townsend's big-eared bat (*Corynorhinus townsendii*)	CSC	Throughout California in a variety of habitats. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Potential for occurrence in trees on site.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Mammals			
American badger (*Taxidea taxus*)	CSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	No suitable habitat on site.
Suisun shrew (*Sorex ornatus sinuosus*)	CSC	Tidal marshes of the northern shores of San Pablo and Suisun bays. Require dense low-lying cover and driftwood and other litter above the mean high tide line for nesting and foraging.	No suitable habitat on site.
Invertebrates			
California freshwater shrimp (*Syncaris pacifica*)	FE, SE	Endemic to Marin, Napa, and Sonoma counties. Found in low gradient streams where riparian cover is moderate to heavy.	No suitable habitat on or adjacent to site.
Obscure bumblebee (*Bombus coliginosus*)	IUCN-VU	Coastal areas from Santa Barbara County to north Washington State. Host plants include coyote bush, lupine, and grindelia.	No suitable habitat on site.
Crotch bumble bee (*Bombus crotchii*)	SCE, G3, G4, S1, S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Nests underground in grasslands and scrub habitats. Food plant genera include Antirrhinum, Phacelia, Dendromecon, Escholzia.	No suitable habitat on site.

Animal*	Status	Habitat	Potential for Occurrence on of In Vicinity of Site
Invertebrates			
Western bumble bee (*Bombus occidentalis*)	SCE, S1	Once common and widespread, species has declined precipitously from Central CA to Southern B.C., perhaps from disease. Nests primarily in underground cavities.	Occurrence listed on the Sonoma quadrangle is from 1950 and 1958. No suitable habitat on site.
Blennosperma vernal pool andrenid bee (*Andrena blennospermatis*)	G2, S2	Bees nest in the uplands around vernal pools.	No suitable habitat on site.
Callippe silverspot butterfly (*Speyeria callippe callippe*)	FE	Restricted to the northern coastal scrub of the San Francisco Peninsula.	No suitable habitat on site.
Sonoma zerene fritillary (*Speyeria zerene sonomensis*)	S1	Low elevation grasslands of the Sonoma Mountains. Only one known population near Sears Point.	No suitable habitat on site.
Myrtle's silverspot butterfly (*Speyeria zerene myrtleae*)	FE	Restricted to the foggy, coastal dunes/hills of the Point Reyes peninsula; extirpated from Coastal San Mateo County. Larval foodplant thought to be Viola adunca.	No suitable habitat on site.

*Note: FSC = U.S. Fish and Wildlife Service Species of Concern; FE = federally listed as endangered; FT = federally listed as threatened; SE = state listed as endangered; SCE = State Candidate Endangered; ST = state listed as threatened; SFP = State fully protected (may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW). CSC = California species of special concern; CDFS = considered sensitive by the California Department of Forestry. WBWG - H or M = Western Bat Working Group High or Medium Priority. IUCN-V = International Union for Conservation of Nature, vulnerable. G1 – Critically imperiled globally – at very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors . G2 – Imperiled globally at high risk of extinction to due very restricted range, very few populations (often 20 or fewer), steep declines, or other risk factors. S1 – Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state. S2- State rank imperiled because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines or other risk factors making it very vulnerable to extirpation from the state.

**All migratory birds are protected by the Migratory Bird Treaty Act (50 CFR 10), which makes it unlawful to take, possess, buy, sell, purchase or barter any migratory bird, including feathers or other parts, nests, eggs or products, except as allowed by implementing regulations (50 CFR 21). In addition, Section 2080 of the California Fish and Game Code prohibits the killing of a listed species, and Sections 3503, 3503.5, and 3800 of the Fish and Game Code prohibit the take, possession, or destruction of birds, their nests, or eggs.

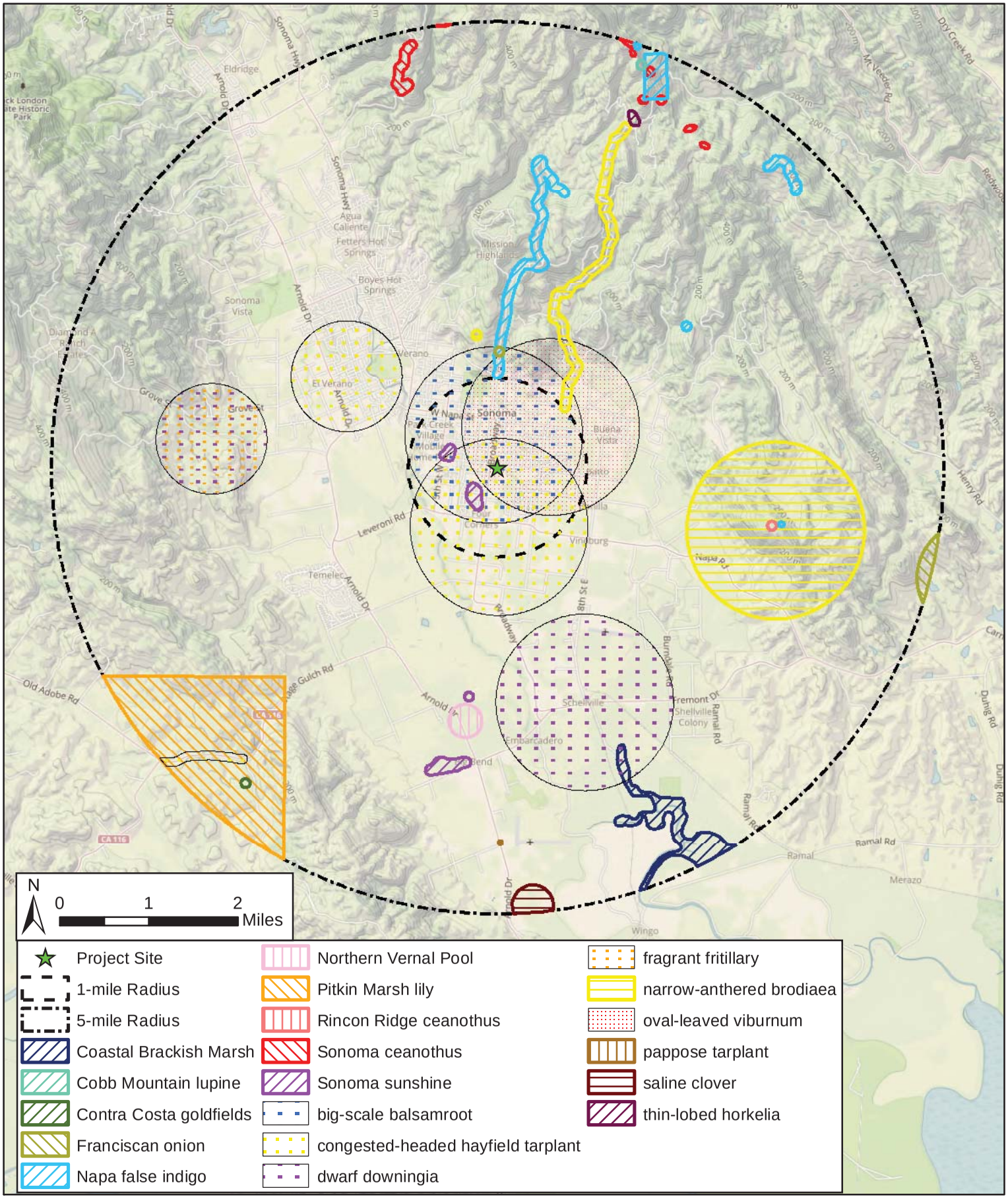
Table compiled based on review of California Department of Fish and Wildlife Natural Diversity Database for the Sonoma and surrounding USGS quadrangles. May 2020.

4.2 SPECIAL-STATUS PLANTS

4.2.1 Methods and Results

A database query of the CNDDB and the CNPS Electronic Inventory within a 9-quad of the property was conducted to determine potential for special status plant species to occur on site.

Because the site has been disturbed for over a century and any non-hardscaped areas are ornamental gardens, there is no potential for special-status plants to occur on the site.



2246 Camino Ramon
San Ramon, CA 94583

Figure 3: CNDDB Plant Occurrences Within 5-miles of 29 East MacArthur Street Sonoma, CA

Table 2 – Special-status Plant Species Occurring in Vicinity of MacArthur Hotel and Spa Remodel Project Site

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Franciscan onion (*Allium peninsulare* var. *franciscanum*)	CRPR 1B.2	Clay soil, volcanic or serpentine substrate; cismontane woodland, valley and foothill grassland.	(April) May-June	No suitable habitat **No Potential**
Sonoma alopecurus (*Alopecurus aequalis* var. *sonomensis*)	FE, CRPR 1B.1	Wet places; freshwater marshes and swamps, riparian scrub, streamsides in valley and foothill grassland.	May-July	No suitable habitat **No Potential**
Napa false indigo (*Amorpha californica* var. *napensis*)	CRPR 1B.2	Broadleafed upland forest, chaparral, cismontane woodland, North Coast coniferous forest.	April-July	No suitable habitat on site **No Potential**
Bent-flowered fiddleneck (*Amsinckia lunaris*)	CRPR 1B.2	Coastal bluff scrub, cismontane woodland, valley and foothill grassland, openings in broadleaved upland forest.	March-June	No suitable habitat **No Potential**
Baker's manzanita (*Arctostaphylos bakeri* ssp. *bakeri*)	SR, CRPR 1B.1	Often serpentine substrate; broadleafed upland forest, chaparral.	February-April	No suitable habitat **No Potential**
Rincon manzanita (*Arctostaphylos stanfordiana* ssp. *decumbens*)	CRPR 1B.1	Red rhyolitic substrate; chaparral, cismontane woodland.	February-April (May)	No suitable habitat **No Potential**
Clara Hunt's milk-vetch (*Astragalus claranus*)	FE, ST, CRPR 1B.1	Rocky open, generally exposed places, clay soil, serpentine or volcanic substrate; cismontane woodland, valley and foothill grassland, openings in chaparral.	March-May	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Alkali milk-vetch (*Astragalus tener* var. *tener*)	CRPR 1B.2	Alkaline, often adobe clay soil; playas, vernal pools, alkali flats within valley and foothill grassland, coastal salt marsh.	March-June	No suitable habitat **No Potential**
Big-scale balsamroot (*Balsamorhiza macrolepis*)	CRPR 1B.2	Chaparral, cismontane woodland, valley and foothill grassland, sometimes serpentine substrate.	March-July	No suitable habitat **No Potential**
Sonoma sunshine (*Blennosperma bakeri*)	FE, SE, CRPR 1B.1	Vernally moist to inundated places; vernal pools, valley and foothill grassland.	February-May	No suitable habitat **No Potential**
Narrow-anthered brodiaea (*Brodiaea leptandra* [*B. californica* var. *leptandra*])	CRPR 1B,2	Gravelly soil (?), volcanic substrate (?); broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland.	May-July	No suitable habitat **No Potential**
Round-leaved filaree (*California macrophylla* [= *Erodium macrophyllum*])	CRPR 1B.2	Clay soil; cismontane woodland, valley and foothill grassland.	March-May	No suitable habitat **No Potential**
Small-flowered calycadenia (*Calycadenia micrantha*)	CRPR 1B.2	Rocky, sparsely vegetated areas, sometimes talus or scree, occasionally roadsides; chaparral, meadows, valley and foothill grassland, lower montane coniferous forest.	June-September	No suitable habitat **No Potential**
Lyngbye's sedge (*Carex lyngbyei*)	CRPR 2B.2	Brackish or freshwater marshes.	(March) May-August	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Mead's owl's-clover (*Castilleja ambigua* var. *meadii*)	CRPR 1B.1	Gravelly clay soil, volcanic substrate; meadows and seeps, vernal pools.	April-May	No suitable habitat **No Potential**
Rincon Ridge ceanothus (*Ceanothus confusus*)	CRPR 1B.1	Dry sites, volcanic or serpentine substrate; closed-cone coniferous forest, chaparral, cismontane woodland.	February-June	No suitable habitat **No Potential**
Calistoga ceanothus (*Ceanothus divergens*)	CRPR 1B.2	Rocky places, serpentine or volcanic substrate; chaparral, cismontane woodland.	February-April	No suitable habitat **No Potential**
Mason's ceanothus (*Ceanothus masonii*)	SR, CRPR 1B.2	Rocky places, serpentine substrate; openings in chaparral.	March-May	No suitable habitat **No Potential**
Holly-leaved ceanothus (*Ceanothus purpureus*)	CRPR 1B.2	Rocky soil, volcanic substrate; chaparral, cismontane woodland.	February-June	No suitable habitat occurs in survey area. Conspicuous shrub observable but not observed at time of field survey. **No Potential**
Sonoma ceanothus (*Ceanothus sonomensis*)	CRPR 1B.2	Sandy soil, serpentine or volcanic substrate; chaparral.	February-April	No suitable habitat occurs in survey area. Conspicuous shrub observable but not observed at time of field survey. **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Pappose tarplant (*Centromadia* [*Hemizonia*] *parryi* ssp. *parryi*)	CRPR 1B.2	Vernally moist sites, often alkaline soil; chaparral, coastal prairie, meadows, coastal salt marshes, valley and foothill grassland.	May-November	No suitable habitat **No Potential**
Soft bird's beak (*Chloropyron molle* ssp. *molle*)	FE, SR, CRPR 1B.2	Coastal salt marshes.	July-November	No suitable habitat **No Potential**
Sonoma spineflower (*Chorizanthe valida*)	FE, SE, CRPR 1B.1	Sandy soil, coastal prairie.	June-August	No suitable habitat **No Potential**
Baker's larkspur (*Delphinium bakeri*)	FE, SE, CRPR 1B.1	Decomposed shale substrate; broadleafed upland forest, coastal scrub, valley and foothill grassland, possibly sometimes disturbed areas (e.g. fencelines).	March-May	No suitable habitat **No Potential**
Golden larkspur (*Delphinium luteum*)	FE, SR, CRPR 1B.1	± moist places, rocky soil, generally north-facing slopes; chaparral, coastal prairie, coastal scrub.	March-May	No suitable habitat **No Potential**
Dwarf downingia (*Downingia pusilla*)	CRPR 2B.2	Vernal pools, vernally moist places in valley and foothill grassland, sometimes ditches.	March-May	No suitable habitat **No Potential**
Streamside daisy (*Erigeron biolettii*)	CRPR 3	Rocky soil, sometimes ledges along rivers; broadleafed upland forest, cismontane woodland, North Coast coniferous forest.	June-October	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Greene's narrow-leaved daisy (*Erigeron greenei*)	CRPR 1B.2	Generally serpentine substrate, sometimes volcanic substrate or rocky alluvium, generally among shrubs; chaparral, cismontane woodland, North Coast coniferous forest (?), lower montane coniferous forest (?).	May-September	No suitable habitat **No Potential**
Tiburon buckwheat (*Eriogonum luteolum* var. *caninum*)	CRPR 1B.2	Sandy or gravelly soil, serpentine substrate; chaparral, coastal prairie, valley and foothill grassland, cismontane woodland.	May-September	No suitable habitat **No Potential**
San Joaquin spearscale (*Extriplex* [*Atriplex*] *joaquinana*)	CRPR 1B.2	Seasonally wet areas, alkaline soil; chenopod scrub, meadows, playas, valley and foothill grassland, vernal pools (?).	April-October	No suitable habitat **No Potential**
Fragrant fritillary (*Fritillaria liliacea*)	CRPR 1B.2	Generally heavy clay soil, often serpentine substrate; cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland.	February-April	No suitable habitat **No Potential**
White seaside tarplant (*Hemizonia congesta* ssp. *congesta*)	CRPR 1B.2	Grassy places, often disturbed areas, fallow fields, other ruderal areas; valley and foothill grassland, coastal scrub.	April-November	No suitable habitat **No Potential**
Two-carpellate western flax (*Hesperolinon bicarpellatum*)	CRPR 1B.2	Sparsely vegetated areas, serpentine substrate; chaparral (generally margins).	May-July	No suitable habitat **No Potential**
Marin western flax (*Hesperolinon congestum*)	FT, ST, CRPR 1B.1	Sometimes barrens, serpentine substrate; valley and foothill grassland, chaparral.	April-August	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Sharsmith's western flax (*Hesperolinon sharsmithiae*)	CRPR 1B.2	Serpentine substrate; chaparral.	May-July	No suitable habitat **No Potential**
Thin-lobed horkelia (*Horkelia tenuiloba*)	CRPR 1B.2	Moist places, open areas, sandy soil; broadleafed upland forest, chaparral, coastal scrub, valley and foothill grassland.	May-July (August)	No suitable habitat **No Potential**
Northern California black walnut (*Juglans hindsii*)	CRPR 1B.1	Deep alluvial soil; riparian forest and woodland. Most occurrences naturalized.	April-May	No suitable habitat **No Potential**
Burke's goldfields (*Lasthenia burkei*)	FE, SE, CRPR 1B.1	Wet or moist (at least vernally) places; generally vernal pools and swales, sometimes meadows.	April-June	No suitable habitat **No Potential**
Contra Costa goldfields (*Lasthenia conjugens*)	FE, CRPR 1B.1	Vernally moist, open, low-lying places, sometimes alkaline soil; vernal pools, wet meadows, valley and foothill grassland, cismontane woodland, alkaline playas.	March-June	No suitable habitat **No Potential**
Delta tule pea (*Lathyrus jepsonii* var. *jepsonii*)	CRPR 1B.2	Brackish or freshwater marshes, usually marsh or slough edges.	April-August	No suitable habitat **No Potential**
Colusa layia (*Layia septentrionalis*)	CRPR 1B.2	Sandy or serpentine soil; chaparral, cismontane woodland, valley and foothill grassland.	April-June	No suitable habitat **No Potential**
Legenere (*Legenere limosa*)	CRPR 1B.1	Vernal pools and swales.	April-June	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Jepson's leptosiphon (*Leptosiphon* [*Linanthus*] *jepsonii*)	CRPR 1B.2	Usually volcanic soil (sometimes periphery of serpentine), chaparral, cismontane woodland.	March-May	No suitable habitat **No Potential**
Woolly-headed lessingia (*Lessingia hololeuca*)	CRPR 3	Clay or serpentine soil, broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland.	June-October	No suitable habitat **No Potential**
Mason's lilaeopsis (*Lilaeopsis masonii*)	SR, CRPR 1B.1	Tidal zones; freshwater and brackish marshes, riparian scrub.	April-November	No suitable habitat **No Potential**
Pitkin marsh lily (*Lilium pardalinum* ssp *pitkinense*)	FE, SE, CRPR 1B.1	Saturated places, sandy soil; cismontane woodland, meadows and seeps, freshwater marshes.	June-July	No suitable habitat **No Potential**
Sebastopol meadowfoam (*Limnanthes vinculans*)	FE, SE, CRPR 1B.1	Seasonally wet places, poorly drained, clay or sandy soil; meadows, valley and foothill grassland, vernal pools.	April-May	No suitable habitat **No Potential**
Cobb Mountain lupine (*Lupinus sericatus*)	CRPR 1B.2	Open wooded areas, gravelly soil; broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest.	March-June	No suitable habitat **No Potential**
Marsh microseris (*Microseris paludosa*)	CRPR 1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland.	April-June	No suitable habitat **No Potential**
Baker's navarretia (*Navarretia leucocephala* ssp. *bakeri*)	CRPR 1B.1	Seasonally moist places, cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest.	April-July	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Few-flowered navarretia (*Navarretia leucocephala* ssp. *pauciflora*)	FE, ST, CRPR 1B.1	Volcanic ash flow vernal pools.	May-June	No suitable habitat **No Potential**
Many-flowered navarretia (*Navarretia leucocephala* ssp. *plieantha*)	FE, SE, CRPR 1B.2	Volcanic ash flow vernal pools.	May-June	No suitable habitat **No Potential**
Small pincushion navarretia (*Navarretia myersii* ssp. *deminuta*)	CRPR 1B.1	Clay loam soil, sometimes roadside depressions; vernal pools.	April-May	No suitable habitat **No Potential**
Sonoma beardtongue (*Penstemon newberryi* var. *sonomensis*)	CRPR 1B.3	Rocky places, generally rock outcrops or talus; chaparral.	April-August	No suitable habitat **No Potential**
Petaluma popcorn-flower (*Plagiobothrys mollis* var. *vestitus*)	CRPR 1A	Wet places; valley and foothill grassland, coastal salt marshes (?).	May-July	No suitable habitat **No Potential**
North Coast semaphore grass (*Pleuropogon hooverianus*)	ST, CRPR 1B.1	Moist to wet, open or partly shaded places; broadleafed upland forest, meadows and seeps, North Coast coniferous forest, freshwater marsh.	March-June	No suitable habitat **No Potential**
Marin knotweed (*Polygonum marinense*)	CRPR 3.1	Coastal salt or brackish marshes.	(April) May-August (October)	No suitable habitat **No Potential**
Round-headed beaked-rush (*Rhynchospora globularis*)	CRPR 2B.1	Freshwater marsh.	July-August	No suitable habitat **No Potential**

Plant Species	Status	Habitat	Flowering Period	Potential for Occurrence on Project Site
Point Reyes checkerbloom (*Sidalcea calycosa* ssp. *rhizomata*)	CRPR 1B.2	Freshwater marsh.	April-September	No suitable habitat **No Potential**
Kenwood Marsh checkerbloom (*Sidalcea oregana* ssp. *valida*)	FE, SE, CRPR 1B.1	Freshwater marsh, especially edges.	June-September	No suitable habitat **No Potential**
Green jewel-flower (*Streptanthus hesperidis*)	CRPR 1B.2	Rocky places, often barrens, serpentine substrate; cismontane woodland, chaparral openings, valley and foothill grassland, closed-cone coniferous forest (?).	May-July	No suitable habitat **No Potential**
Suisun Marsh aster (*Symphyotrichum lentum*)	CRPR 1B.2	Brackish and freshwater marshes and swamps.	May-November	No suitable habitat **No Potential**
Napa bluecurls (*Trichostema ruygtii*)	CRPR 1B.2	Open, seasonally wet (?) areas, clay soil (?); chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland, vernal pools.	June-October	No suitable habitat **No Potential**
Saline clover (*Trifolium hydrophilum*)	CRPR 1B.2	Moist or seasonally moist sites, alkaline or saline soil; marshes and swamps (including coastal salt marshes?), valley and foothill grassland, vernal pools.	April-June	No suitable habitat **No Potential**
Oval-leaved viburnum (*Viburnum ellipticum*)	CRPR 2B.3	Often north-facing slopes; chaparral, cismontane woodland, lower montane coniferous forest.	May-June	No suitable habitat **No Potential**

[1]Plant listing status:

Federal (USFWS 2019): FE – endangered; FT – threatened

State of California (CDFW 2016): SE– endangered; ST – threatened; SR – rare

California Rare Plant Rank (CRPR) (CNPS 2016): CRPR 1A: Presumed extinct. CRPR 1B: Rare, Threatened, or Endangered in California and elsewhere. CRPR 2B: Rare, Threatened, or Endangered in California, more common elsewhere. CRPR 3: Plants about which more information is needed.
CRPR Threat Code extensions: .1: Seriously endangered in California. .2: Fairly endangered in California. .3 Not very endangered in California.

[2]In habitat descriptions, "?" indicates a discrepancy in habitat information between standard references

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Appendix CR

Cultural Resources Technical Study

Rincon Consultants, Inc.
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April 22, 2021
Project No: 21-10917

City of Sonoma
Kristina Tierney
#1 The Plaza
Sonoma, California 95476-6618
Via email: ktierney@sonomacity.org

Subject: Cultural Resources Technical Study for the MacArthur Place Hotel and Spa Guest Room Additions Project, Sonoma, Sonoma County, California

Dear Ms. Tierney:

This memorandum presents the findings of a cultural resources technical study completed in support of the MacArthur Place Hotel and Spa Guest Room Additions Project, located at 29 East MacArthur Street in Sonoma, California (project). Rincon Consultants, Inc. (Rincon) was retained by the City of Sonoma (City) to support the project's compliance with the California Environmental Quality Act (CEQA). The project site has been previously evaluated for historical resources eligibility and one building on the property (the Burris House) was found eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a City of Sonoma historic resource; it is therefore considered a historical resource for the purposes of CEQA pursuant to PRC Section 21804.1 and Section 15064.5(a) of the CEQA Guidelines . This memorandum documents the results of the tasks performed by Rincon, specifically a cultural resources records search, Sacred Lands File Search, archival and background research, an archaeological field survey, and a peer review of a project applicant-provided historical resources impacts assessment. All work was completed in accordance with CEQA and applicable local regulations.

This study was prepared by architectural historian Alexandra Madsen, MA, and project oversight was provided by senior architectural historian Steven Treffers, MHP. Archaeologist Elaine Foster, MA, RPA, completed the archaeological survey of the project site, and project oversight was provided by senior archaeologist Hannah Haas, MA, RPA. Quality assurance/quality control was completed by Rincon Principal Steven Treffers. All staff meet and exceed the Secretary of the Interior's Professional Qualification Standards (PQS) in their given fields (36 CFR Part 61).

Project Description

The project site is located at 29 East MacArthur Street in Sonoma, Sonoma County, California and includes Assessor's Parcel Number (APN) 128-091-008 (Attachment A, Figure 1). The site is bordered by East MacArthur Street to the north, Broadway (State Route 12) to the west, the Nathanson Creek Preserve to the east, and Sonoma Valley High School to the south (Attachment A, Figure 2). The project site is currently developed with the MacArthur Place Hotel and Spa, which includes the includes 64 guest rooms, a restaurant and bar, meeting rooms, and a spa spread across 20 existing buildings. The proposed project would involve construction of five new buildings with 11 new hotel guest rooms. The

new buildings would include a total of 5,485 square feet of floor area and would be distributed between the existing buildings near the center of the project site (Attachment A, Figure 3). All other existing buildings and uses within the project site would remain unchanged.

Regulatory Framework

CEQA

PRC §5024.1, Section 15064.5 of the CEQA Guidelines, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this cultural resources assessment. CEQA (§21084.1) requires that a lead agency determine if a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (§21084.1), included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]). Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR.

According to CEQA, impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR (CEQA Guidelines §15064.5[b][2][A]).

Compliance with the Standards

Impacts to a historical resource are considered mitigated below a level of significance when the project conforms to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards) (CEQA Guidelines §15126.4 [b][1]). The goal of the Standards is to preserve the historic materials and distinctive character of a historical resource. Character-defining features are the tangible, visual elements of a building—including its setting, shape, materials, construction, interior spaces, and details—that collectively creates its historic identity and conveys its historic significance.

The Standards establish professional standards and provide advice on the preservation and protection of historic properties, and make broad-brush recommendations for maintaining, repairing, and replacing historic materials, and designing new additions or making alterations. They cannot be used, in and of themselves, to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, once an appropriate treatment is selected, the Standards provide philosophical consistency to the work. There are Standards for four distinct but interrelated approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.

According to the Standards, rehabilitation is deemed appropriate "when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment." The following lists the Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Methods and Results

Cultural Resources Records Search

A search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) located at Sonoma State University in Sonoma, California was requested on February 25, 2021 and received by Rincon on April 7, 2021. The search was performed to identify all previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.25-mile radius surrounding it.

The NWIC records search identified 16 previously conducted studies within a 0.25-mile radius of the project site (**Error! Reference source not found.**). Two of these studies (S-9777 and S-46942) intersect the project site and are discussed in greater detail below. The NWIC records search identified 45 previously recorded cultural resources within a 0.25-mile radius of the project site. All these resources

are built environment resources and no prehistoric or archaeological resources were captured in the 0.25-mile radius. One of these built environment resources (P-49-004759) is located within the project site. This resource is discussed in greater detail below. A full list of previous studies and recorded resources is included in Attachment B.

S-009777

David Chavez conducted study S-009777, a letter report for the Montclair Park Subdivision EIR in 1988. The study consisted of a literature review and a pedestrian field survey of approximately 12.5 acres at the southwest intersection of Newcomb Street and First Street in Sonoma, California. The report concluded that no surface evidence of archaeological or historical resources was encountered and the project would not have an adverse impact on known resources.

S-046942

Diana J. Painter conducted study S-046942, *Sonoma League for Historic Preservation Survey Update*, in 2015. The study served as an update to a previous survey completed in 1978-1979. It included a records search and assessment, windshield survey, survey update of approximately 250 residential properties, and recordation of 50 properties on DPR forms. Ultimately the survey update found that some properties had been demolished, some altered, and others well maintained.

P-49-004759

P-49-004759 is the Burris House, which has been subject to multiple evaluations as documented in the CHRIS records search. It was first recorded by Nina Liston in 1975, who noted that the property had local significance (Liston 1975). In 1978, J. Patri, A. Keith, and D. Petris of the Sonoma League for Historic Preservation recorded the property as part of a citywide survey. At this time, it was noted for its association with the Burris family (Sonoma League for Historic Preservation 1978). The property was fist officially evaluated in 2001 by T. Jones of Tom Origer & Associates. Tom Origer & Associates found the Burris House eligible for inclusion in the NRHP pursuant to Criteria B and C for its association with notable early Sonoma resident David Burris and for its Italianate/Greek Revival style of architecture. Tom Origer & Associates did not evaluate any other buildings on the property for historical significance (Tom Origer & Associates 2001).

Additional Investigations of the Project Site

As discussed above, the Burris House, which was built circa 1869 and previously found eligible for listing in the NRHP, is located in the project site where it currently serves as the Hotel Guest Cottage MacArthur Place Hotel and Spa. In 2017, Page & Turnbull evaluated the historical age resources in the project site for historical resources eligibility. In addition to the Burris House, the evaluation considered the barn, caretaker's cottage, pool house, and garage. Page & Turnbull found that the Burris House continued to convey its significance and remained eligible for listing in the NRHP in addition to being eligible for listing in the CRHR and as a City of Sonoma historic resource. The remaining four historical-age buildings were found ineligible as was the site as a whole for consideration as a historic district (Page & Turnbull 2017). A copy of this study is included in Attachment B.

Native American Scoping

As part of the process of identifying cultural resources for this project, Rincon contacted the Native American Heritage Commission (NAHC) on February 24, 2021 and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site.

On March 9, 2021, Rincon received a response from the NAHC stating the SLF search results were negative for site-specific information. Attachment C provides documentation of communication with the NAHC and results of the SLF.

Archival and Background Research

Archival research was completed in February and March 2021 and focused on the review of a variety of primary and secondary source materials relating to the history and development of the project site and its surroundings. Sources included, but were not limited to, historic maps and aerial photographs, contemporary newspaper articles, and written histories of the area. The following is a list of sources consulted in order to conduct research pertaining to the project site.

- Historical aerial photographs accessed digitally via Nationwide Environmental Title Research (NETR) Online, Inc.
- Historic topographic maps accessed digitally via United States Geologic Survey
- Historical Sanborn Fire Insurance Maps accessed digitally through the San Francisco Public Library
- Additional sources as indicated in the References section

Peer Review of Consistency Analysis

In 2021, Page & Turnbull completed a historical resource consistency analysis to determine if the proposed project is consistent with the Standards (included in Attachment D). The analysis tiered off the historical resources evaluation completed by Page & Turnbull in 2017, utilizing the previous findings and character-defining features identified for the Burris House. Page & Turnbull ultimately concluded the proposed project would not remove or alter any character-defining features of the Burris House, which are largely limited to the building itself and do not include its surroundings due to previous changes its historical setting. Further the proposed infill construction would not obscure any principal views of the Burris House and the scale, massing, design, and materials of the new construction would be compatible but differentiated from the historic building. As such, Page & Turnbull concluded the proposed project is consistent with the Standards and would not result in a significant impact to a historical resource under CEQA.

This study was reviewed by Rincon with regards to methods and findings to ascertain the degree to which it adequately identified and addressed potential project impacts to historical resources. The peer review considered, best professional practices and accepted guidance from the National Park Service and the California Office of Historic Preservation. Rincon concluded the analysis was consistent with this guidance and best professional practices.

Pedestrian Field Survey

Rincon Archaeologist Elaine Foster conducted a pedestrian field survey of the project site on April 13, 2021 (Attachment A, Figure 4 and Figure 5). Areas of exposed ground were inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected.

Results of the field survey identified no evidence of archaeological remains or previously unidentified historic built-environment resources within the project site. The entirety of the project site has been developed into a hotel and spa, with heavy landscaping. Ground visibility throughout the project site was very poor (approximately less than 10 percent) due to previous disturbances such as paving, landscaping, and buildings. Other visible subsurface disturbances included irrigation channels, lighting, sprinklers, grates, and drainages.

Findings and Recommendations

As discussed above, the Burris House was previously found eligible for federal, state, and local designation and is thus considered a historical resource for the purposes of CEQA. The current project does not propose any direct changes to the Burris House but would introduce new visual elements to its immediate setting. The consistency analysis prepared by Page & Turnbull concluded the proposed project is consistent with the Standards and would not materially impair the Burris House. Rincon's peer review of this document found the analysis was consistent with professional best practices and guidance from the National Park Service and California Office of Historic Preservation. Based on these findings, the project would result in a less than significant impact to built environment historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

The CHRIS records search did not identify any archaeological resources in or adjacent to the project area, and the SLF search results were negative for any known Native American resources located within or near the project site. Historical maps and aerial photographs did not identify any features, such as privies or wells, that would suggest the possibility of subsurface historic-era archaeological deposits. Historic photographs suggest that the area immediately surrounding the Burris House, where archaeological deposits would be most likely to exist, has been subject to heavy landscaping activities since at least the 1950s (Page & Turnbull 2017). The pedestrian field survey did not identify any archaeological resources within the project site. During the field survey, the areas proposed for construction under the current project appeared to have been subject to continued landscaping activities with paved pathways and irrigation tubing. Despite the long history of disturbance to the project site, there is still the possibility of encountering subsurface archaeological deposits associated with the historic Burris House. Therefore, Rincon recommends a Worker's Environmental Awareness Training (WEAP), detailed below and a finding of less than significant impact with mitigation for archaeological resources pursuant to CEQA.

Rincon presents the following mitigation measures in case of unanticipated discovery of cultural resources during project development. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Worker's Environmental Awareness Program (WEAP)

The City will retain an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology (National Park Service 1983) to conduct a Worker's Environmental Awareness Program (WEAP) training for all construction personnel on archaeological sensitivity prior to the commencement of any ground-disturbing activities. The WEAP training will include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.

Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Please do not hesitate to contact Rincon with any questions regarding this study.

Sincerely,
Rincon Consultants, Inc.

Alexandra Madsen, M.A., RPA
Cultural Resources Specialist

Steven Treffers, MHP
Senior Architectural Historian

Elaine Foster, M.A., RPA
Archaeologist

Hannah Haas M.A., RPA
Cultural Resources Program Manager and Senior Archaeologist

Attachments

Attachment A Figures
Attachment B CHRIS Records Search Results and Past Investigations
Attachment C SLF Search Results Summary
Attachment D 2021 Page & Turnbull Consistency Analysis

References

Page & Turnbull

2017 *MacArthur Place Hotel 29 E. MacArthur Street Historic Resource Evaluation.* Prepared for Ross Drulis Cusenberry Architecture Inc. 17 January.

2020 "Historic Resource Impact Analysis Memorandum." Prepared for the City of Sonoma by John Bevan. 2 June.

2021 "Letter of Consistency – MacArthur Place Hotel & Spa- Guest Room Addition Project." Prepared for the City of Sonoma by Josh Bevan. 9 February.

Liston, Nina

1975 29 E. MacArthur Street. California DPR series 523 form. January. On file with the Northwest Information Center (NWIC) at Sonoma State University, Sonoma, California.

National Park Service (NPS)

1995 *How to Apply the National Register Criteria for Evaluation.* National Register Bulletin. U.S. Department of the Interior. Accessed on December 15, 2020. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

Netronline

Var. "Historic Aerials." Via Historicaerials.com [digital photograph database]. Accessed on April 2, 2021. Available at: https://www.historicaerials.com/viewer.

Sonoma League for Historic Preservation

1978 Burris House. California DPR series 523 form. Prepared by J. Patri, A. Keith, and D. Petris. 31 May. On file with the Northwest Information Center (NWIC) at Sonoma State University, Sonoma, California.

Tom Origer & Associates

2001 Burris House. California DPR series 523 form. 16 February. On file with the Northwest Information Center (NWIC) at Sonoma State University, Sonoma, California.

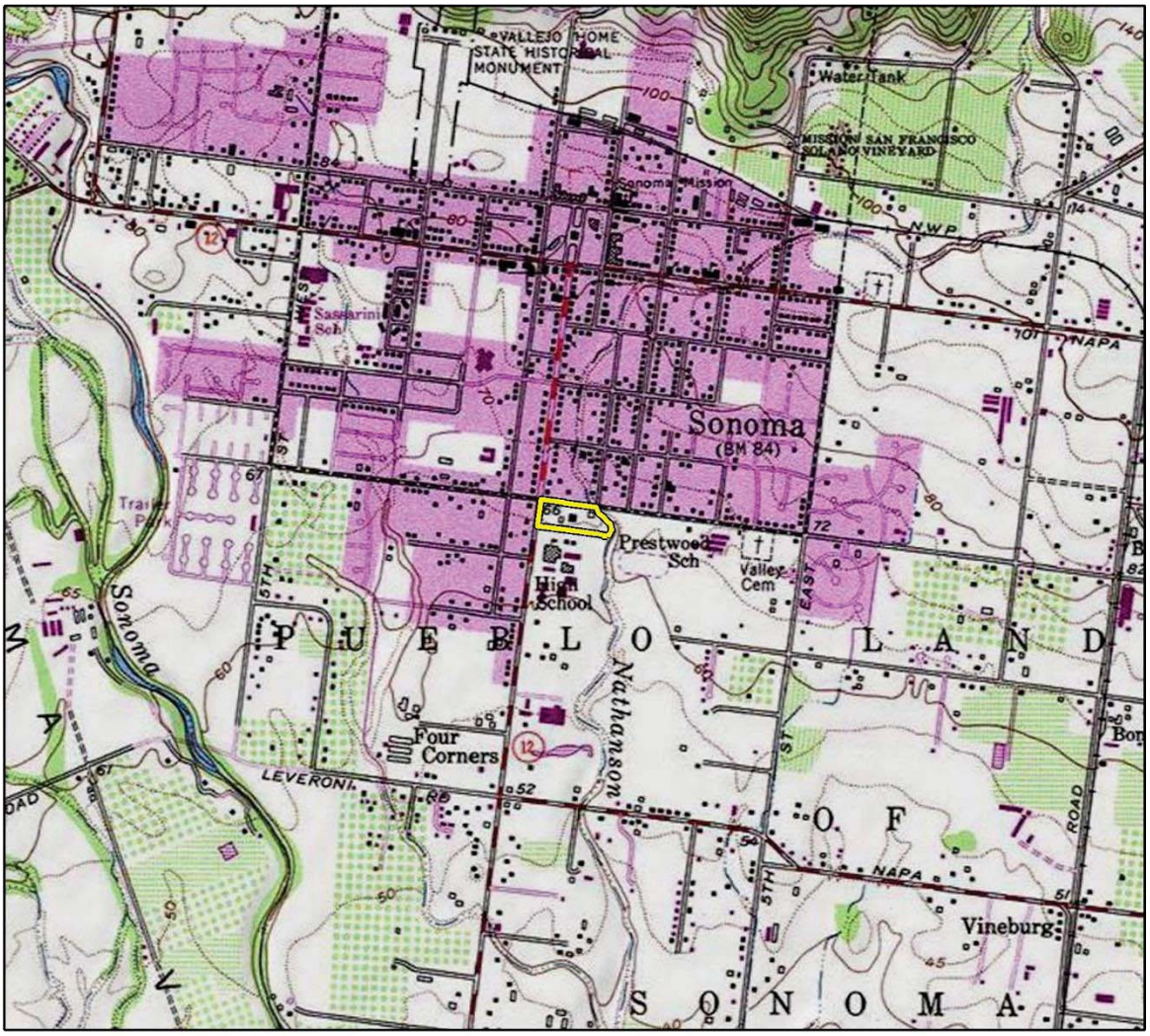
UCSB Map & Imagery Lab.

Var. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. Accessed on April 2, 2021. Available at: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

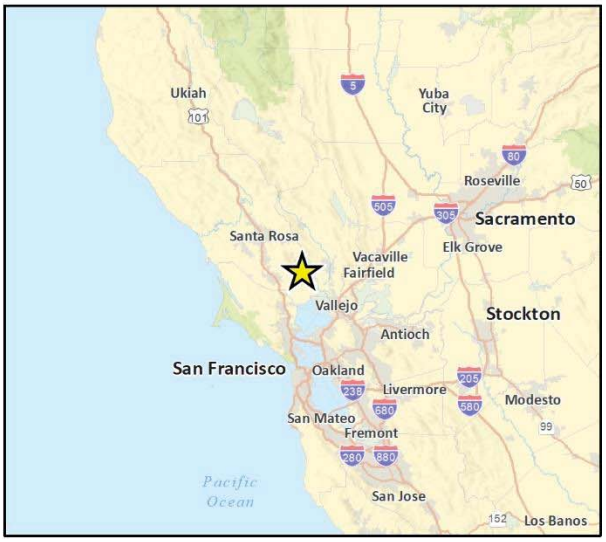
Attachment A

Figures

Figure 1 Regional Location



Basemap provided by National Geographic Society, Esri and its licensors © 2021. Sonoma Quadrangle. T05N R05W S18. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may havechanged since the original topographic map was assembled.



Project Location

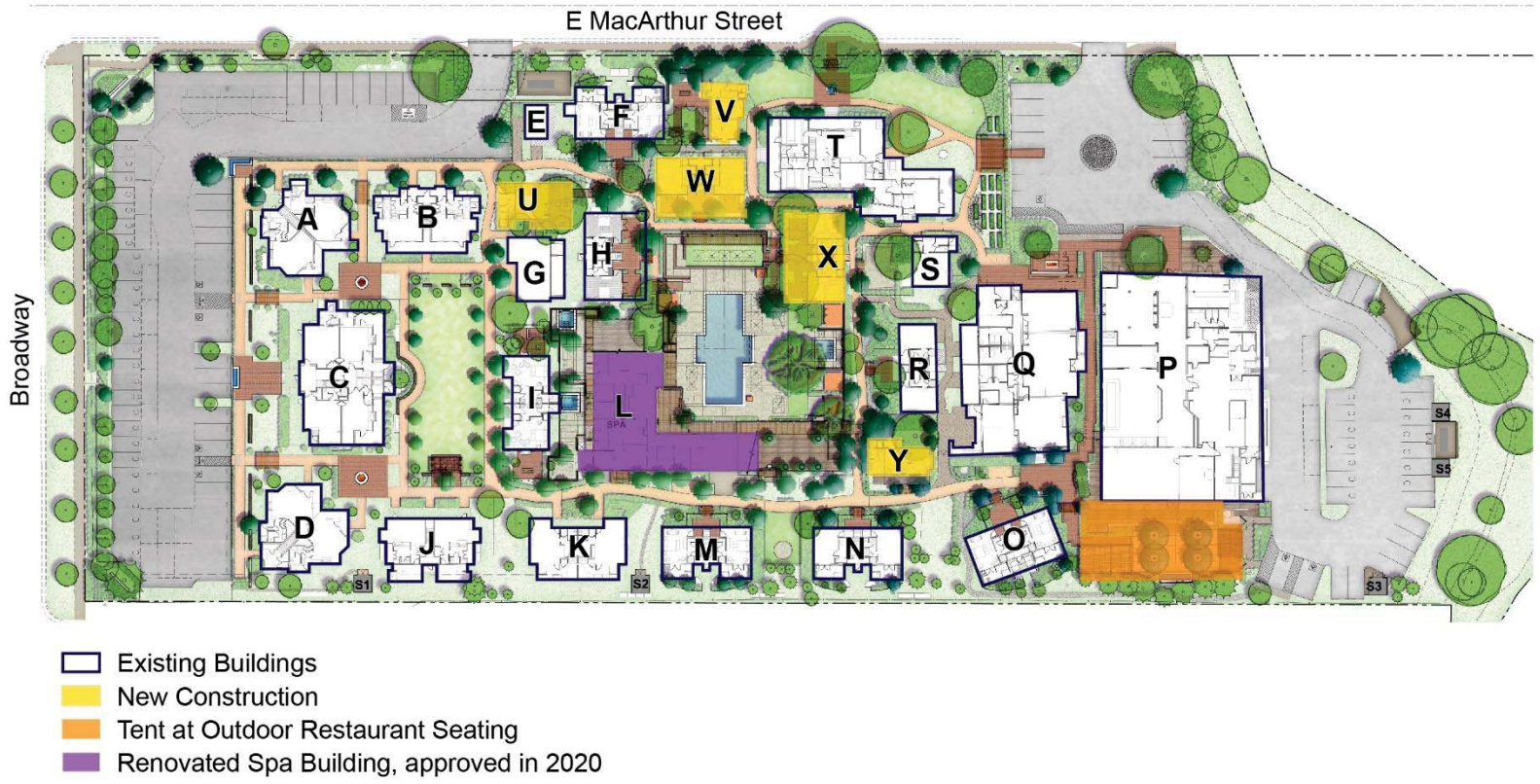
0 1,000 2,000 Feet

N

Figure 2 Project Site

Imagery provided by Microsoft Bing and its licensors © 2021.

Figure 3 Project Site Plan



Source: Ross Drulis Cusenbery Architecture, 2021.

Figure 4 Overview of Project Site, View facing northeast

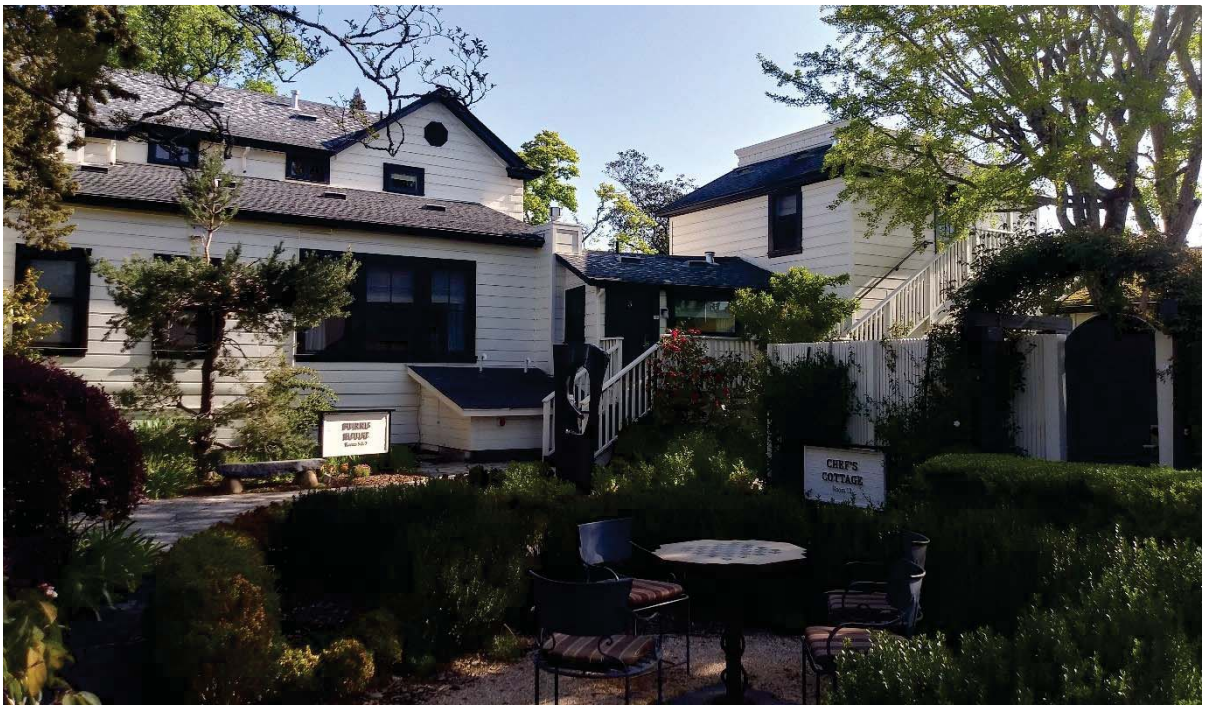
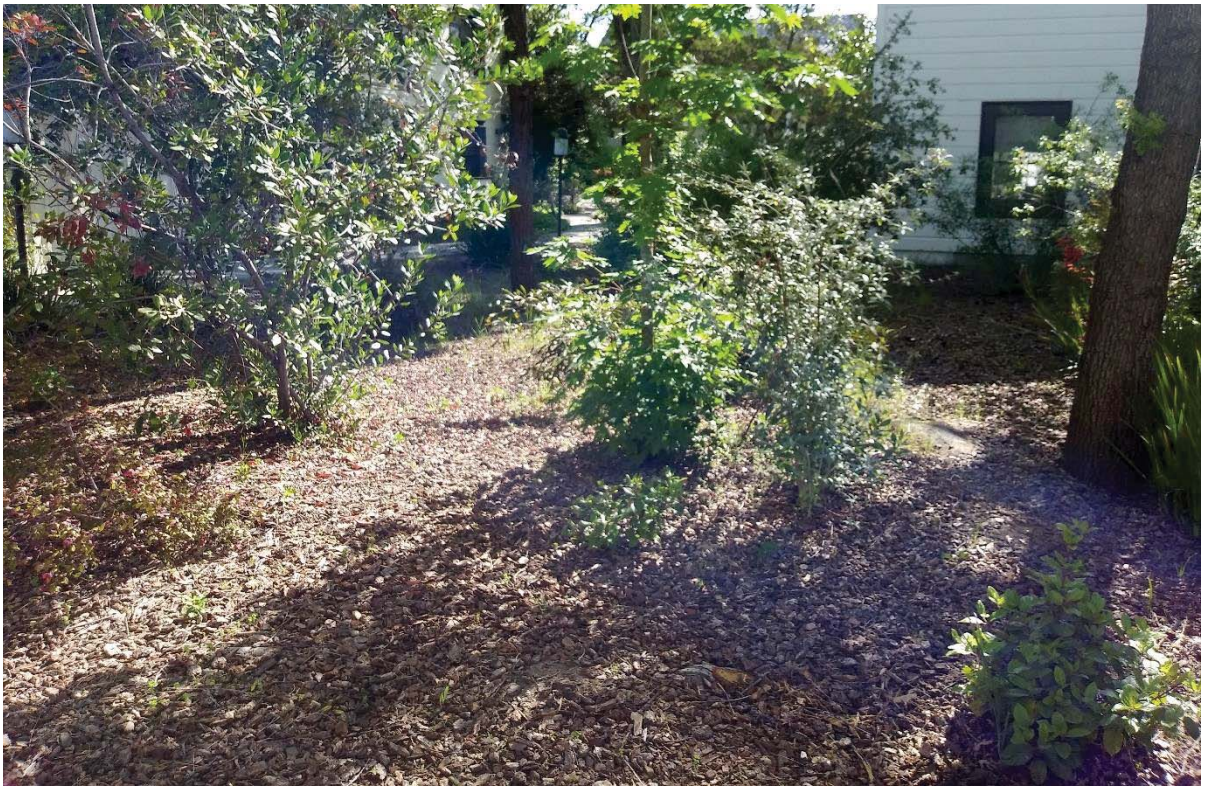


Figure 5 Ground Visibility at Project Site, View facing west



Attachment B

CHRIS Records Search Results and Past Investigations

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-003252		Resource Name - 301 E. MacArthur; OHP PRN - DOE 49-01-0007-0000; OHP Property Number - 129072; OHP PRN - FHWA010822C; Other - Lobsinger Home	Building	Historic	HP02; HP04	2001 (Thomas Origer, Tom Origer and Associates); 2001 (Knox Mellon, DPR)	S-044098
P-49-003861		Resource Name - 165 West MacArthur Street; Other - Auguste and Leonie Lieutard House	Building	Historic	HP02; HP04	2006 (Susan M. Clark, Holly L. Hoods, Heather M. Scotten, Clark Historic Resource Consultants, Inc.)	
P-49-003862		Resource Name - 179 West MacArthur Street; Other - Constante and Florence Bet House	Building	Historic	HP02; HP04	2006 (Susan M. Clark, Holly L. Hoods, Heather M. Scotten, Clark Historic Resource Consultants, Inc.)	
P-49-004392		Resource Name - 199 Malet Street; Other - Firmignac Tract	Building	Historic	HP02; HP04	2011 (Diana J. Painter, Painter Preservation & Planning)	S-039613
P-49-004563		Resource Name - Broadway Street Historic District; OHP Property Number - 154525; OTIS Resource Number - 543749; OHP PRN - DOE-49-03-0028-9999; OHP PRN - FHWA030127K; Other - 04-SON-12; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1	Building, District	Historic	HP02; HP03; HP05; HP06	2002 (Andrea Galvin, Dept of Transportation Div of Environmental Analysis Cultural & Community Studies Office)	S-031377, S-044606
P-49-004583		Resource Name - 702-708 Broadway St, Sonoma; Other - Map Ref.#19; OHP PRN - DOE 49-03-0028-0009; OHP PRN - FHWA 030127K; OHP Property Number - 154531; OTIS Resource Number - 543755; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1	Building, Element of district	Historic	HP06	2002 (Jill Hupp, Dept. of Transportation)	S-031377

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004584		Resource Name - 711 Broadway St, Sonoma; OHP PRN - DOE 49-03-0028-0037; OHP PRN - FHWA 303127K; OHP Property Number - 154543; OTIS Resource Number - 543757; Other - 04-SON-12; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1	Building, Element of district	Historic	HP06	2002 (Andrea Galvin, Dept. of Transportation)	S-031377
P-49-004585		Resource Name - 720 Broadway St, Sonoma; OHP PRN - 5476-0177-0000; Other - Map Ref. #20; OHP PRN - DOE 49-03-0028-0010; OHP PRN - FHWA 030127K; Other - Carbonaro, Vito and Amelia; OHP Property Number - 004291; OTIS Resource Number - 407256; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1	Building, Element of district	Historic	HP02	1978 (J. Patri, C. DePetris, Sonoma League for Historic Preservation); 2002 (Jill Tupp, Dept. of Transportation)	S-031377
P-49-004586		Resource Name - 725 Broadway St, Sonoma; OHP PRN - 5476-0342-0000; Other - Map Ref. #51; OHP PRN - DOE 49-03-0028-0036; OHP PRN - FHWA 030127K; Other - Stofen House; Other - 04-SON-12; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004456; OTIS Resource Number - 407421	Building, Element of district	Historic	HP02	1978 (Johanna M. Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Dept. of Transportation)	S-031377

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004587		Resource Name - 730 Broadway St, Sonoma; OHP PRN - 5476-0178-0000; Other - Map Ref. #21; OHP PRN - DOE 49-03-0028-0011; OHP PRN - FHWA 030127K; Other - 04-SON-12; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004292; OTIS Resource Number - 407257	Building, Element of district	Historic	HP02	1978 (Ed Viera; C. DePatris, Sonoma League for Historic Preservation); 2002 (Jill Hupp, Dept. of Transportation)	S-031377
P-49-004588		Resource Name - 735 Broadway St, Sonoma; OHP PRN - 5476-0343-0000; Other - Map Ref. #50; Other - Goodman House; OHP PRN - DOE 49-03-0028-0035; OHP PRN - FHWA 030127K; Other - 04-SON-12; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004457; OTIS Resource Number - 407422	Building, Element of district	Historic	HP02	1979 (J.M. Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Dept of Transportation)	S-031377
P-49-004589		Resource Name - 746 Broadway St, Sonoma; OHP PRN - 5476-0179-0000; Other - Map Ref.#22; Other - McTaggart Bedford Building; OHP PRN - DOE 49-03-0028-0012; OHP PRN - FHWA 030127K; Other - 04-SON-19; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004293; OTIS Resource Number - 407258	Building, Element of district	Historic	HP02; HP06	1978 (Carla N. DePetris; Ed Weiner, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept. pf Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004590		Resource Name - 752 Broadway St, Sonoma; OHP PRN - 5476-0180-0000; Other - Map Ref.#23; Other - Hirshfield, A.H. and S.J.; OHP PRN - DOE 49-03-0028-0013; OHP PRN - FHWA 030127K; Other - 04-SON-20; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004294; OTIS Resource Number - 407259	Building, Element of district	Historic	HP02; HP06	1978 (Johanna Patri, F.I. Verna, Carla N. DePetris, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept. of Transportation)	S-031377
P-49-004591		Resource Name - 755 Broadway St, Sonoma; Other - Map Ref.#49; OHP PRN - DOE 49-03-0028-0034; OHP PRN - FHWA 030127K; Other - 04-SON-21; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004458; OTIS Resource Number - 407423	Building, Element of district	Historic	HP02	1979 (J.M. Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Dept. of Transportation)	S-031377
P-49-004592		Resource Name - 762 Broadway St; OHP Property Number - 004295; OTIS Resource Number - 407260; OHP PRN - DOE 49-03-0028-0014; Other - 04-SON-22; OHP PRN - 5476-0181-0000; OHP PRN - FHWA 030127K; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1	Building, Element of district	Historic	HP02; HP04; HP06	1978 (Ed Viera, C. DePetris, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept. of Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004593		Resource Name - 763 Broadway St, Sonoma; Other - Map Ref.#48; OHP PRN - DOE 19-03-0028-0033; OHP PRN - FHWA 030127K; Other - 04-SON-23; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154541; OTIS Resource Number - 543575	Building, Element of district	Historic	HP02	2002 (Andrea Galvin, Dept. Of Transporation)	S-031377
P-49-004594		Resource Name - 770 Broadway St, Sonoma; OHP PRN - 5476-0182-0000; Other - Map Ref.#24; Other - Weber, Henry M. and V.E.; OHP PRN - DOE 49-03-0028-0015; OHP PRN - FHWA 030127K; Other - 04-SON-24; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004296; OTIS Resource Number - 407261	Building, Element of district	Historic	HP02; HP03	1978 (Carla N. DePetris, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept. of Transportation)	S-031377
P-49-004595		Resource Name - 771 Broadway St, Sonoma; Other - Map Ref.#47; OHP PRN - DOE 49-03-0028-0032; OHP PRN - FHWA 030127K; Other - 04-SON-25; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP PRN - 5476-0345-0000; OHP Property Number - 004459; OTIS Resource Number - 407424	Building, Element of district	Historic	HP02	1979 (Jahanna M. Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Dept. of Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004596		Resource Name - 778 Broadway St, Sonoma; OHP PRN - 5476-0183-0000; Other - Map Ref.#26; OHP PRN - DOE 49-03-0028-0016; OHP PRN - FHWA 030127K; Other - 04-SON-26; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004297; OTIS Resource Number - 407262	Building, Element of district	Historic	HP02	1978 (Ed Viera, C. DePetris, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept. of Transportation)	S-031377
P-49-004597		Resource Name - 779 Broadway St, Sonoma; Other - Map Ref.#46; OHP PRN - DOE 49-03-0028-0031; OHP PRN - FHWA 030127K; Other - 04-SON-27; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 5476-0345-0000; OHP Property Number - 004459; OTIS Resource Number - 407424	Building, Element of district	Historic	HP02	1979 (Johanna M. Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Janice Calpo, Dept. of Transportation)	S-031377
P-49-004598		Resource Name - 783 Broadway St, Sonoma; OHP PRN - 5476-0345-0000; Other - Map Ref.#45; OHP PRN - DOE 49-03-0028-0030; OHP PRN - FHWA 030127K; Other - 04-SON-28; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004459; OTIS Resource Number - 407424	Building, Element of district	Historic	HP02	1979 (Jahanna M. Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Janice Calpo, Dept. of Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004599		Resource Name - Bancroft, Ernest and Nellie; Resource Name - 786 Broadway St, Sonoma; OHP PRN - DOE 49-03-0028-0017; OHP PRN - 5476-0184-0000; Other - 04-SON-29; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004298; OTIS Resource Number - 407263; OHP PRN - FHWA 030127K	Building, Element of district	Historic	HP02; HP06	1978 (Carla N. DePetris, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept of Transportation)	S-031377
P-49-004600		Resource Name - 790 Broadway St, Sonoma; OHP PRN - DOE 49-03-0028-0018; OHP PRN - FHWA 030127K; Other - 04-SON-30; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154532; OTIS Resource Number - 543566	Building, Element of district	Historic	HP02; HP06	2002 (Andrew Hope, Dept of Transportation)	S-031377
P-49-004601		Resource Name - 793 Broadway St, Sonoma; Other - Map Ref.#44; OHP PRN - DOE 49-03-0028-0029; OHP PRN - FHWA 030127K; Other - 04-SON-31; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154538; OTIS Resource Number - 543572	Building, Element of district	Historic	HP06	2002 (Andrea Galvin, Janice Calpo, Dept of Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004602		Resource Name - 800 Broadway St, Sonoma; OHP PRN - DOE 49-03-0028-0019; OHP PRN - FHWA 030127K; Other - 04-SON-32; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154533; OTIS Resource Number - 543567	Building, Element of district	Historic	HP02; HP06	2002 (Andrew Hope, Dept of Transportation)	S-031377
P-49-004603		Resource Name - 801 Broadway St, Sonoma; Other - Map Ref.#43; OHP PRN - DOE 49-03-0028-0028; OHP PRN - FHWA 030127K; Other - 04-SON-33; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154537; OTIS Resource Number - 543571	Building, Element of district	Historic	HP02	2002 (Andrea Galvin, Janice Calpo, Dept. Of Transportation)	S-031377
P-49-004604		Resource Name - Murphy Residence; OHP PRN - 5476-0346-0000; Resource Name - 809 Broadway St; OHP PRN - DOE 49-03-0028-0027; OHP PRN - FHWA 030127K; Other - 04-SON-34; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004460; OTIS Resource Number - 407425	Building, Element of district	Historic	HP02; HP06	1979 (Johanna Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Janice Calpo, Dept of Transportation)	S-031377
P-49-004605		Resource Name - 819 / 823 Broadway St, Sonoma; OHP PRN - DOE 49-03-0028-0026; OHP PRN - FHWA 030127K; Other - 04-SON-35; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154536; OTIS Resource Number - 543570	Building, Element of district	Historic	HP03	2002 (Andrea Galvin, Janice Calpo, Dept. of Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004606		Resource Name - 822 Broadway St, Sonoma; OHP PRN - 5476-0186-0000; Other - Map Ref.#30; Other - W & J M. Ryan; OHP PRN - DOE 49-03-0028-0020; OHP PRN - FHWA 030127K; Other - 04-SON-36; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004300; OTIS Resource Number - 407265	Building, Element of district	Historic	HP02; HP06	1978 (Carla De Petris, Sonoma League for Historic Preservation); 2013 (Andrew Hope, Dept of Transportation)	S-031377
P-49-004607		Resource Name - 827 Broadway St, Sonoma; OHP PRN - 5476-0347-0000; Other - Map Ref.#40; Other - Glaister Residence; OHP PRN - DOE 49-03-0028-0025; OHP PRN - FHWA 030127K; Other - 04-SON-37; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004461; OTIS Resource Number - 407426	Building, Element of district	Historic	HP02	1979 (Johanna Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Janice Calpo, Dept of Transportation)	S-031377
P-49-004608		Resource Name - 830 Broadway St, Sonoma; OHP PRN - 5476-0187-0000; Other - Map Ref.#31; Other - Tynan, L & K; OHP PRN - DOE 49-03-0028-0021; OHP PRN - FHWA 030127K; Other - 04-SON-38; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004301; OTIS Resource Number - 407266; Other - TYNAN, Lester and Katherine	Building, Element of district	Historic	HP02	1978 (Carla DePetris, Sonoma League for Historic Preservation); 2002 (Andrew Hope, Dept of Transportaton)	S-031377, S-044606

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004609		Resource Name - 835 Broadway St, Sonoma; Other - Map Ref.#39; OHP PRN - DOE 49-03-0028-0024; OHP PRN - FHWA 030127K; Other - 04-SON-39; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP PRN - 5476-0348-0000; OHP Property Number - 004462; OTIS Resource Number - 407427	Building, Element of district	Historic	HP02	1979 (Johanna Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Janice Calpo, Dept. of Transportation)	S-031377
P-49-004610		Resource Name - 843 Broadway St, Sonoma; Other - Map Ref.#38; OHP PRN - DOE 49-03-0028-0023; OHP PRN - FHWA 030127K; Other - 04-SON-40; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004462; OTIS Resource Number - 407427; OHP PRN - 5476-0348-0000	Building, Element of district	Historic	HP02	1979 (Johanna Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Janice Calpo, Dept. Of Transportation)	S-031377
P-49-004611		Resource Name - 853 Broadway St, Sonoma; OHP PRN - 5476-0348-0000; Other - Map Ref.#36; OHP PRN - DOE 49-03-0028-0022; OHP PRN - FHWA 030127K; Other - 04-SON-41; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 004462; OTIS Resource Number - 407427	Building, Element of district	Historic	HP06	1979 (Johanna Patri, Sonoma League for Historic Preservation); 2002 (Andrea Galvin, Dept. of Transportation)	S-031377

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004612		Resource Name - 869 Broadway St, Sonoma; Other - Map Ref.#36; OHP PRN - FHWA 030127K; Other - 04-SON-42; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154549; OTIS Resource Number - 543762	Building	Historic	HP06	2002 (Andrea Galvin, Dept. of Transportation)	S-031377
P-49-004613		Resource Name - Sonoma Truck and Auto Center; Other - 870 Broadway St, Sonoma; OHP PRN - FHWA 030127K; Other - 04-SON-43; Other - KP 60.4/61.2; Other - EA 299100/TEA HB1; OHP Property Number - 154548; OTIS Resource Number - 543761	Building	Historic	HP06	2002 (Andrea Galvin, Dept. of Transportation); 2012 (Polly S. Allen, JRP Historical Consulting)	S-031377
P-49-004753		Resource Name - 753 3rd Street East	Building	Historic	HP02	2014 (J. Franco, J. Mercer, V. Beard, Tom Origer & Associates)	
P-49-004759		Resource Name - Burris House; OHP Property Number - 004348; OTIS Resource Number - 407313; Other - MacArthur Place; Other - Burris-Good House; OHP PRN - 5476-0234-0000	Building	Historic	HP02; HP04; HP05; HP33	1975 (Nina Liston, Sonoma County Planning, Regional Parks Dept); 1978 (J. Patri, A. Keith, De Petris, Sonoma League for Historic Preservation); 2001 (Theodore Jones, Vicki Beard, Tom Origer & Assoc)	S-044098
P-49-004760		OHP Property Number - 4350; Resource Name - Prestwood School; OHP PRN - 5476-0236-0000; OHP Property Number - 129073; Other - Redwood Grove; OHP PRN - DOE 49-01-0008-000; OHP PRN - FHWA010822C	Building	Historic	HP15; HP30	1978 (Carla De Petris, Sonoma League for Historic Preservation); 2001 (Theodore Jones, Vicki Beard, Tom Origer & Assoc)	S-044098

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-49-004761		Resource Name - Sonoma Valley High School; OHP Property Number - 4303; OHP PRN - 5476-0189-0000; OHP PRN - FHWA010822C; OHP PRN - DOE-49-01-0009-0000; Other - Sonoma Country Motors	Building	Historic	HP15	1978 (Carla De Petris, Sonoma League for Historic Preservation); 2001 (Theodore Jones, Vicki Beard, Tom Origer & Assoc)	S-044098
P-49-004801		Resource Name - 921 Broadway, Sonoma	Building	Historic	HP06	2015 (Kara Brunzell, [none])	S-050853
P-49-004879		OHP Property Number - 004306; Resource Name - 78 Chase Street; Other - Bancroft Barn; OHP PRN - 5476-0192-0000	Building	Historic	HP02; HP04	1978 (Carla DePetris, League for Historic Preservation); 2013 (Michael Hibma, LSA Associates, Inc.)	S-046531
P-49-005840		Resource Name - Watts Res.; Other - Miss Copeland Res.; OHP Property Number - 004281; OHP PRN - 5476-0167-0000	Building	Historic	HP02	1979 (Johanna M. Patri, Sonoma Leagure for Historic Preservation)	S-011382
P-49-005841		Resource Name - 20141 Broadway; OHP Property Number - 004282; OHP PRN - 5476-0168-0000	Building	Historic	HP02	1979 (Johanna M. Patri, Sonoma League for Historic Preservation)	S-011382
P-49-005930		Resource Name - 899 Broadway, Sonoma; Other - Lee's Signal Station	Building	Historic	HP06	2017 ([none], Sonoma League for Historic Preservation)	S-051194

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-006421		1984	Thomas M. Origer	A Cultural Resources Study for the Proposed East Side Estates Subdivision, Sonoma County, California.		
S-022841		2000	Vicki R. Beard	A Cultural Resources Survey for the New Middle School Project, Broadway at Woodward Lane, Sonoma, Sonoma County, California	Tom Origer & Associates	
S-031377	Caltrans - 04-299100	2002	Anmarie Medin, Andrea Galvin, and David Bieling	Historic Property Survey Report for a Proposed Visual Enhancement-Pedestrian and Street Lighting Project, State Route 12, Sonoma, Sonoma County, 04-SON-12, KP 60.4-61.2, PM 37.5/38.1, EA 04-299100	Caltrans	49-004160, 49-004563, 49-004564, 49-004565, 49-004566, 49-004567, 49-004568, 49-004569, 49-004570, 49-004571, 49-004572, 49-004573, 49-004574, 49-004575, 49-004576, 49-004577, 49-004578, 49-004579, 49-004580, 49-004581, 49-004582, 49-004583, 49-004584, 49-004585, 49-004586, 49-004587, 49-004588, 49-004589, 49-004590, 49-004591, 49-004592, 49-004593, 49-004594, 49-004595, 49-004596, 49-004597, 49-004598, 49-004599, 49-004600, 49-004601, 49-004602, 49-004603, 49-004604, 49-004605, 49-004606, 49-004607, 49-004608, 49-004609, 49-004610, 49-004611, 49-004612, 49-004613, 49-004614
S-031377a		2002	Andrea Galvin	Historic Resource Evaluation Report (Historic Architecture) for the Proposed Visual Enhancement Project: Pedestrian and Vechicular Street Lighting on Highway 12 (Broadway Street) in the City of Sonoma	Caltrans	
S-031377b		2002	Anmarie Medin and David Bieling	Archaeological Study Report for a Proposed Visual Enhancement-Pedestrian and Street Lighting Project, State Route 12, Sonoma County, California	Caltrans	
S-031377c		2003	Gary N. Hamby, Knox Mellon, Joan Bollman, and David W. Look	Re: FHWA030127K Re: Replacement of Street Lighting Fixtures on Broadway in the City of Sonoma, Sonoma County	Federal Highway Administration; OHP; NPS	
S-033891	Agency Nbr - BA-10085-A; OHP PRN - FCC070122B; Voided - S-033098	2007	Dana E. Supernowicz	Resubmittal--FCC070122B, New Tower ("NT") Submission Packet, Sonoma Valley High School Project, BA-10085-A	Earth Touch, Inc.	

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-033891a		2007	Dana E. Supernowicz	Cultural Resources Study of the Sonoma Valley High School Project, T-Mobile Site No. BA-10085-A, 20000 Broadway, Sonoma, Sonoma County, California 95476	Historic Resource Associates	
S-033891b		2007	Dana E. Supernowicz	New Tower ("NT") Submission Packet, Project Name: Sonoma Valley High School Project (original draft)	EarthTouch Inc.	
S-035162		2008	Sandra A. Ledebuhr and Thomas M. Origer	A Cultural Resources Survey of the Properties at 165 and 179 West MacArthur Street Sonoma, Sonoma County, California	Tom Origer & Associates	
S-044098		2001	Theodore E. Jones and Vicki R. Beard	Historic Architectural Survey Report for the Nathanson Creek Bicycle Path Project, Sonoma County, California	Tom Origer & Associates	49-003252, 49-004759, 49-004760, 49-004761
S-044606		2013	Arthur Dawson	Survey and Evaluation for 830 Broadway (APN 018-412-031) (letter report)	Baseline Consulting	49-004563, 49-004608
S-044606a		2013	Arthur Dawson	Addendum to Survey and Evaluation for 830 Broadway (APN 018-412-031) (Letter Report)	Baseline Consulting	
S-046531	OHP PRN - FHWA 2014 0714 001; Other - BRLS-5114(016); Voided - S-45416	2014	Nichole Jordan	Historic Property Survey Report, BRLS-5114 (016), Chase Street Bridge Replacement Project, Sonoma County, California.	LSA Associates, Inc.	49-004879
S-046531a		2014	Nichole Jordan	Archaeological Survey Report, Chase Street Bridge Replacement, BRLS-5114 (016), Project No. (QCE1102), Sonoma County, California	LSA Associates, Inc.	
S-046531b		2014	Michael Hibma	Historical Resources Evaluation Report for the Chase Street Bridge Replacement Project, Caltrans District 4, Federal Project No. BRLS-5114 (016), Caltrans Bridge No. (20C-0497), Sonoma County, California	LSA Associates, Inc.	
S-046531c		2014	Nichole Jordan	Extended Phase I Report, Chase Street Bridge Replacement, BRLS-5114 (016), Project No. QCE1102, Sonoma County, California	LSA Associates, Inc	
S-046531d		2014	Nichole Jordan	Extended Phase I Proposal Geoarchaeological Sensitivity, Chase Street Bridge Replacement, BRLS-5114 (016), Sonoma County, California	LSA Associates, Inc.	

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-046531e		2014	Carol Roland-Nawi	FHWA_2014_0714_001; Determinations of Eligibility for the Proposed Chase Street Bridge (21C0497) Replacement Project, Sonoma, Sonoma County, CA	Office of Historic Preservation	
S-049455	Submitter - 2016-136S	2016	Julia Franco and Janine Origer	Historical Resources Study for the Sonoma Valley High School Bus Drop-off Project, 2000 Broadway, Sonoma, Sonoma County, California	Tom Origer & Associates	
S-050904	Agency Nbr - EA 1J360; Agency Nbr - E-FIS 0414000202	2017	Kyle Rabellino	Historic Property Survey Report for the State Route 12 Capital Preventative Maintenance Project, Sonoma County, California, 04-SON-12. PM 35.1/38.9, EA 1J360, E-FIS 0414000202	California Department of Transportation District 4	49-003531
S-050904a		2017	Kyle Rabellino	Archaeological Survey Report for the State Route 12 Capital Preventative Maintenance Project, Sonoma County, California, 04-SON-12. PM 35.1/38.9, EA 04-1J360, E-FIS 0414000202	California Department of Transportation District 4	
S-050904b		2017	Kyle Rabellino	Environmentally Sensitive Area Action Plan for P-49-003531 ("The Trojan Horse Site") for the Proposed State Route 12 Capital Preventative Maintenance Project, Sonoma County, California, 04-SON-12. PM 35.1/38.9, EA 1J360,/E-FIS 0414000202	California Department of Transportation, District 4	
S-051194		2017	Alice P. Duffee	Historic Resource Evaluation, 899 Broadway, Sonoma, Sonoma County, CA 95476 (APN 018-411-012-000)	APD Preservation LLC	49-005930
S-051194a		2017		"Secretary of the Interior's Standards" Consistency Analysis and Determination of Effect, 899 Broadway, Sonoma, California (APN 018-411-012-000) (letter report)	APD Preservation LLC	
S-051199		2016	Alice P. Duffee	Historic Resource Evaluation 730 2nd Street East, Sonoma, Sonoma County, California (APN 018-361-028-000)	APD Preservation LLC	
S-051200		2017	Alice P. Duffee	Historic Resource Evaluation 742 2nd Street East, Sonoma, Sonoma County, California (APN 018-361-026-000)	APD Preservation LLC	
S-051201		2015	Alice P. Duffee	Historic Resource Evaluation 790 2nd Street East, Sonoma, Sonoma County, California (APN 018-352-044-000)	APD Preservation LLC	

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-051202		2018	Alice P. Duffee	Historic Resource Evaluation 817 Donner Avenue, Sonoma, Sonoma County, California (APN 018-362-004-000)	APD Preservation LLC	

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-009777		1988	David Chavez	Montclair Park Subdivision EIR (letter report)	David Chavez & Associates	
S-046942		2015	Diana J. Painter	Sonoma League for Historic Preservation Survey Update (Sonoma Valley Survey Update), Sonoma County, California	Painter Preservation	49-002862, 49-002867, 49-002889, 49-002914, 49-003102, 49-003814, 49-003817, 49-004155, 49-004219, 49-004247, 49-004248, 49-004250, 49-004252, 49-004267, 49-004620, 49-004697, 49-004701, 49-004704, 49-004706, 49-004762, 49-004763, 49-004778, 49-004896, 49-004898, 49-004920, 49-004922, 49-004941, 49-004942, 49-004944, 49-004945, 49-004946, 49-005380, 49-005381

MACARTHUR PLACE HOTEL
29 E. MACARTHUR STREET
HISTORIC RESOURCE EVALUATION

SONOMA, CALIFORNIA

[17251]

PREPARED FOR:
MICHAEL B. ROSS, AIA
ROSS DRULIS CUSENBERRY ARCHITECTURE INC.
18294 SONOMA HIGHWAY
SONOMA, CA 95476

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JANUARY 17, 2017

FINAL

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared for the MacArthur Place Hotel and Spa at 29 E. MacArthur Street in Sonoma, California. The roughly five-acre property is situated on two parcels addressed 29 E. MacArthur Street (APN 1280-9100-500) and 20000 Broadway Street (APN 1280-8100-200) **(Figure 1)**. For purposes of this report, the entire property will be referred to as 29 E. MacArthur Street. Across both parcels, the property contains a total of 20 buildings as well as a non-historic designed landscape. Of the existing buildings on the site, five buildings appear to be age-eligible (at least 50 years of age) for potential historic significance. The Burris House was evaluated for historic significance in 2001 and is currently an individual resource eligible for listing in the National Register of Historic Places.[1] Therefore, this HRE evaluates whether the Burris House retains sufficient historic integrity to remain eligible. Four additional age-eligible buildings have not been previously evaluated for California Register eligibility and include: a barn constructed in 1881 and converted to restaurant and office/conference center use in 1998 with additional alterations in 2000 and 2003; a pool house constructed in 1948 with alterations and additions between 1998-2000, currently used as a spa and pool house; a former caretaker's cottage estimated to have been built ca. 1920s-1930s, with alterations in 1998; and a former carport/garage building constructed in 1975 with alterations and additions in 1998 and 2000 that serves as a library and hotel reception building **(Figure 2)**. Fifteen additional buildings located on the subject property were constructed between 1999 and 2000 and are not age-eligible for potential historic significance. Thus, evaluation of buildings within the subject property is limited to the five age-eligible buildings.

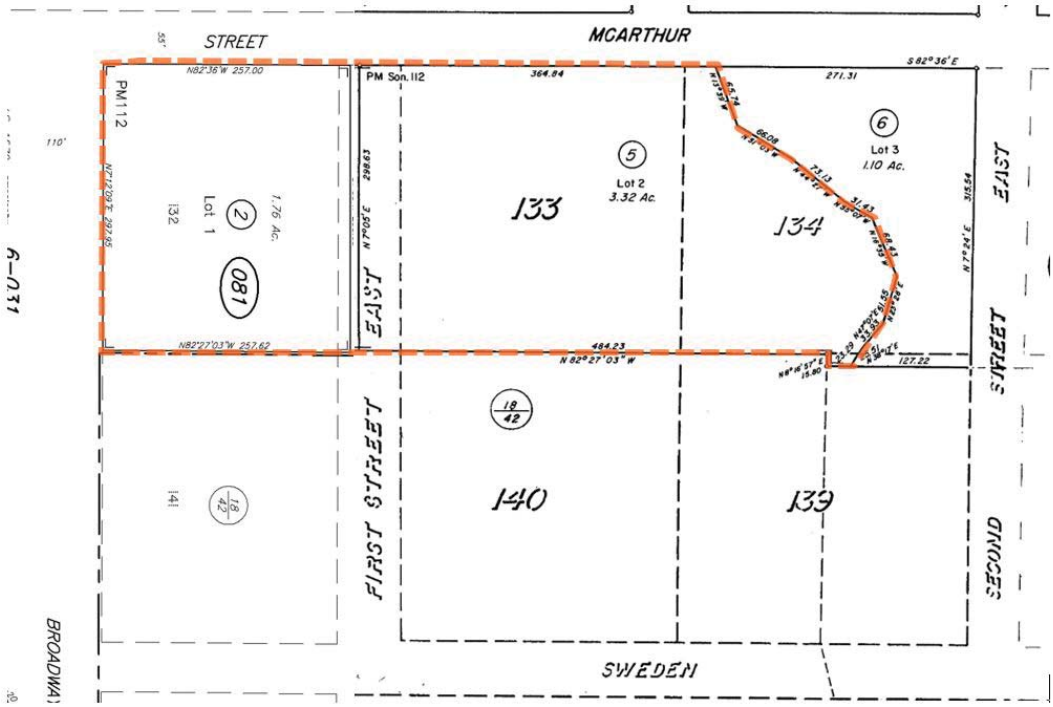

Figure 1: Sonoma County Assessor's maps (combined) for parcels 1280-9100-500 (29 E. MacArthur Street) and 1280-8100-200 (20000 Broadway) which comprise the subject property. Boundary of subject property indicated with orange dashed-line. Source: Sonoma County Assessor's Office-ParcelQuest. Edited by Page & Turnbull.

[1] California Office of Historic Preservation, Directory of Properties in the Historic Property Data File for Sonoma County, updated March 15, 2011, 84. California Historic Resource Information System, Northwest Information Center, Rohnert Park, CA.

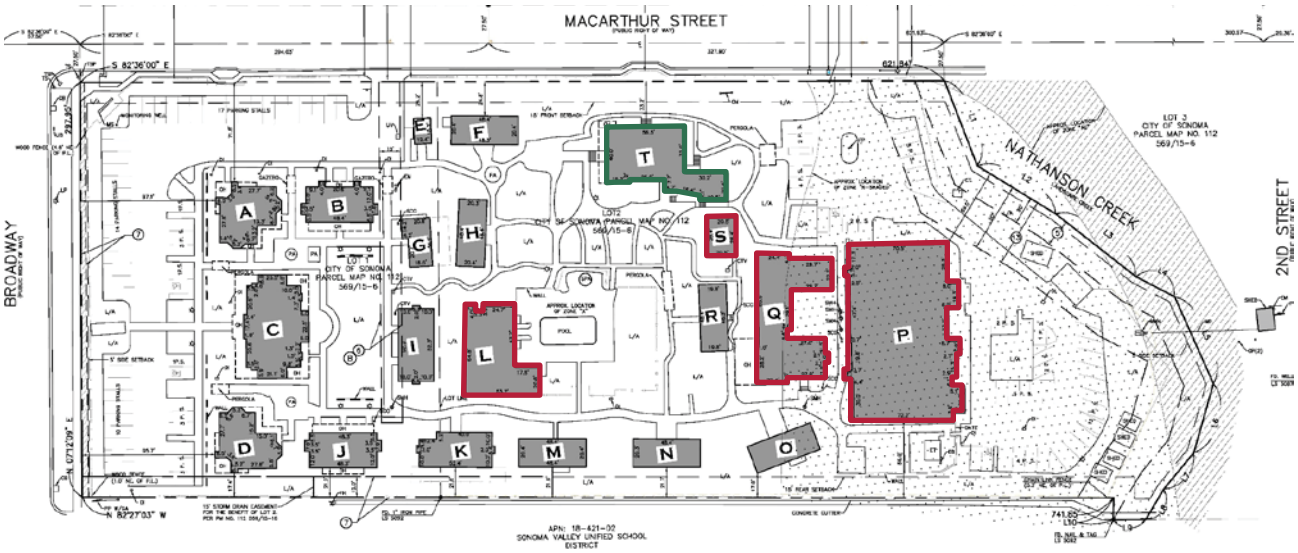

Figure 2: 2016 survey map with footprints of buildings situated within subject property. The age-eligible Burris House (labeled "T"), indicated with green outline. Four additional age-eligible buildings include: "L"- Pool House and Spa, "S" - Caretaker's Cottage, "Q" – Library and Hotel Reception, "P" – Barn converted to restaurant/conference center use indicated with red outline. Source: ALTA/NSPS Land Title Survey, JRN Civil Engineers, 3/21/2016. Edited by Page & Turnbull.

METHODOLOGY

Page & Turnbull prepared this report using research collected at various local repositories, including the Sonoma County Recorder's Office, Sonoma League for Historic Preservation, Sonoma Planning Department, Northwest Information Center at Sonoma State University, as well as various online sources including Ancestry.com, California Digital Newspaper Collection, Newspapers.com, Archive.org, David Rumsey Map Collection, and HistoricAerials.com. Page & Turnbull also reviewed historic photographs and historic documents within the collection of MacArthur Place Hotel and former Burris-Good estate resident/trustee, David Good. An initial site visit to the subject property occurred on October 20, 2017 to document existing conditions. A second site visit was conducted on October 27, 2017 during which time an Page & Turnbull staff met with two previous owners of the subject property, David Good, whose family owned the subject property between 1971 and the mid-1990s, and Suzanne Brangham, who directed the site's redevelopment ca. 1997-1999, to discuss the site's development during the 20th century. All current photographs in this evaluation were taken by Page & Turnbull during each site visit unless otherwise noted.

Key primary sources utilized for this evaluation include historic photographs provided to Page & Turnbull by the MacArthur Place Hotel and David Good, architectural plans of the property's ca. 1997-1999 redevelopment on file at the Sonoma Planning Department, historic deeds on file at the Sonoma County Recorder's Office, and aerial photographs from HistoricAerials.com.

SUMMARY OF FINDINGS

In 2001, the Burris House was evaluated for National Register eligibility and determined to be eligible under Criteria B (Persons) and C (Architecture). No other buildings on the property were evaluated for historic significance. The survey noted that the barn located on the property did not have high historic integrity as of 2001. Page & Turnbull documented existing site conditions and undertook additional historic research to determine the eligibility of all age-eligible buildings on the subject property for listing in the California Register of Historical Resources and as City of Sonoma local historic resources. None of the four age-eligible buildings, including the former barn, appear eligible for listing in the California Register or as City of Sonoma historic resources. The buildings also do

not hold together as a significant grouping of buildings on the site or as a historic district that would be eligible for listing. Therefore, the former barn, pool house, caretaker's cottage, and garage do not appear to qualify as historic resources for the purposes of CEQA review. The Burris House retains sufficient historic integrity to remain eligible under Criteria B and C for the National Register; since the National Register uses the same criteria as the California Register and the City of Sonoma local register, it is also eligible for those registers. Therefore, the Burris House qualifies as a historic resource for the purposes of CEQA review.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the subject building.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Burris House is not currently listed in the National Register. In 2001, Tom Origer & Associates surveyed the subject property at 29 E. MacArthur Street for T. Jones and V. Beard's *Historic Property Survey Report for the Nathanson Creek Bicycle Path Project, Sonoma, County, California*, 2001. The Burris House within the subject property was determined to appear eligible for the National Register under Criterion B (Persons) and C (Architecture) with a period of significance of 1869-1880. No other buildings within the subject property have been evaluated for eligibility to the National Register or listed in the National Register.

NATIONAL HISTORIC LANDMARKS

The National Historic Landmarks program is the highest level of designation for historic and cultural resources. This program is administered by the Secretary of the Interior and the National Park Service and is reserved for buildings, sites, structures, objects, and districts that demonstrate exceptional value, quality, and significance in illustrating the heritage of the United States.

The property at 29 E. MacArthur Street has not been individually listed as a National Historic Landmark, and the property does not fall within the boundaries of the Sonoma Plaza National Historic Landmark District. Designated in 1961, the Sonoma Plaza National Historic Landmark District encompasses the Sonoma Plaza itself and adjacent properties that are most significant to the early development of Sonoma, from its founding as a Mexican settlement through the Bear Flag Revolution and the resulting integration of California into the United States.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The Burris House is not currently listed in the California Register of Historical Resources. None of the additional age-eligible buildings within the subject property are currently listed in the California Register.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or

NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The Burris House at 29 E. MacArthur Street is currently listed in the California Historic Resources Information System (CHRIS) database with a status code of 3S (Appears eligible for NR as an individual property through survey evaluation) as a result of findings of a previous historic survey conducted in February 2001. The most recent update to the California Historic Resources Information System (CHRIS) database for Sonoma County that lists status codes was published March 15, 2011. No additional buildings within the subject property are listed in the CHRIS database.

CITY OF SONOMA MUNICIPAL CODE — SECTION 19.42.020

Section 19.42.020 of Chapter 19.42 Historic Preservation and Infill in the Historic Zone addresses Designation of a local historic resource or district within the City of Sonoma.[2]

None of the buildings within the subject property are locally designated historic resources. Additionally, none of the buildings within the subject property are located within a locally designated historic district.

SONOMA LEAGUE FOR HISTORIC PRESERVATION INVENTORY OF HISTORIC STRUCTURES

The Sonoma League for Historic Preservation maintains an inventory of historic structures in the City of Sonoma. According to the League's web site, "In 1978, with a grant from the County Landmarks Commission, the League began preparing the Sonoma Valley Historical Resources Survey [also known as the Inventory of Historic Structures] under the auspices of the City and County of Sonoma. The survey is an inventory of historic properties and includes structures from Kenwood to the Carneros Region. Each survey document provides important information that identifies and describes the property including its past and present owners, physical appearance of the structure, and the historical or architectural significance of the site including people and events associated with it."[3]

The Burris House at 29 E. MacArthur Street and the barn at 29 E. MacArthur Street were surveyed for the Sonoma League for Historic Preservation Inventory of Historic Structures in 1978. Each building was noted on survey forms as "exceptional" under the category, Architectural Significance as an Example of its Style. [4] The survey form briefly described the property's transition from David Burris' ownership to that of his heirs and later the Good family in 1971. The survey noted the Burris

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[2] The Sonoma Municipal Code, Section 19.42.020, Current through Ordinance 03-2017, May 15, 2017. Accessed online. November 13, 2017. https://www.codepublishing.com/CA/Sonoma/html/Sonoma19/Sonoma1942.html

[3] "Preservation," published at the *Sonoma League for Historic Preservation* web site, accessed at http://sonomaleague.org/historical.html in August 16, 2011.

[4] State of California Department of Parks and Recreation, Primary Record 49-004759, prepared May 31, 1978. Provided to Page & Turnbull by Northwest Information Center, Sonoma State University, Rohnert Park, CA November 6, 2017. **See Appendix**.

House as the "second oldest home in Sonoma of historical significance," but did not describe or mention the oldest home, which is likely the General Vallejo House, built 1851-1852.[5] This survey noted the Burris House and the barn on the property as exceptional architectural examples and recommended them for designation to the National Register, but noted that the owner did not agree.

HISTORIC PROPERTY SURVEY REPORT FOR THE NATHANSON CREEK BICYCLE PATH PROJECT, SONOMA, COUNTY, CALIFORNIA, 2001

T. Jones and V. Beard's, *Historic Property Survey Report for the Nathanson Creek Bicycle Path Project, Sonoma, County, California*, 2001. The Burris House within the subject property was determined to be eligible for the National Register under Criterion B (Persons) and C (Architecture) with a period of significance of 1869-1880. Regarding the historic significance of the subject building, California Department of Parks and Recreation (DPR) survey forms prepared by Tom Origer & Associates describe:

> The Burris House appears to be eligible for inclusion on the National Register of Historic Places under criteria B and C. This house is a good example of a high-style, nineteenth century home and it is associated with a prominent Sonoma family. The house has good architectural integrity. It is in its original location; however, the feeling derived from its original ranch setting has been compromised by the development of a hotel complex in and around the house in 1998. The conversion of the house to accommodate functions of the hotel substantially modified the house's interior, but exterior architectural details have remained largely unchanged. Exterior modifications consist of the addition of octagonal foils in the gable peaks and light fixtures in the balcony. Because of the significance of the house, in part, relates to its architectural style, and external materials and workmanship have been maintained, the property possesses the integrity necessary to be eligible for the National Register.[6]

Thus, this survey nullified previous arguments that both the Burris House and its related barn were architecturally significant structures within Sonoma. Rather as of 2001, only the Burris House appeared to retain historic integrity to a degree necessary to support its eligibility under Criterion B and C.

[5] See, "General Vallejo's Home," Sonoma Petaluma Parks Website, accessed November 10, 2017. http://www.sonomaparks.org/pub/place/4.

[6] State of California Department of Parks and Recreation, Primary Record 49-004759, HRI 5476-0234-0000, February 6, 2001. Provided to Page & Turnbull by Northwest Information Center, Sonoma State University, Rohnert Park, CA November 6, 2017. **See Appendix**.

III. BUILDING AND PROPERTY DESCRIPTION

BURRIS HOUSE (HOTEL GUEST COTTAGE)

The Burris House is a two-story, wood frame residential building characteristic of the Italianate and Greek Revival architectural styles. The building has an estimated construction date of 1869 based upon previous historic evaluations. The building originally featured a H-shaped plan with a central gabled volume extending east-west and two cross-gabled end volumes extending north-south, with the west gabled volume extending slightly further southward than the east gabled volume **(Figure 3)**. A two-story accessory building located southeast of the main residential building appears to have been used as a larder or other storage building originally, but was converted to residential use in 1999. This building appears to have been attached to the Burris House since at least 1923 according to available Sanborn fire insurance maps of the property. The Burris House is set back from the sidewalk adjacent to the south face of MacArthur Street approximately 33 feet and separated from the sidewalk by a wood picket fence and mature trees.[7] A hedge row at the north façade substantially screens views of the historic resource from the street. The original designer of the building is not known, though the building appears to have been constructed by 1869 when David Burris and his family settled in Sonoma. During David Burris' ownership of the house, a one-story shed-roofed addition was added to the south to accommodate space for additional children in the family.[8]

Figure 3: 3-D aerial imagery of Burris House. Orange outline indicates historic footprint of building ca. 1923 based upon Sanborn fire insurance maps. Source: Google Earth Pro, 2017. Edited by Page & Turnbull.

[7] JRN Civil Engineers, ALTA/NSPS Land Title Survey, March 21, 2016.
[8] David Burris-Biographical Timeline, account provided by Ann Burris. Source provided to Page & Turnbull courtesy MacArthur Place Hotel.

Wood channel siding is utilized as the primary cladding material on all façades, including those of the attached accessory building to the southeast. Rusticated wood quoins are applied to the corners of the Burris House to mimic masonry quoins, an architectural detail common to the Italianate style. The building is fenestrated on the north and east façades with two-over-two wood-sash windows set into molded surrounds with molded lintels and sills (referred to hereafter as standard windows). The south and west façades feature similar windows in select locations but are also fenestrated with one-over-one wood-sash windows, some of which appear to be double-hung. All roof surfaces are covered with asphalt shingles, excepting the central, square flat roof atop the attached accessory residential building. The south roof eave of the primary volume's central bays contains several skylights.

The primary (north façade) is generally symmetrical in composition with a three-bay wide, recessed central volume flanked by two two-bay wide gabled volumes **(Figure 4)**. The central three bays feature a balustraded porch at the first story, with a balustraded balcony directly above **(Figure 5 and Figure 6)**. A set of wood steps placed at the center of the primary façade is framed with wood posts and railings. The steps lead from ground level to the first story porch. The steps do not, however, center on the main entrance. Rather, the central three bays of the primary façade contain from east to west a standard window, standard window aligned with steps to the porch, and the main entrance. The main entrance features similar wood molding as the windows along the primary façade and contains a paneled wood door with a transom **(Figure 7)**.

Figure 4: Primary (north) façade viewed from lawn to north of Burris House. Looking west.

Figure 5: Primary façade viewed from lawn to north of Burris House. Looking east.

Figure 6: Tapered, square columns and wood balustrade at primary façade. Looking south.

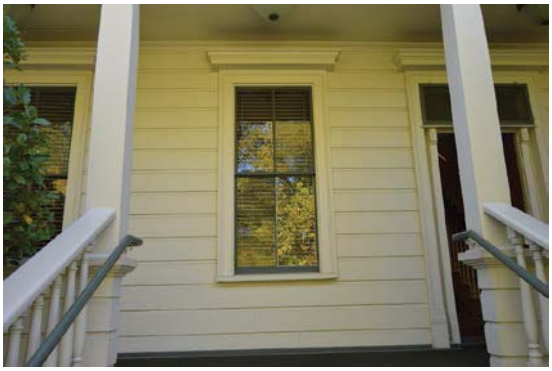

Figure 7: Recessed entry within covered porch and adjacent wood sash windows. Primary façade, looking south.

The outermost bays of the primary façade are contained with gabled volumes that run perpendicular to the central gabled volume. At the first and second stories, two standard windows are set into the façade **(Figure 8)**. Above the second story, the gable end features a slightly overhanging soffit and eave with molded wood trim and short eave returns along the eave line. At the center of each gable end, a non-original octagonal vent with louvers has been inserted **(Figure 9)**.

Figure 8: Fenestration at first story of outermost bays at primary (north) façade. Looking south.

Figure 9: West gabled volume at primary (north) façade with stacked porch of west façade visible. Looking south.

The west façade of the main residential volume is two bays wide and features a generally symmetrical composition of two standard windows at each story with similar surrounds, sills, and lintels as those along the primary façade. Decorative wood quoins are located at the corners of the façade, while the east eave of the gabled roof above extends slightly over the façade plane. To the south of the west façade, a one-story hyphen volume clad with similar wood channel siding connects the main residential building to the accessory residential building to the southeast **(Figure 10 and Figure 11)**.

The accessory building features a similar palette of materials to the main residential building. Across the accessory building's square plan, each façade is clad with wood channel siding. The north and east façades feature two one-over-one, wood-sash windows at each story; each window at the first story is vertically aligned with a second story window above. Windows are set into less ornate wood surrounds with simple molded wood sills. The south façade features a wood staircase with wood balustrade from ground level to the second story. The staircase leads to a landing and entry with a paneled wood door. An eave extension overhangs the landing providing coverage. The west façade is attached at the first story to the hyphen between the main residential building and the accessory building. At the second story a single one-over-one, wood-sash window is located in the southern half of the façade **(Figure 12 and Figure 13)**.

Figure 10: Main residential volume, one-story hyphen, and attached two-story converted larder building. Looking west.

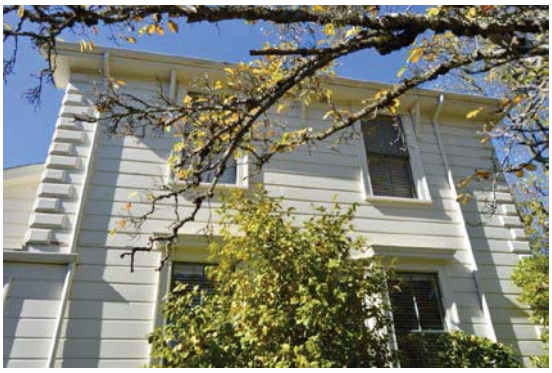

Figure 11: West façade at main residential volume. Rusticated quoins pictured at north and south end of façade. Looking west.

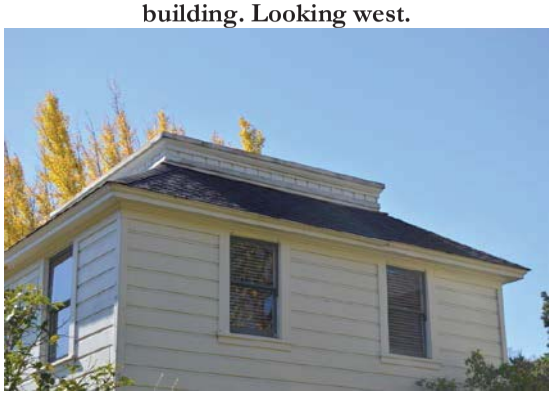

Figure 12: Central flat-roofed portion of converted larder building indicating former location of windmill. Looking southwest.

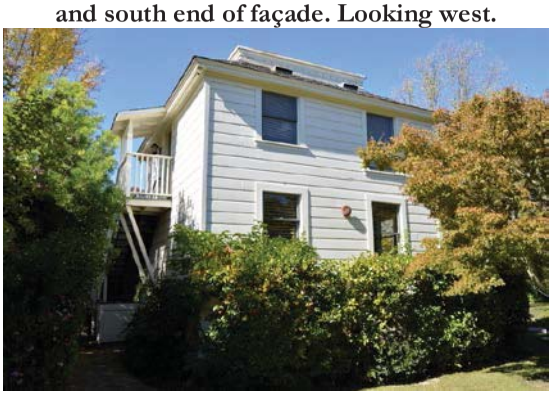

Figure 13: West façade of attached, converted larder building with rear porch at south façade.

Figure 14: Rear (south) facade of hyphen connecting main residential volume and converted larder building.

The rear (south) façade of the Burris House is comprised of several volumes and surface planes. At the far east end, the rear façade is comprised of the south walls of the two-story accessory building and one-story adjacent hyphen **(Figure 14 and Figure 15)**. Wood steps lead from the ground level to the one-story hyphen and are placed directly adjacent to an original cellar entrance **(Figure 16)**. At the first story, a one-story, shed-roofed addition features a tripartite, wood window comprised of three standard windows and a one-over-one wood-sash window to the west of the tripartite window **(Figure 17 and Figure 18)**. The one-story addition intersects the west cross-gabled end volume at the rear façade. At the westernmost portion of the façade, the cross-gabled volume features two one-over-one windows at the second story and a non-original octagonal gable-end vent. This was historically the location of a brick chimney **(Figure 19)**.

Figure 15: West facade of accessory residential building and shed-roofed volume that extends from hyphen. Looking east.

Figure 16: Rear cellar access with shed roof attached to rear façade. Looking northeast.

Figure 17: Rear (south) façade of Burris House viewed from central garden. Looking north.

Figure 18: Rear, one-story addition added to Burris House to accommodate Burris' growing family in late 1800s. Looking north.

Figure 19: One-over-one double-hung windows at southwest gable end. Former location of brick chimney. Gable vent non-original. Looking northwest.

The west façade of the Burris House features a stacked, two-story porch with balustrade **(Figure 20 and Figure 21)**. The west façade has an irregular fenestration pattern comprised of one-over-one sash windows with less ornate surrounds, sills, and lintels relative to those found along the primary (north) façade and east façades which were most visible from MacArthur Street historically **(Figure 22 and Figure 23)**. Prior to renovation in 1999, the porch was screened in, according to historic photographs from the 1950s through the 1970s. The porch also had a similar wood staircase with wood railings and balusters, but did not feature accessibility upgrades such as rounded metal railings which wrap around the post and railing that flank the stairs **(Figure 22)**.

Figure 20: West façade with stacked porch. Wood balustrade at each story and wood stairs leading from ground level to first story. Looking east.

Figure 21: Balustrade at second story of porch. Looking north.

Figure 22: Wood stairs and molded wood hand rails with turned balusters. Looking east.

Figure 23: Typical one-over-one, wood-sash windows found at west and south façades (not visible from street) of Burris House. Looking east.

BARN (RESTAURANT AND CONFERENCE CENTER BUILDING)

According to a historic article published in the *Petaluma Courier*, the barn to the southwest of the Burris House appears to date from 1881, with design attributed to builder-contractor O.B. Ackerman.[9] The barn is not particularly representative of a specific architectural style, and was most likely utilized for housing livestock, agricultural products such as hay, and for other storage purposes related to the day-to-day operations of Burris' ranch. The barn can be categorized as a vernacular agricultural building with late 20th century additions.[10] The barn was originally built with a rectangular plan with a cross-gabled roof featuring a cupola at the center. The barn does not appear to have been fenestrated prior to its renovation and conversion to restaurant and conference center use in 1998. As a result of that renovation, and further expansion in 2003, the barn features two additions that extend southward **(Figure 24 and Figure 25)**. The exterior of the original portion of the barn is clad with wood channel siding and features simple wood molding along cornice, soffit, and eave line. Simple wood corner boards clad the northwest and northeast corners of the building. The main entrance along the north façade features a replacement steel door with plate glass that is surrounded by plate glass side-lites and a plate glass transom above. Barn door recreations frame the plate glass entry system. To the east and west of the central, main entrance, paired wood casement windows with a central stile are set into wood frames and wood shutters along the first story of the primary façade **(Figure 26)**. Similar windows are located in the east and west gable ends of the barn at the second story **(Figure 27 through Figure 29)**. Non-historic portions of the barn along the east and west façades are clad with similar materials **(Figure 30)**. The south façade of the southernmost addition uses contemporary Masonite or similar siding **(Figure 31)**. Replacement wood windows, many with exterior storm screens, fenestrate non-historic portions of the barn **(Figure 31)**.

Figure 24: 3-D aerial imagery of former barn building. Original massing of building indicated with orange line. Source: Google Earth Pro, 2016.

Figure 25: Additional 3-D aerial imagery of former barn building. Approximate footprint of original building indicated with orange line. Source: Google Earth Pro, 2016.

[9] Notice mentioning David Burris' barn constructed by O.B. Ackerman. *The Petaluma Courier,* August 17, 1881, 3.

[10] According to the National Park Service's Preservation Brief 20: The Preservation of Historic Barns, the subject barn (as appears in historic photographs herein) does not appear highly representative of a particular barn typology, but could be categorized as a barn that "attest[s] to the owner's tastes, wealth, or unorthodox ideas about agriculture." See, Michael J. Auer, *Preservation Briefs 20: The Preservation of Historic Barns*, (Washington, D.C.: U.S. Department of the Interior, National Park Service, October 1989), 4.

Figure 26: South gable end and south façade of converted barn. Looking south from west parking lot.

Figure 27: Northernmost portions of converted barn's east facade. Looking west from west parking lot.

Figure 28: Southernmost portions of converted barn viewed from west parking lot. Looking southwest.

Figure 29: West façade of original portion of barn, with 1998 flat-roof addition to right (south). Looking north.

Figure 30: View from south end of west parking lot of barn (far-right) and additions added in 1998 and 2003. Looking northwest.

Figure 31: View of Masonite siding along south facade of barn. Typical cladding material found on non-original portions of barn. Looking west.

Figure 32: Typical sliding, aluminum casement window located at several locations around barn.

CARETAKER'S COTTAGE (HOTEL GUEST COTTAGE)

The former caretaker's cottage constructed ca. 1920s-1930s, is a vernacular, one-story residential building built with a rectangular plan and capped with a side-gabled roof **(Figure 33 and Figure 34)**. The cottage features a covered porch along its primary (west) façade with a wood balustrade at its south end. The building is clad with wood channel siding on all façades while the roof is covered with asphalt shingles and features slightly overhanging eaves with exposed rafter tails. An eave extension at the southwest corner of the building extends over the porch and entrance to the cottage along the west façade. The overhanging extension is supported by simple wood posts that extend to the porch decking below. The primary (west) façade features a paneled wood entry door that is flanked by two one-over-one, replacement wood-sash windows. The north, east, and south façades of the building are largely obscured by surrounding trees. A chimney clad with wood siding is located at the approximate center of the east façade **(Figure 35)**.

Figure 33: 3-D aerial imagery of caretaker's cottage and surrounding buildings. Dense tree coverage surrounds the cottage. Oriented to west. Source: Google Earth Pro, 2016.

Figure 34: Primary (west) facade of former caretaker's cottage with eave extension over covered porch. Primary façade fenestrated with replacement one-over-one wood-sash windows. Looking east from central garden.

Figure 35: South gable-end with wood fascia and soffit. Looking north.

Figure 36: Visible portion of east facade. Rafter tails, vents, and chimney clad with lapped wood siding. Looking northwest.

POOL HOUSE (POOL HOUSE AND SPA BUILDING)

The pool house was constructed in 1948 and was originally designed as vernacular, rectangular plan, one-story building with elements of the Streamline Moderne style. The building was altered and expanded between 1998 and 2000 to accommodate additional spa facilities and storage needs. The pool house is currently comprised of three volumes that combine to form an L-shaped plan. A one-and-a-half story gable-roof volume is placed at the southeast corner and joined along its west wall to a two-story, rectangular plan volume with a hipped roof. These volumes were added to the pool house in 1999. The two-story volume is joined to the original one-story pool house along its north wall.

Figure 37: 3-D aerial imagery of three volumes that comprised the present pool house and spa facility. Orange line represents portion of building remaining from original footprint.

The primary (east) façade overlooks the in-ground pool to its east and features a symmetrical, but altered fenestration comprised of a central, glazed wood door flanked by one-over-one windows. At the extreme north and south ends of the volume, an additional one-over-one wood window is placed in the façade. Above the outer windows, louvered vents are placed just below the overhanging eave of the flat roof above. The wall of the pool house's primary (east) façade extends north and then eastward at a 90-degree angle forming a privacy wall to the north of the pool. Originally, an additional, similar extension was located off the south façade but was removed in between 1998 and 2000 during alteration and renovation of the building. The pool house's cornice features a wood fascia board that is curved at the corners, creating a streamlined aesthetic that was an original feature of the building's design **(Figure 37)**.

The two-story volume of the pool house and the one-story volume were added to the building in 1999 and are clad in a similar palette of wood channel siding and simple wood trim. Each portion is fenestrated with modern wood-sash windows at most locations **(Figure 38 through Figure 40)**.

Figure 38: Non-historic volumes pictured at left with 1948 pool house pictured at center. Looking west.

Figure 39: East facade of one-and-a-half story, gable-roofed volume. Looking west.

Figure 40: South facades of non-original pool house and spa buildings viewed from pathway which runs adjacent to south site perimeter. Looking west.

Figure 41: Second story of central, two-story volume of pool house and spa building.

GARAGE (RECEPTION AND LIBRARY BUILDING)

The former garage building was constructed in 1975 for former owner Howard Good and used for the storage of up to eight automobiles. The vernacular building featured overhanging eaves, wood channel siding, and simple wood trim throughout the exterior. As of 2017, portions of the building remain visible along the north, south, and west façades, but the majority of the building was heavily altered in 1998 and 2000 to accommodate its current use as the MacArthur Place Hotel's reception and library building. The building currently features a C-shaped plan comprised of a west gable roofed volume with several cross-gables along its west façade; a south gable roofed volume that runs perpendicular to the southernmost portion west volume; and a north addition volume that is attached to the east wall of the west volume at its north end. The former garage building is located to the immediate southwest of the west parking lot and entrance off of MacArthur Street **(Figure 42)**.

Figure 42: 3-D aerial imagery of former garage/carport. Orange line indicates approximate footprint of original building. Source: Google Earth Pro, 2017.

The main hotel reception lobby is housed within the eastern half of the building that was constructed in 1999. This portion of the building is capped with a hipped roof with a gabled extension that projects northward. Steel double doors with full plate glazing provide entry at the northeast corner of the building. Square, wood columns support the overhanding eave above forming a partially covered entry. Two sets of replacement, one-over-one wood double-windows are placed to the west of the entry door **(Figure 43)**. To the west of the entry area, the original gable-roofed volume of the garage is present and features two similar replacement wood windows. The eave above this portion of the facade overhangs the building and is supported by exposed rafters **(Figure 44)**. Along the east façade, all portions of the building date from 1999, including outdoor deck placed directly adjacent to the eat face and between the north and south addition volumes of the building **(Figure 46)**. Along the south façade, the eastern half of building features a gabled roof with a cross-gable at its west end and a dormer window centered above the entrance. The hotel's library is housed within this portion of the building **(Figure 46 and Figure 47)**. Along the west façade, the original garage bay is present at the southwest corner of the building. Further northward, the building has been renovated and adapted to new use as an office space **(Figure 48 through Figure 50)**.

Figure 43: North facade of former garage. Looking southwest.

Figure 44: Gable-roofed volume original to former garage building. Looking south.

Figure 45: East facade of garage building with outdoor deck. Looking west.

Figure 46: South facade of former garage building. Library addition added in 1999. Looking north.

Figure 47: Library addition viewed from adjacent path. Looking northwest.

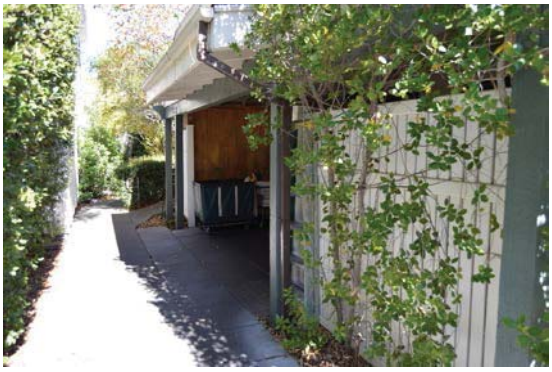

Figure 48: Original garage bay at southwest end of former garage building. Looking north.

Figure 49: Interior bay of former garage building. Looking west.

Figure 50: West facade of former garage building. Looking northeast.

SITE FEATURES

The MacArthur Place Hotel Complex at 29 E. MacArthur Street is a roughly five-acre complex of 20 buildings located at the southeast corner of MacArthur Street and Broadway **(Figure 51)**. The property is bounded to the north by MacArthur Street, to the south by the property of Sonoma Valley Union High School, to the east by Nathanson Creek, and to the west by Broadway **(Figure 51)**.

The site features two vehicular entrances along the south side of MacArthur Street. The first connects to the west parking lot at the west border of the property **(Figure 52 and Figure 53)**. The west parking lot extends from the southwest corner of the property to the northwest corner, and approximately one-third the length of the northern border of the property along MacArthur Street. The second entrance leads to the main reception and east parking lot, which is located directly west of Nathanson Creek. All parking lots are paved with asphalt. The site can be divided into three sections; east, central, and west. The east section contains the east parking lot and the converted barn building, one of five age-eligible buildings on site **(Figure 53 and Figure 54).** A total of 100 parking spaces exist on site.

The central section of the site contains four of five age-eligible buildings on site, including the Burris House which fronts MacArthur Street; the former caretaker's cottage directly south of the Burris House; the pool house and spa facility to the southwest of the Burris House; and the former garage and carport building (presently a library) directly west of the barn and southeast of the caretaker's cottage. These buildings surround a central, landscaped garden with sculptures and curvilinear concrete pathways that circulate between each building. Two non-historic cottages are located to the west of the Burris House. The southernmost portion of the central section features a wide paved pathway that runs approximately east-west and connects contemporary cottages situated along the southern perimeter. Four additional cottages are located to the immediate south of the paved pathway. Throughout the site, trees are planted within the garden spaces that are found adjacent to all buildings. A dense concentration of trees and smaller plantings is found within the central garden. The designed landscape of this garden does not appear to be an original feature of the Burris property, but continues a pattern of similar plantings within the same area established by former owners **(Figure 56 and Figure 57)**. Within the central portion of the site, pathways are relatively narrow and meander through the central garden, connecting surrounding cottages to buildings such as the library and reception building and former barn building.

The western section of the site contains a grouping of seven cottages that surround a central green, with one additional building (a security office) adjacent to the west parking lot's entrance off MacArthur Street **(Figure 58)**. To the west of this grouping of buildings is the west parking lot.

Mature trees are planted along the west perimeter of the site and along the adjacent sidewalk at Broadway, as well as along the north, east, and south perimeters of the site. Concrete-paved pathways provide for pedestrian circulation throughout the site. Along the south perimeter, a wider path of similar material undulates east-west from the south end of the barn to the western portion of the site passing cottages and leading to the green space within that portion of the site **(Figure 57)**. Smaller paths run off of this main path connecting to the west parking lot and circulating back to the central portion of the site.

Figure 51: 3-D aerial imagery of the subject property with approximate boundary indicated by orange dashed-line. Yellow dotted line divides site into east, central, and west sections. Source: Google Earth, Pro 2017. Edited by Page & Turnbull.

Figure 52: Entrance to reception area east parking lot to south of Austin Avenue. Looking northwest toward MacArthur Street.

Figure 53: Entry to east parking lot with barn and former carport garage building in background. Looking south.

Figure 54: East parking lot area. Looking northwest toward non-historic cottage (left) and converted barn building (right).

Figure 55: Central garden area to south of Burris House (pictured in background). Looking north.

Figure 56: Central garden area. Looking southwest toward pool house-spa building.

Figure 57: Concrete-paved pathway which runs east-west between east and west portions of site. Non-historic cottage adjacent to pool pictured. Looking west.

Figure 58: Open lawn area surrounded by cottages within western portion of site. Looking north.

SURROUNDING AREA

The subject property is located at the southwest corner of the intersection of Broadway and MacArthur Street, approximately five blocks south of the City of Sonoma's historic plaza. The property is zoned Mixed-Use (MX). The area in the immediate vicinity of the subject property features a mix of residential, commercial, and institutional development, including Sonoma Valley Regional High School. Along MacArthur Street, land to the east of the subject property and Nathanson Creek is utilized as a the Nathanson Creek Preserve Plant Demonstration Garden; a use in place since ca. 2010. To the north of the subject property, the north face of MacArthur Street features residential development that extends further northward along Austin Avenue **(Figure 59)**. Vacant commercial parcels are located at the northeast corner of MacArthur Street and Broadway **(Figure 60)**.

The subject property extends to the southeast corner of Broadway and MacArthur Street and is bounded by a paved sidewalk. Along Broadway to the west and south, development is primarily commercial including uses such as gas stations and retail in buildings generally one to two stories in height **(Figure 61 and Figure 62)**. Land immediately south of the subject property was developed for use by the Sonoma Valley Union High School between the early 1920s and 1950s when Burris Estate land was conveyed to the high school. Northward along Broadway, the character of each block ranges from residential to commercial, with most commercial uses concentrated around the plaza **(Figure 63)**. MacArthur Street appears to be a transitional point along Broadway where the typical density of the downtown commercial district is reduced and relatively irregular.

Figure 59: MacArthur Street to immediate north of subject property. Looking west from intersection of Austin Avenue and MacArthur Street.

Figure 60: Vacant parcel and residential building located along north face of MacArthur Street to north of subject property. Looking northeast.

Figure 61: Looking west toward Broadway from north face of MacArthur Street. Northwest corner of subject property pictured at right.

Figure 62: Looking southwest along Broadway to west of subject property.

Figure 63: Looking north along Broadway from intersection with MacArthur Street.

IV. HISTORIC CONTEXT

CITY OF SONOMA HISTORY

Prehistory

Sonoma Valley was once occupied by Coast Miwok and Patwin peoples, and most authorities consider the Coast Miwok to have been the dominant tribe.[11] The Coast Miwok territory was centered in Marin and Sonoma counties and encompassed an area spanning approximately 1,400 square miles.[12] The modern City of Sonoma falls within the northeastern portion of Coast Miwok territory, and the area surrounding Sonoma's central plaza is near the location of the ancient Coast Miwok village of Huchi.[13]

Hispanic Period

In the mid-eighteenth century, Spanish explorers and missionaries arrived in Sonoma Valley. During the earliest years of Spanish control, Alta California was loosely administered by the Viceroy of New Spain in Mexico City. However, during the latter half of the eighteenth century and the early nineteenth century, Spain reinforced its claim to Alta California by encouraging the establishment of a chain of Franciscan missions along the coast and inland valleys from San Diego north to the Golden Gate. The first mission was established in San Diego in 1769. By 1776, Father Junipero Serra had established Mission Dolores in Yerba Buena (now San Francisco). The Spanish Viceroy ultimately decided to build missions in the region north of the Golden Gate, provoked by the establishment of a Russian fur trading and farming settlement at Fort Ross, in present-day Sonoma County in 1812.[14]

In 1823, Father Jose Altimira devised a plan to found a new mission north of the Golden Gate. Altimira and his men sailed across San Pablo Bay and rowed up the Sonoma River to the site of the present-day City of Sonoma. Impressed with the fecund soil of the well-watered and oak-studded plain, Altimira selected this location for California's last mission—and the only one established during Mexican rule, which had begun in 1821. On 4 July 1823, Father Altimira officially founded Mission San Francisco Solano de Sonoma, naming it after St. Francis Solano, a missionary to the Peruvian Indians. Within a few years, approximately 1,300 Indians lived at the *rancheria* adjacent to the mission. In 1826, a bloody neophyte revolt broke out, which resulted in the complete destruction of the first mission complex and Father Altimira's departure from Sonoma.[15]

Although Mission San Francisco Solano de Sonoma was rebuilt in 1827, it did not survive for much longer. The missions of California, like the missions on all Spanish colonial frontiers, were intended to be temporary institutions. When the work of Christianization and acculturation was deemed to be finished, the missionaries were replaced by secular clergy and the mission lands distributed among the former neophytes. This process was known as secularization. The constitution of the Republic of Mexico endorsed the equality of all Mexicans regardless of race. Mexican liberals concluded that the missions—which denied basic liberties to the Indians—were unconstitutional. Meanwhile, native-born *Californios* saw the missions as an obstacle to the economic development of the province; they believed that the missions' control of prime agricultural lands and the indigenous labor force

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[11] Alfred L. Kroeber, "Some New Group Boundaries in Central California," *University of California Publications in American Archaeology and Ethnography,* Volume 47, Number 2 (Berkeley, California: 1957).
[12] Isabel Kelly, "Coast Miwok," in *Handbook of the North American Indians,* Robert F. Heizer, editor, (Washington, D.C.: Smithsonian Institution, 1978).
[13] Samuel A. Barrett, *The Ethnography of Pomo and Neighboring Indians,* (Berkeley: University of California Press, 1908).
[14] Robert A. Thompson, *Historical and Descriptive Sketch of Sonoma County, California* (San Francisco: 1877), 9.
[15] Ibid., 10.

impeded the growth of private ranches and farms. In 1834, Governor José Figueroa issued a proclamation ordering the secularization of the California missions. Although enacted to benefit the Indians, the act was in actuality, little more than a badly disguised land grab. After secularization, Figueroa appointed the young Commandante Mariano Guadalupe Vallejo as the *mayordomo* of Mission Sonoma. Although his responsibilities theoretically included overseeing the transferal of half of the mission lands to the former neophytes, Vallejo instead distributed the land among his friends.

In addition to disposing of mission lands, Vallejo was also charged with building a presidio, or military settlement, at Sonoma.[16] In 1835, with assistance from Captain William A. Richardson, he laid out the Pueblo de Sonoma according to the *Laws of the Indies*, a set of guidelines used to lay out most Spanish settlements in the New World. Vallejo centered the pueblo on an eight-acre plaza southwest of Mission Sonoma. He then laid out a grid of wide streets around the plaza. This street pattern was codified in the O'Farrell-Huspeth survey of 1847 and survives today. Each block contained four lots, or *solares*. Each *solar* measured 100 x 100 *varas* (275' x 275') square. Vallejo also constructed a two-story adobe barracks, a three-story lookout tower on the north side of the Plaza, and a sumptuous adobe *palacio* for himself.[17] From 1835 to 1839, Sonoma grew quite slowly, populated almost exclusively by soldiers who had decided to stay after finishing their duty at the garrison. Vallejo worked hard to encourage Mexican settlers to come to the remote frontier settlement, convinced that the settlement would eventually become the center of Mexican power in Alta California.[18]

American Period

Few Americans or other foreigners lived in Sonoma during the period of Mexican rule. This began to change quickly during the early 1840s, as Americans began making their way overland to California. Even heavily Mexican towns like Sonoma underwent a dramatic change in demographics as hundreds of American settlers began ranching and starting businesses in town. Several of the more prominent English-speaking settlers in Sonoma included Jacob P. Leese, John Fitch, James Cooper, John Wilson, and Mark West.[19]

Vallejo was sympathetic to the American settlers, but the Mexican government wanted the intruders expelled. Their suspicion of American intent to claim this land was well founded: beginning in 1845, Army Topographical Service lieutenant John C. Fremont, who was stationed in Sacramento on a mapmaking mission, began to encourage settlers to rebel against Mexican rule.[20] Under Fremont's self-decreed instructions, a party of men rode from Sutter's Fort to Sonoma, seized the town, arrested Vallejo, and on June 14, 1846 declared a California Republic. This revolt ushered in the short-lived independent Bear Flag Republic and paved the way for California's accession to the United States less than a month later. Vallejo was released soon afterwards. The following week, Californians learned that the United States had declared war on Mexico. Two years later, when the Spanish-American War ended in the treaty of Guadalupe Hidalgo, California and the rest of the Southwest were ceded by Mexico to the United States.

Following Statehood in 1850, Sonoma saw gradually development around its plaza. General Vallejo maintained holdings north of the plaza, was elected a state senator, and lobbied to maintain Sonoma as the county seat; however, Santa Rosa won the honor in 1854. With U.S. rule came the

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[16] Ibid., 191.
[17] Ernest L. Finley, *History of Sonoma County, California: Its People and Its Resources* (Santa Rosa, California: Press Democrat Publishing Company, 1937), 192.
[18] Ibid., 195.
[19] Thompson, 12.
[20] "The Bear Flag Revolt", published online by the Sonoma Valley Visitors Bureau, accessed at http://www.sonomavalley.com/sonoma-bear-flag-republic.html on August 13, 2014.

appropriation of many land holdings, and Vallejo lost most of his land which once amount to seven million acres. In 1875, David Burris founded the Sonoma Valley Bank, an institution he presided over until his death in 1904 **(Figure 64)**. Burris, who owned a large 40-plus-acre tract five-blocks south of the Plaza, and additional land outside of Sonoma County, joined several farmers on the outskirts of the former mission town, while the bulk of commercial development concentrated in the two blocks surrounding the plaza. The town appeared to be extended beyond its early mission core by the 1870s as indicated on Thomas H. Thompson's Map of Sonoma County, California, published in 1877 **(Figure 65)**.

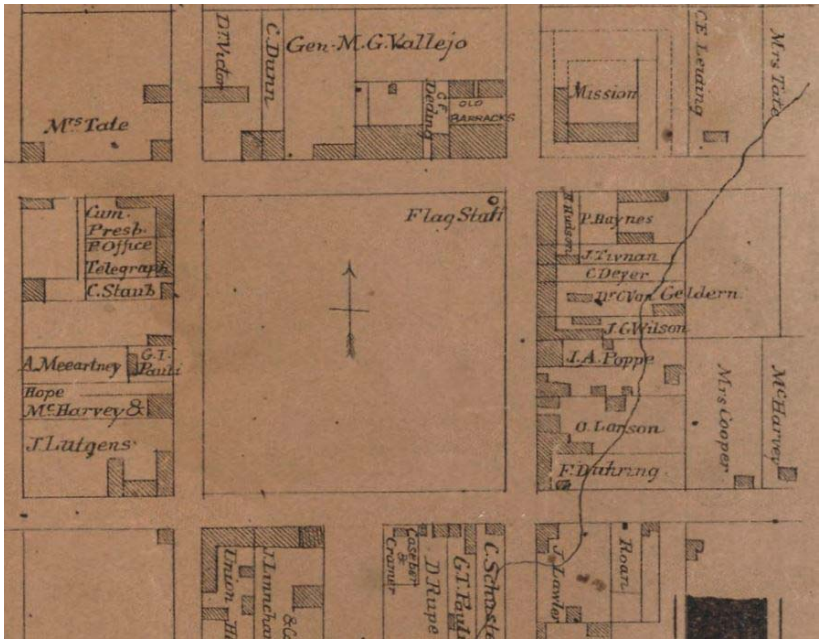

Figure 64: The nascent downtown district of "Sonoma City" ca. 1866 as depicted on A.B. Bowers', *Map of Sonoma County, California*, 1866.

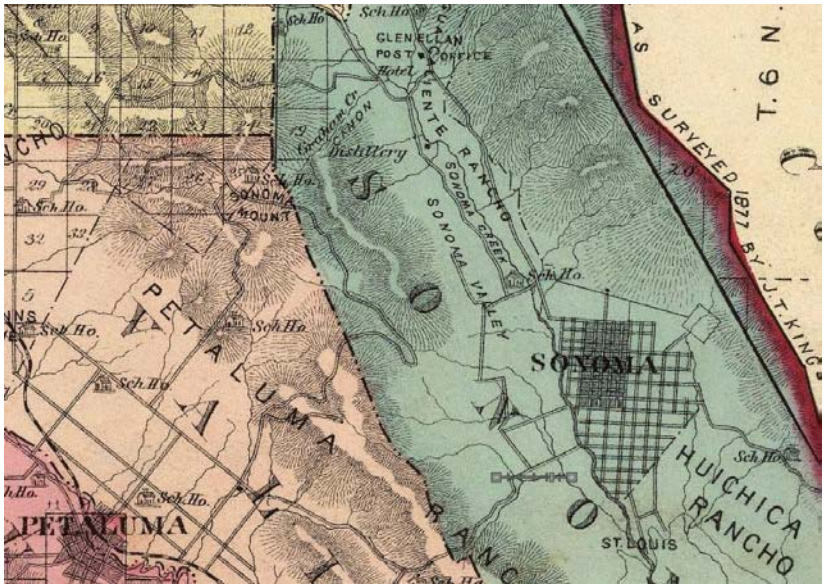

Figure 65: City of Sonoma with gridded streets depicted on Thos. H. Thompson's, *Map of Sonoma County California*, 1877. Source: David Rumsey Map Collection.

The City of Sonoma was incorporated in 1883.[21] Regarding Sonoma's development in the late 19th century, architectural historian Susan Dinkelspiel Cerny wrote, "Shortly after statehood, dairies, fruit farming, wine, and basalt quarrying became important local industries. Resorts sprang up at the sites of natural hot springs north of town. After the train arrived in 1879, Fetters Hot Springs, Boyes Hot Springs, and Aqua Caliente catered to tourists on a large scale."[22]

By the turn of the 20th century, the City of Sonoma continued to evolve from its early pueblo form and saw its plaza and immediate surrounding blocks emerge as a center for local commerce that brought local agricultural products and merchants together. As noted in Reynolds & Proctor's *Illustrated Atlas of Sonoma County*, published in 1898:

Surrounding the plaza or square—which has been planted with ornamental shrubs and shade trees—is the business portion of the city. Many of the business blocks are imposing brick or stone structures, while others are adobes—built by the earlier residents. Of mercantile establishments the town has a full quota.[23] The region attracted many visitors to resorts that touted the benefits of natural hot springs. California's wine industry, which was first established in the nineteenth century at Mission Sonoma, surged during the twentieth century, and the City of Sonoma has become well-known for its wine and picturesque setting.[24] The City continues to be a popular destination for tourists from the Bay Area and around the world.

SITE DEVELOPMENT

Between 1852 and 1856, David Burris, a Missouri farmer who transported freight for the United States Army during the Mexican-American War and prospected during the California Gold Rush, briefly settled in nascent Sonoma prior to returning to Missouri.[25] Burris spent the majority of the following decade ranching and living in various areas between Tulare and Sonoma counties, where he acquired hundreds of acres of land outside of the town of Sonoma. He returned to Sonoma with his family in 1869, and appears to have purchased a roughly 47-acre tract in Sonoma centered on present-day Broadway and MacArthur Streets.[26] Burris used the property as ranching land and pasture for livestock he owned, while also maintaining orchards, gardens, and vineyards within the tract. When Burris died in 1904, his widow, Julia, published an advertisement in the *San Francisco Chronicle* which listed, "100 mares with mule colts; 100 horses. 1 and 2 year olds; 70 head mules," as available for sale in Sonoma, CA, providing an estimation for the number of animals Burris and his family retained at their Sonoma property.[27] It is unknown whether Burris commissioned the construction of the residential building now known as the Burris House at that time, or if he acquired an existing residence at the time of his purchase. Burris resided in the house that remains extant between 1869 and his death in 1904, while members of his immediate and extended family lived in the home through the 1960s.

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[21] "History," published online by the City of Sonoma, accessed at http://www.sonomacity.org/default.aspx?PageId=3 on August 13, 2014.
[22] Susan Dinkelspiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area*, (Salt Lake City, UT: Gibbs Smith, 2007), 441.
[23] C. Celeste Granice, *Illustrated Atlas of Sonoma County, California. Compiled and Published from Personal Examinations, Official Records and Actual Surveys*, (Santa Rosa, CA: Reynolds & Proctor, 1898), 46.
[24] "Recent History," published online by the Sonoma Valley Visitors Bureau, accessed at http://www.sonomavalley.com/index.php/Table/Recent-history/ on August 13, 2014.
[25] Ann Burris, Biographical account of David Burris. Provided to Page & Turnbull courtesy MacArthur Place Hotel. See also, J.P. Munro-Fraser, *History of Sonoma County including its Geology, Topography, Mountains, Valleys and Streams*, (San Francisco, CA: Alley, Brown & Co., Publishers, 1880), 670-673.
[26]
[27] "Horses and Wagons," *San Francisco Chronicle*, June 2, 1904, 12.

The Burris House, a two-story Italianate-Victorian villa, appears to have been occupied by Burris and his family by 1870 based upon that year's U.S. Census. In 1881, Burris commissioned the construction of "the most conveniently built barn in the county," as described in *The Petaluma Courier*, to O.B. Ackerman, a Sonoma County-based builder-contractor.[28]

Deed research conducted at the Sonoma County Recorder's Office reveals that the core of the estate was a roughly 47-acre tract bounded by Broadway (west), 3rd Street East (east), MacArthur Street (historically Germany Street, north), and Denmark Street (south) **(Figure 66)**.[29] Over the course of the 20th century, Burris' estate conveyed several multi-acre parcels from the main tract, reducing its size gradually. In 1921, a 12-acre portion of the 46-acre tract was conveyed by the Burris Estate to Sonoma Valley Union High School (SVUHS) which was followed by an additional conveyance of a six-acre and a 14-acre parcel to SVUHS in 1950, reducing the size of the tract to approximately 14-to-15 acres. Available Sanborn fire insurance surveys of Sonoma did not record the Burris property prior to 1923. The 1923 Sanborn map recorded the Burris House and a non-extant garage to the east of Nathanson Creek on the Burris Estate, but did not record buildings further south or southeast within the Burris Estate.

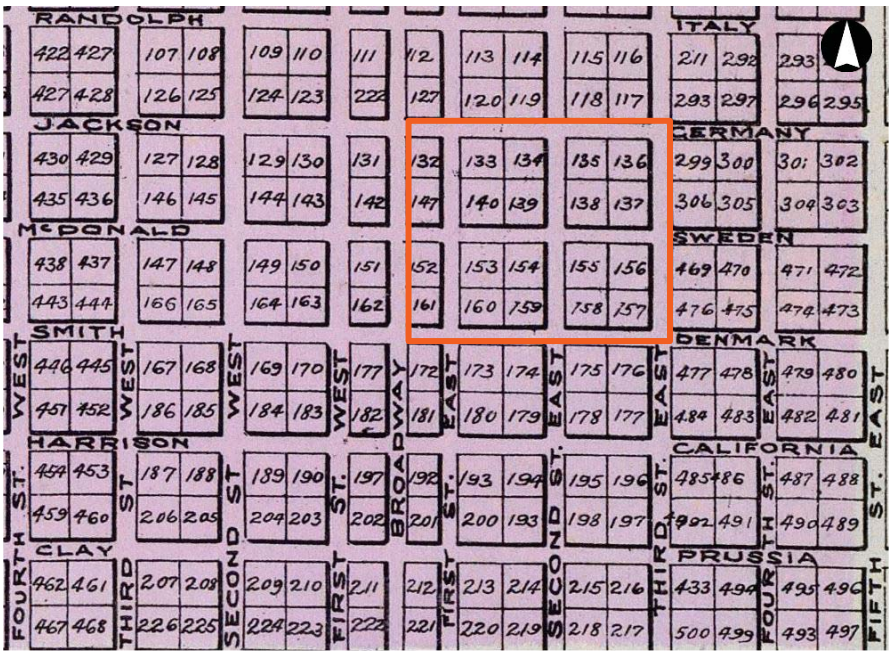


Figure 66: Parcels and portions of streets within the 46-acre Burris Family Estate as of 1921 are grouped by orange rectangle. Parcels recorded on Reynolds and Proctor's *Illustrated Atlas of Sonoma County California*, published in 1898. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

[28] *The Petaluma Courier,* August 17, 1881, 3.
[29] See Deed Book 397, page 107-108, May 31, 1921, Sonoma County Recorder's Office, Santa Rosa, CA. This deed records the conveyance of the Burris Estate from Executor, Jesse Burris, to Marian Franklin Burris. The document lists parcels within the Burris Estate.

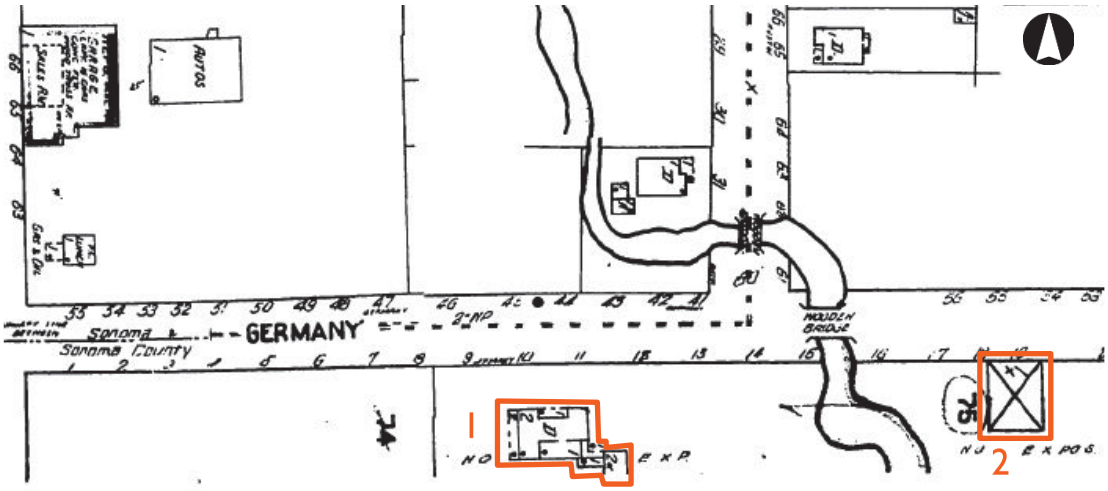


Figure 67: 1923 Sanborn fire insurance survey. Map shows 1) Burris House (outlined in orange) 2) Non-extant Garage (outlined in orange) to east of Nathanson Creek.
Source: Sonoma Valley Historical Society. Edited by Page & Turnbull.

The setting of the immediate area surrounding the Burris Estate gradually changed throughout the early 20th century as residential and commercial development extended southward along Broadway toward MacArthur Street, and as the SVUHS complex to the immediate south along Broadway Street was built up after 1921. By the late 1940s, the Burris Estate remained a largely open tract of land bounded to the south by SVUHS, to the west by Broadway, to the north by MacArthur, and to the east by 3rd Street East. All buildings within the subject property were concentrated toward the east-west center of the tract, and placed near MacArthur Street and Nathanson Creek, which roughly bisected the property. The western third of the property was bordered by mature trees along MacArthur Street and Broadway, and appears to have been an open lawn or horse pasture area. The Burris House was separated from MacArthur Street by a white picket fence and flanked by mature trees **(Figure 68 and Figure 69)**. Historic photos also show that the Burris House had a brick chimney attached to its rear façade at the southwest corner of the building as well as a screened or partially screened stacked porch along its west façade. Windows appeared to be two-over-two wood-sash with molded sills, surrounds, and lintels along the primary façade, while one-over-one windows were located at the south façade adjacent to the rear chimney **(Figure 68 and Figure 71**). A caretaker's cottage has been present at the site since at least the 1940s, but may have been constructed earlier in the twentieth century as the Burris family employed servants according to available U.S. Census data. Along with the Burris House, 1881 barn, and caretaker's cottage, additional outbuildings were shown on aerial photography of site form 1948 **(Figure 70 and Figure 73)**.[30]

[30] According to former resident and owner of the subject property, David Good, the pool house which is currently utilized as a spa facility was constructed ca. 1948 by Burris estate heiress, Leilani Jaeger Welch, and her husband Garry Welch who resided in the Burris House between the late 1940s and late 1960s. No building permits were able to be recovered to confirm the exact year of the pool house's construction.

Figure 68: Undated early- to mid-20th century photograph of Burris house along MacArthur Street. Courtesy MacArthur Place Hotel.

Figure 69: Undated early- to mid-20th century photograph of Burris house along MacArthur Street. Courtesy MacArthur Place Hotel.

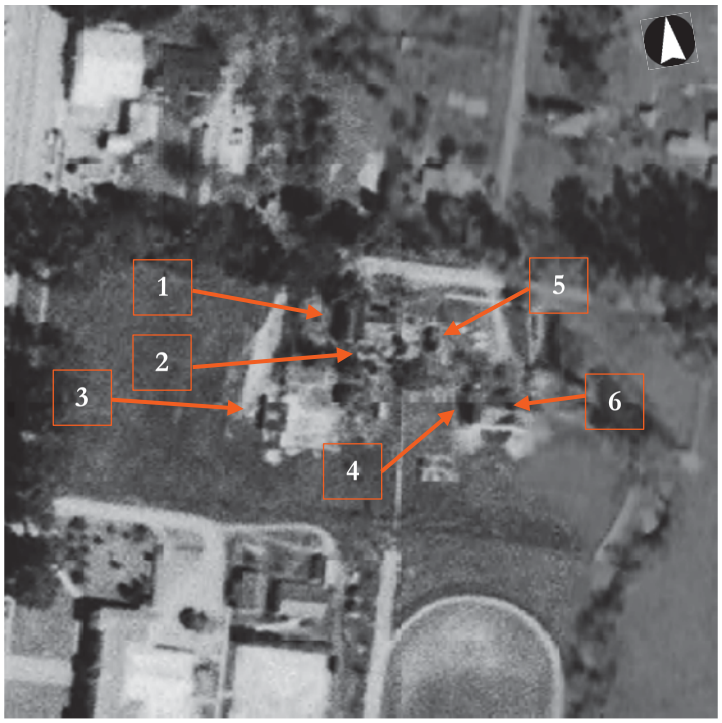


Figure 70: 1948 aerial photograph of subject property. 1) Burris House 2) caretaker's cottage 3) possible pool house under construction 4) Barn 5) Outbuilding 6) Outbuilding. Source: HistoricAerials.com. Edited by Page & Turnbull.

Figure 71: Screened-porch of Burris house and adjacent garden pictured in foreground. Photo ca. 1950s. Courtesy MacArthur Place Hotel.

Figure 72: Wood steps leading to first story porch along west facade of Burris House, ca. 1950s. Courtesy MacArthur Place Hotel.

Figure 73: Small accessory building (non-extant) ca. 1950s. Courtesy MacArthur Place Hotel.

The southern half of the property was largely undeveloped and by the early 1950s featured a wood fence along its south perimeter. The pool house building and adjacent in-ground pool with brick deck were completed between 1948 and 1951, based upon aerial photograph and historic photographs **(Figure 74 and Figure 75)**. The pool house was designed with a similar material palette to the Burris house and its outbuildings and featured wood channel siding and a bank of sliding glass doors along its east façade that led from the interior to adjacent pool area **(Figure 76)**. The pool house featured a curved or streamlined cornice with wood fascia that projected slightly over the east primary façade of the building and introduced a streamlined aesthetic popularized during the 1930s. Additionally, the pool house featured wall extensions from its north and south façades which formed a privacy wall and mimicked the sloping lines of steamships of the era.[31] The pool house and pool were placed to the southwest of the Burris House. The area to the south of the Burris House was landscaped with shrubs and other plantings, creating a garden space that embraced the caretaker's cottage on its east side and pool house to its south **(Figure 77)**. The Burris House and attached accessory building retained their exterior appearance from earlier periods and appeared to have asphalt shingle covered roofs by the 1950s **(Figure 78)**.

[31] Interview with David Good, former trustee-owner of subject property. October 27, 2017, Sonoma, CA.

Figure 74: 1951 photograph of a Hawaiian luau-inspired party held at the subject property by owners Leilani Burris Welch and Garry Welch. The grounds of the property were enclosed by white fences. Source: MacArthur Place Hotel.

Figure 75: 1951 photograph of a Hawaiian luau-inspired party held at the subject property by owners Leilani Burris Welch and Garry Welch. Burris house and adjacent caretaker's cottage partially pictured in left background with barn and shed roof addition shown at right background. Source: MacArthur Place Hotel.

Figure 76: Pool house and pool pictured in ca. 1950s. Courtesy MacArthur Place Hotel.

Figure 77: 1951 photograph of a Hawaiian luau-inspired party held at the subject property by owners Leilani Burris Welch and Garry Welch. The pool house shown in context with SVUHS to the south of the Burris Estate. Source: MacArthur Place Hotel.

Figure 78: ca. 1950s photograph of owner Garry Welch along MacArthur Street to north of subject property. Burris House and attached outbuilding pictured in background. Gabled roof of small outbuilding pictures left, above fence line. Source: MacArthur Place Hotel.

By the late 1960s during the final stage of a century-long period of Burris family ownership, the subject property retained a similar spatial arrangement of west and south open spaces and its central core of residential and accessory buildings. The Burris House was situated to the immediate north of a formal garden with shrubs, stone pathways, and mature trees. The house at the time featured a partially enclosed west porch and brick chimneys along the rear façade **(Figure 79)**. The pool added ca. 1948 appeared on aerial photograph from 1968, while several smaller outbuildings to the north and northwest of the barn remained **(Figure 80 and Figure 81)**. In 1974 and 1975, owner Howard Good added a paddle tennis court and a garage, each to the west of the barn **(Figure 82 and Figure 83)**. These features remained present through the late 1990s. With the exception of a one-story shed-roofed rear addition, the barn maintained its historic footprint during this period. By 1993, trees were planted along the southern perimeter of the site which separated the subject property from Sonoma Valley Union High School, as well as along the west and north perimeters **(Figure 84)**.

Figure 79: Burris House pictured at far left to the north of central garden area ca. 1970s. Photograph courtesy David Good.

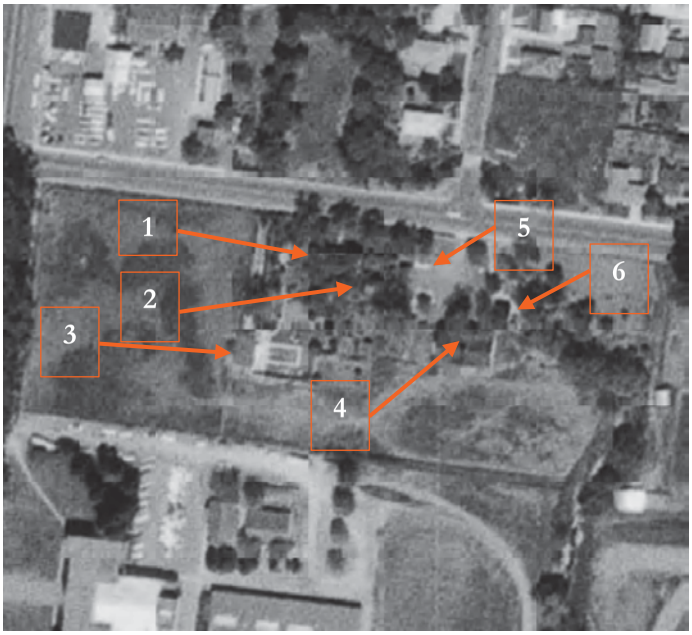


Figure 80: 1968 aerial photograph of subject property. 1) Burris House 2) caretaker's cottage 3) Pool house and pool 4) Barn 5) Outbuilding 6) Outbuilding. Source: HistoricAerials.com.

Figure 81: Pool house, pool, and surrounding lawn. Photographed ca. 1970s. Photograph courtesy David Good.

Figure 82: Garage and barn viewed from non-extant paddle tennis court in the mid-to late-1970s. Photograph courtesy David Good.

Figure 83: Portion of property to south of pool area and west of paddle tennis court ca. 1970s. Photograph courtesy David Good.

Figure 84: 1993 aerial photograph of subject property. 1) Burris House 2) Caretaker's Cottage 3) Pool house and pool 4) Barn 5) Outbuilding 6) Outbuilding 7) Garage 8) Tennis court. Source: HistoricAerials.com.

Between 1997 and 1999, the site was redeveloped as the MacArthur Place Hotel. Five existing buildings on the site with varying construction dates were retained for adaptive reuse within what is presently the hotel's 20-building complex. Alterations and additions were added to these buildings between 1997 and 2003 according to permits on file at the Sonoma Planning Department.

In 1997, the Burris House was renovated while several storage buildings and a compost building, remnants of the property's earlier agricultural/ranch usage were demolished, including a former chicken coop, compost building, and garden shed according to building permit records.[32] The western section of the property, which featured open land used for horse pasture or similar uses, was redesigned as an area with a parking lot and several cottages that surrounded a central green. Over the fall and winter of 1997, grading and foundations were permitted for several buildings, but construction appears to have focused on alterations to existing buildings in 1997, 1998, and 1999 before shifting to new cottage construction in 2000. The Burris House underwent interior and exterior renovation during this period, but retained most exterior architectural features associated with its historic design. The barn was first altered with a rear (south) addition in 1998, and received a second addition in 2003, resulting in the building's current footprint and massing.

Also in 1998, the garage was permitted to be converted to office use while the pool and pool house were renovated and altered for use as a spa facility. A storeroom was added to the spa in 1999, and was followed by an additional expansion office space at the former garage. In 2010, solar panels were added to the rooftop of the original pool house building.

CONSTRUCTION CHRONOLOGY

The following construction chronology lists references to construction activity at the subject property and is compiled from historic newspaper clippings from Newspapers.com and building permits on file at the Sonoma Planning Department.

Date Filed	Permit#	Owner	Architect / Builder	Description of Work
August 17, 1881	*The Petaluma Courier*, August 17, 1881, 3.	David Burris	O.B. Ackerman	"David Burris of Sonoma, has the most conveniently built barn in the county. The stalls are built on a new plan, and the horses are fed hay, grain, etc., and watered in them, every stall containing all the necessaries for horse life. O.B. Ackerman was the builder."
1/5/1973	e-028537	Howard Good	Not listed	SVC (building not listed)
9/13/1976	b-020730	Howard Good	Not listed	ACS Building (building not listed)
9/17/1997	13085	Suzanne Brangham	Andrews & Thornley	Remove lath and plaster and firebrick from main house and pool house.

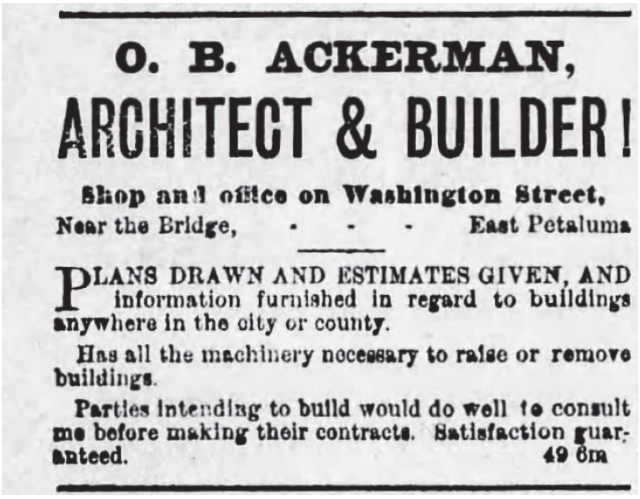
[32] See Building Permit 13086, September 22, 1997. On file at Sonoma Planning Department.

Date Filed	Permit#	Owner	Architect / Builder	Description of Work
9/22/1997	13086	Suzanne Brangham	Andrews & Thornley	Demolish and remove empty storage buildings and compost building.
10/21/1997	13132	Suzanne Brangham	Andrews & Thornley	Foundations only.
10/22/1997	13150	Suzanne Brangham	Andrews & Thornley	Foundations only Building A (Burris House)
10/30/1997	13140	Suzanne Brangham	Andrews & Thornley	Grading only.
12/2/1997	13175	Suzanne Brangham	Andrews & Thornley	Barn foundation only.
12/10/1997	13263	Suzanne Brangham	Andrews & Thornley	Renovation building A. (Burris House).
1/20/1998	13225	Suzanne Brangham	Andrews & Thornley	Permitting cottages.
1/20/1998	13264	Suzanne Brangham	Andrews & Thornley	Permitting handicapped cottage F.
4/21/1998	13313	Suzanne Brangham	Andrews & Thornley	Fire sprinkler system for Building A (Burris House)
4/21/1998	13313	Suzanne Brangham	Andrews & Thornley	Fire sprinkler system for designated cottages.
5/14/1998	13350	Suzanne Brangham	Andrews & Thornley	Building B-The Barn.
5/14/1998	13351	Suzanne Brangham	Andrews & Thornley	Cottage E 4-guest rooms.
5/19/1998	13352	Suzanne Brangham	Andrews & Thornley	Convert existing garage to office.
7/30/1998	13450	Suzanne Brangham	Andrews & Thornley	Building D. Existing cottage remodel.
7/30/1998	13451	Suzanne Brangham	Andrews & Thornley	Building I.
8/20/1998	13480	Suzanne Brangham	Janssen Pool Construction	Swimming pool and spa.
9/8/1998	13507	Suzanne Brangham	Andrews & Thornley	Gazebo.
3/19/1999	13760	Suzanne Brangham	Not listed	Free standing trellis behind barn.
3/24/1999	13763	Suzanne Brangham	Andrews & Thornley	Storeroom to spa.
7/20/2000	14202	Suzanne Brangham	Andrews & Thornley	Building C (garage) office expansion.
2/2/2000	14217	Suzanne Brangham	Andrews & Thornley	Building B. Barn expansion and enclosure of patio.
2/7/2000	14230	Suzanne Brangham	Andrews & Thornley	Building T. 2-story, 4-room cottage.
2/7/2000	14231	Suzanne Brangham	Andrews & Thornley	Building T. 2-story corner cottage.
2/7/2000	14232	Suzanne Brangham	Andrews & Thornley	Building S. 2-story, 4-room cottage.
2/7/2000	14233	Suzanne Brangham	Andrews & Thornley	Building O. 2-story, 4-room cottage.
2/17/2000	14244	Suzanne Brangham	Andrews & Thornley	Building P. One-room cottage.

Date Filed	Permit#	Owner	Architect / Builder	Description of Work
2/17/2000	14245	Suzanne Brangham	Andrews & Thornley	Building Q. 2-room, 1-story cottage.
2/17/2000	14246	Suzanne Brangham	Andrews & Thornley	Building R. 2-room, 1-story cottage.
4/3/2000	14295	Suzanne Brangham	Andrews & Thornley	Building B. Spa expansion.
4/7/2000	14310	Suzanne Brangham	Andrews & Thornley	18"H 27'x27' raised patio. (replacing existing patio at Building C-Garage).
7/25/2000	14463	Suzanne Brangham	Andrews & Thornley	Storage Building (10'x17').
2/5/2003	15688	29 E MacArthur LLC	Ivan Lurkich, Architect	Enlarge kitchen and move restaurant to new space, add office space. (Barn Building)
4/15/2003	15820	29 E MacArthur LLC	Illegible	Expand pastry kitchen and prep area.
2/8/2010	19080	29 E MacArthur LLC	Affinity Solar Energy	Hot Water Solar at Spa (Pool House).

DESIGNER OF BARN: OLIVER B. "O.B." ACKERMAN (1845-1927)

O.B. Ackerman was a Pennsylvania-born man who migrated westward and resided in Petaluma, California by the early 1880s. A noted contractor who resided in Petaluma and later Eureka during the late nineteenth and early twentieth centuries, Ackerman was listed as the builder of David Burris' barn at 29 E. MacArthur Street in Sonoma, in 1881. During the 1880s, Ackerman maintained an office in Petaluma and advertised as an architect and builder **(Figure 85)**.



O. B. ACKERMAN,

ARCHITECT & BUILDER!

Shop and office on Washington Street,
Near the Bridge, - - - East Petaluma

PLANS DRAWN AND ESTIMATES GIVEN, AND information furnished in regard to buildings anywhere in the city or county.

Has all the machinery necessary to raise or remove buildings.

Parties intending to build would do well to consult me before making their contracts. Satisfaction guaranteed. 49 6m

Figure 85: Advertisement for O.B. Ackerman, Architect & Builder. Source: Petaluma Courier, March 30, 1881, 1 via Newspapers.com.

Under the practice of Ackerman & Sons, O.B. Ackerman received a contract for construction of a ranch house, barn, and tankhouse on the Mark Carr ranch near Petaluma in 1902, and a dairy barn near Red Hill, Sonoma County, in 1903.[33] Limited scholarship is available on Ackerman's career; however, several historic newspaper articles describe Ackerman as a member of a "prominent pioneer family," as well as being a noteworthy contractor and builder.[34] In particular, Ackerman was successful in Petaluma as "one of the first house movers" in that city, while also constructing Petaluma's Pepper Kindergarten building.[35] Ackerman practiced architecture with his son, Newton Ackerman, who served as City Architect of Eureka, ca. 1913. By 1911, O.B. Ackerman remarried and moved to Oakland where he engaged in similar contracting practice. Ackerman spent the final stages of his life in Humboldt County, according to Social Security Index records available through Ancestry.com.

Over a career that spanned roughly six decades in California, Ackerman was awarded commissions for residential, agricultural, and public buildings. Currently, extensive scholarship pertaining to Ackerman's career, specifically pertaining to his most significant works, is very limited. At this time Ackerman cannot be considered a master of his field, but his distinction as a "pioneer" architect and house mover in Petaluma, and his career in Sonoma County on a larger scale do appear to be of local or regional significance.

OWNERSHIP AND OCCUPANT HISTORY

Owner History

The following table provides a summary of the ownership history of 29 E. MacArthur Street, compiled from sales records held at the San Francisco Assessor-Recorder's Office, building permit applications recovered from the San Francisco Department of Building Inspection, and San Francisco city directories.

Dates of Ownership	Owner
ca. 1869-1904	David Burris
1904-1921	Burris Estate (Executrix, Julia Burris (widow) through 1921)
1921-1971	Burris Estate (Burris' children served as heirs in equal parts). Last owner was Leilani Jaeger Welch, adopted daughter of Frank Burris and wife of Garry Welch.
1971-1987	Howard L. Good
1987-1997	David E. Good, Trustee of Good Family Trust
1997-2002	29 East MacArthur
2002-2017	29 East MacArthur LLC
2017-Present	L'Auberge de Sonoma LLC

Occupant History

The following tables summarize the known occupancy of the Burris House at 29 E. MacArthur Street, compiled from U.S. Census Records, city directories, and additional online sources such as obituaries and newspaper articles. Occupants listed as caretakers or relatives of caretakers are presumed to have lived in the caretaker's cottage. Occupants listed as servants, gardeners, or other laborers are not confirmed to have resided in the caretaker's cottage.

[33] "Local Notes," *Petaluma Argus-Courier*, July 2, 1902, 4.
[34] See, "Death Claims C. Ackerman," *Petaluma Argus-Courier*, September 11, 1933, 7; and, "Were Wedded at Eureka," *Petaluma Argus-Courier*, January 3, 1906, 1.
[35] "Motored Here From Eureka," *Petaluma Argus-Courier*, October 24, 1913, 1.

Dates of Occupancy	Occupant(s)	Occupation
1880	David Burris (head) Julia A. Burris (wife) Mary Burris (daughter) Walter Burris (son) Joshua Burris (son) Edward Burris (son) Alice Burris (daughter) Henry Burris (son) Laura B. Burris (daughter) Frank Burris (son)	Banker, Sonoma Valley Bank None None None None None None None None None
1910	No U.S. Census listing recovered	-
1920	Julia A. Burris (head) Frank M. Burris (son) Jennie Bush (servant) Charles Hill (hired-man)	None Banker, Sonoma Valley Bank Burris family's servant Farm laborer
1930	Frank M. Burris (head) Lillian F. Burris (wife) Leilani J. Burris (adopted daughter) Jesse Burris (cousin) Agnes I. Vandine (servant) Melba F. Van Dine (boarder) Charles Hill (servant)	Branch Manager, Bank None None None Burris family servant None Farm laborer
1940	Frank M. Burris (head) Lillian F. Burris (wife) Leilani J. Burris (adopted daughter) Wingo Yee (lodger)	Banker None None Servant
ca. 1947-ca. 1970	Garry Welch (head) Leilani Jaegar Welch (nee Burris) (wife) Wah Yee (caretaker) Judy Yee (caretaker) Lei Chin (daughter of caretakers)[36]	Rancher None Caretaker for property Caretaker for property None
1971-ca. 1990s	Mr. Howard Good (head) Mrs. Howard Good (wife) David Good (son)	Import/Export business Homemaker Business

[36] Noted as living on Burris Estate in Lei Chin Poncia's obituary. "Poncia, Lei Chin," Notice in *Sonoma Index-Tribune*, September 29, 2017.

Original Owner Biography: David Burris (1849-1904)

David Burris was a Missouri-born farmer turned "Pioneer Capitalist," who was among the most prominent of early American settlers in Sonoma during the city's foundational decades.[37] The following biographical information is excerpted from David Burris' obituary published on January 6, 1904 in Santa Rosa's, *Press Democrat.*

> Few men were better known in this section of the State. His name was prominently connected with the financial and business affairs of Sonoma county for half a century. […]
>
> David Burris was born in Old Franklin, Cooper County, Missouri, on January 6, 1824. There he received a common school education. In the latter part of the summer of 1846, during the Mexican war, Mr. Burris was engaged in hauling provisions to Mexico from Fort Leavenworth for the United States Army. […]
>
> In May 1849, the Pleasant Hill Company, of which Mr. Burris and his eldest brother were members[,] crossed the plains to California by what was called the Lawson route. In October of that year the Burris brothers engaged in mining at Bidwell's Bar on Feather River. In the fall of [1850,] David Burris moved to Plumas county where he mined with success. From there he moved to Sonoma county in 1851. In [1852,] he returned to Missouri and in the spring of 1866 started back to California with a big herd of cattle. […]
>
> In the winter of [1856,] Mr. Burris was located in Napa county and in the fall of 1857 he moved to Tulare county, remaining there in stock raising and trading until 1869, when he again came to Sonoma county, where he resided up to the time of his death. The deceased was one of the founders of the Santa Rosa Bank and of the Sonoma Valley Bank, being the president of the latter bank for many years. He was a big property owner and a very wealthy man.[38]

Burris' most significant contribution to Sonoma Valley and within the City of Sonoma was his role in establishing the Santa Valley and Santa Rosa banks in the 1870s. Both banks continued on after Burris' death in 1904 and were led by several members of Burris' family, who sat on the board and held employed positions, including son Frank M., who served as President of Sonoma Valley Bank following his father's death in 1904, and nephew Jesse who served as Cashier contemporaneously.

[37] See, "Lodge and Church Assist in Rites," *The Press Democrat* (Santa Rosa, CA), January 9, 1094, 5.
[38] "Long and Useful Life Has Ended," *The Press Democrat* (Santa Rosa, CA), January 6, 1904, 5.

V. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.

- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

CITY OF SONOMA MUNICIPAL CODE

Section 19.42.020 of Chapter 19.42 Historic Preservation and Infill in the Historic Zone addresses Designation of a local historic resource or district. The code provides the following criteria:

- *Criterion A.* It is associated with events that have made a significant contribution to Sonoma's history and cultural heritage; or

- *Criterion B.* It is associated with the lives of persons important in Sonoma's past; or

- *Criterion C.* It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

- *Criterion D.* It has yielded, or may be likely to yield, information important in Sonoma's prehistory or history."[39]

[39] The Sonoma Municipal Code, Section 19.42.020, Current through Ordinance 03-2017, May 15, 2017. Accessed online. November 13, 2017.
https://www.codepublishing.com/CA/Sonoma/html/Sonoma19/Sonoma1942.html

EVALUATIONS OF SIGNIFICANCE: BARN, CARETAKER'S COTTAGE, AND GARAGE

The following section examines the eligibility of the age-eligible buildings within the subject property that have not been previously evaluated for individual listing in the California Register or as Sonoma County Historic Landmarks. The California Register criteria as well as those of the National Register serve as the basis for the criteria for historic evaluation described in the Sonoma Municipal Code. Therefore, the evaluations are combined together, the numerical criteria indicating California Register and the lettered criteria indicating Sonoma County Historic Landmark criteria.

1. Barn (Restaurant and Conference Center)

Criterion 1/A (Events)

The barn at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 1/A. No events of historic significance to the City of Sonoma, the state, or the nation are known to be directly related to the barn or to have occurred in the barn. For example, the barn did not exist during the mission period of Sonoma, the early development of its plaza during the mid-19th century, or during the Bear Flag Revolt in 1846.

Criterion 2/B (Persons)

The barn at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 2/B. Although the barn was constructed for and utilized by David Burris, a prominent California pioneer and rancher-turned-businessman who founded of Sonoma Valley Bank in Sonoma in 1875, the barn does not remain representative of Burris's important contributions to the community and professional accomplishments in Sonoma County. The barn's original design was directly related to its use by Burris as an agricultural building. Burris, however, is most significant for his role as a businessman in Sonoma, and specifically as the founder of Sonoma Valley Bank. Therefore, the building is not individually significant in association with David Burris such that it would be eligible under this criterion. The barn's association with architect-builder, O.B. Ackerman, is most appropriately addressed under Criterion 3/C.

Criterion 3/C (Architecture)

The barn at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 3/C. The barn appears to have been constructed in 1881 by notable architect-builder, O.B. Ackerman. Ackerman was well-reputed architect-builder during his career which spanned the late 19th century into the early 20th century, based upon limited scholarship available beyond historic newspaper clippings and available genealogical information. Although a noteworthy design upon its completion ca. 1881, which utilized a cross-gabled roof and a prominent cupola at the roof's center, Ackerman's design for the barn does not remain very apparent due to alterations undertaken between 1998 and 2003 that changed the layout and massing of the building. Additions to the south end of the barn have altered its plan and overall form to a degree that impairs the barn's ability to represent the work of Ackerman and of barns constructed within the same historic period. Thus, although the barn remains a prominent building within the property, it does not retain its original design and association to its original use or architect-builder to a degree that merits designation under Criterion 3.

Criterion 4/D (Information Potential)

Evaluation of the Barn under Criterion 4/D (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archeological information.

2. Caretaker's Cottage (Guest cottage)

Criterion 1/A (Events)

The caretaker's cottage at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 1/A. No events of historic significance to the City of Sonoma, the state, or the nation are known to be directly related to the caretaker's cottage or to have occurred in the caretaker's cottage. The barn does not appear to have existed during the mission period of Sonoma, development of its plaza during the late 19th century, or during the Bear Flag Revolt in 1846.

Criterion 2/B (Persons)

The caretaker's cottage at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 2/B. Although the caretaker's cottage was occupied by employees and potentially boarders or members of the Burris family during its existence, the building does not appear to date from the period in which original owner David Burris resided at the property. None of the individuals who are known to have resided in the cottage and served as caretakers or were otherwise employed by the Burris and Good families during the mid-20th century appear to have made a significant impact on the history of the City of Sonoma, the State, or the nation to a degree that merits designation under Criterion 2.

Criterion 3/C (Architecture)

The caretaker's cottage at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 3/C. The caretaker's cottage is a vernacular residential building that appears to have been constructed during the early- to mid-20th century, and was altered in 1998. The building does not appear to be the work of a master designer, nor does it represent an important example of an architectural style, type, period, or method of construction.

Criterion 4/D (Information Potential)

Evaluation of the caretaker's cottage under Criterion 4/D (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archeological information.

3. Pool House (Spa and Pool House Building)

Criterion 1/A (Events)

The pool house does not appear eligible under Criterion 1/A. The pool house was built in 1948 for Garry Welch and Leilani Jaeger Welch, heirs of the Burris Estate. Although the pool house served as a social gathering place for several large parties held by its owners, no events of historic significance to the City of Sonoma, the state, or nation are known to have occurred at the Pool House or involved the Pool House in a particularly significant way.

Criterion 2/B (Persons)

The pool house at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 2/B. Although the pool house was utilized early in its existence by heirs to the Burris Estate, the building does not bear direct association to significant original owner David Burris or his role as a prominent businessman and rancher in Sonoma. The building does not represent any prominent heirs of Burris' estate those or any of their professional achievements directly or to a degree necessary for designation under Criterion 2.

Criterion 3/C (Architecture)

The pool house at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 3/C. Although the pool house was originally designed with streamlined elements and nautical or maritime design cues such as its sloped end wall extensions, the building is not known to be the work of a master designer. Additionally, the building's original design does not remain intact to a high degree due to alteration in 1999. The building's fenestration along its primary east façade has been altered, removing original sliding glass doors, while one of the building's sloped privacy walls is non-extant. Thus, the pool house does not remain representative of its original design nor does it provide a particularly significant example of type, period, or method of construction to a degree necessary for designation under Criterion 3.

Criterion 4/D (Information Potential)

Evaluation of the Pool House under Criterion 4/D (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archeological information.

4. Garage (Library and Reception Building)

Criterion 1/A (Events)

The garage does not appear eligible under Criterion 1/A. The pool house was built 1975 for property owner Howard Good. The garage does not bear association to the era of ownership of David Burris, and therefore is not associated with any of Burris' significant accomplishments. No events of historic significance to the City of Sonoma, the state, or the nation are known to be directly related to the caretaker's cottage or to have occurred in the caretaker's cottage. The barn does not appear to have existed during the mission period of Sonoma, development of its plaza during the late 19th century, or during the Bear Flag Revolt in 1846.

Criterion 2/B (Persons)

The garage at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 2/B. No individuals who owned the garage or utilized the garage appear to have made a significant impact on the history of the City of Sonoma, the state, or nation. The garage was constructed roughly 70 years following the death of significant original owner David Burris and is not associated with him.

Criterion 3C (Architecture)

The garage at 29 E. MacArthur Street does not appear eligible as an individual resource under Criterion 3/C. The garage, a vernacular, wood-frame building, originally featured a generally rectangular plan with a gabled roof. The garage's design, however, does not appear to have been representative of a particular architectural style, or to have been an important example of a type, period, or method of construction. Additionally, the garage's original design is not known to be the work of an important designer. Furthermore, in 1998 and 2000, the garage was renovated for use as a library and reception building for the MacArthur Place Hotel. This altered the garage's original design to a large degree.

Criterion 4/D (Information Potential)

Evaluation of the garage under Criterion 4/D (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archeological information.

EVALUATION OF INTEGRITY: BURRIS HOUSE

This section examines the historic integrity of the Burris House in order to determine if the building remains an individually-eligible resource for the National Register since it was first evaluated in 2001. As the additional four age-eligible buildings within the subject property do not appear eligible for historic designation under any criterion for significance, evaluation of their historic integrity is not necessary.

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."[40]

To evaluate whether the Burris House retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

> Location is the place where the historic property was constructed.
>
> Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
>
> Design is the combination of elements that create the form, plans, space, structure, and style of the property.
>
> Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
>
> Feeling is the 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.

[40] California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001) 11.

Location

The Burris House retains integrity of location. The Burris house has remained in its original location along MacArthur Street (historically Germany Street) since its construction ca. 1869.

Setting

The Burris House does not retain integrity of setting. It appears to have originally been the main building within a larger, approximately 47-acre, farm complex located at the south side of MacArthur Street (historically Germany Street) at Broadway. The subject property retained its agricultural or ranch character throughout the majority of the 20th century, but experienced a number of alterations to its landscape and buildings within the property between 1999 and 2003. Several presently age-eligible buildings were altered during that time, while 15 additional buildings were constructed, altering the overall setting and feeling of the site to a large degree. Due to extensive change to the site, the historic setting of the Burris House has been significantly impaired and is thus not retained.

Design

The Burris House retains integrity of design. The building was renovated in 1997-1998 to accommodate additional living quarters for hotel guests. Although interior alterations resulted in the redesign of the home's floor plan, and the function changed from a single-family residence to a multi-unit hotel building, the overall design of the Burris House has been retained including massing, form, and exterior materiality. The building's primary façade retains its symmetrical fenestration and composition featuring a central volume intersected by gabled end volumes. Excepting the removal of a brick chimney at the southwest corner of the building, replacement of steps along the west façade, and installation of vents within gable ends, the overall form of the Burris House in terms of plan and massing appears to maintain their historic characteristics.

As evidenced by the retention of historic materials associated historic workmanship and the building's original design, the Burris House continues to represent a ca. 1860s Italianate/Greek Revival style residence. Such features as wood-sash windows; molded window surrounds, sills, lintels, and decorative quoins; its stacked porch along the west façade; balustrade over recessed porch at the primary façade; wood channel siding utilized as the building's primary cladding material, and additional wood trim elements enable integrity of design to be retained.

Materials

The Burris House retains material integrity. Features such as wood-sash windows with original muntin configuration; molded window surrounds, sills, lintels, and decorative quoins have been retained Wood channel siding remains in use as the primary exterior cladding material on all façades. Doors visible from the exterior appear to be wood in all locations, while additional wood elements including balustrades and railings, and wood trim at gable ends, cornices, and eaves.

Workmanship

The Burris House retains integrity of workmanship. Built ca. 1869 the Burris House retains materials indicative of wood-frame construction, and the Italianate architectural style which date to the building's era of original construction. Materials that evidence such workmanship include wood channel siding, wood-sash windows with molded surrounds, sills, and lintels; and decorative wood quoins designed to mimic stone quoins. The house also retains its wood balustrade at the second story of the primary façade.

Feeling

The Burris House retains integrity of feeling to its time of construction. Originally a single-family residence situated within a large ranch property, the surrounding setting of the building has been changed extensively since 1998. The Burris House however, maintains its overall form associated with David Burris and his family's residence during the mid- to- late-19th century. The building's relationship to the formerly agricultural landscape has been altered to a high degree, however, the building's materiality, massing, and design still associate to period in which Burris and his immediate family resided in the residential building.

Association

The Burris House retains integrity of association. Despite alteration to the surrounding setting and impaired integrity of feeling, the Burris House retains integrity of association to its original architectural design through its retention of original, or historically compatible replacement materials at its exterior. The building remains attached to a rear accessory building, maintaining the relationship between those buildings which was established by 1923. Since the building retains its historic form to a high degree, integrity of association of the ca. 1869 Italianate/Greek Revival residence is maintained.

Overall, the Burris House retains historic integrity.

CHARACTER-DEFINING FEATURES OF THE BURRIS HOUSE

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Location

- Building is situated in its original location with primary frontage to MacArthur Street and proximity to south face of MacArthur Street since ca. 1869

Massing

- Two-story, H-shaped plan of main residential volume
- Central east-west gabled volume (three central bays)
- East and west gabled end volumes, outermost four bays perpendicular to east-west volume

Italianate/Greek Revival Style Design

- Gabled roof over main residential volume
- Hipped roof with central, flat platform over accessory building
- Stacked, two-story west porch with wood balustrades at each level
- Wood quoins at the corners of the Burris' house' main volume
- Molded wood window surrounds, sills, and lintels

Materials

- Primary cladding material is wood channel siding
- Additional wood trim utilized along cornice line, soffits, and eaves

Fenestration

- Generally symmetrical primary façade fenestration
- Two-over-two, double-hung wood-sash windows with molded surrounds, sills, and lintels
- One-over-one, double-hung wood-sash windows with wood surrounds and less ornate sills and lintels

SUBJECT PROPERTY AS A POTENTIAL HISTORIC DISTRICT

The MacArthur Place Hotel complex at 29 E. MacArthur Street contains five age-eligible buildings within its 20-building complex. Although four of these buildings bear varying degrees of association to the Burris Estate, which existed between ca. 1869 and 1971 at the same property, the buildings are not well associated with each other chronologically and were built by several different owners, with construction dates that span ca. 1869 to 1948. Additionally, alterations to four of the five buildings have heavily impaired their historic integrity. These aspects concerning the age-eligible buildings combined with redevelopment of the site between 1997 and 2003 do not support the site's continued association with the property owned and resided at by David Burris and his heirs. Therefore, a potential historic district does not appear to be present at 29 E. MacArthur Street.

VI. CONCLUSION

29 E. MacArthur Street was historically the location of a 47-acre ranch and farm owned by pioneer and prominent Sonoma businessman David Burris. Burris' ranch contained a main house (Burris House), barn (extant with alterations), and several outbuildings such as chicken coops and garden sheds. Burris housed horses and other livestock on his ranch, and maintained gardens, orchards, and vineyards. Between 1869 and 1971, Burris and his heirs retained ownership of the property, gradually conveying parcels of land from the estate which reduced the size of the property over ensuing decades. In 1997, the property was acquired by developer Suzanne Brangham and redeveloped between 1998 and 2003 as the MacArthur Place Hotel.

In 2001, the property was surveyed as part of a larger historic survey effort for the Nathanson Creek Bicycle Path Project. The Burris House was evaluated for National Register eligibility and determined to be eligible under Criteria B (Persons) and C (Architecture). No other buildings on the property were evaluated for historic significance. The survey noted that the barn located on the property did not have high historic integrity as of 2001.

Page & Turnbull documented existing site conditions and undertook additional historic research to determine the eligibility of all age-eligible buildings on the subject property for listing in the California Register of Historical Resources and as City of Sonoma local historic resources. None of the four age-eligible buildings, including the former barn, appear eligible for listing in the California Register or as City of Sonoma historic resources. The buildings also do not hold together as a significant grouping of buildings on the site or as a historic district that would be eligible for listing. Therefore, the former barn, pool house, caretaker's cottage, and garage do not appear to qualify as historic resources for the purposes of CEQA review.

The Burris House retains sufficient historic integrity to remain eligible under Criteria B and C for the National Register; since the National Register uses the same criteria as the California Register and the City of Sonoma local register, it is also eligible for those registers. Therefore, the Burris House qualifies as a historic resource for the purposes of CEQA review.

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