

March 4, 2022

Elizabeth Tyler, Planning Manager

**CITY OF SAN PABLO**

13831 San Pablo Avenue

San Pablo, CA 94806

**RE: CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE 2364 ROAD 20 DEVELOPMENT PROJECT, CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA**

Dear Ms. Tyler:

In support of the 2364 Road 20 Development Project (project), Michael Baker International completed a cultural resources identification study, which includes a Northwest Information Center (NWIC) records search; literature, historical map, and aerial photo review; local historical group consultation; archaeological buried site sensitivity analysis; pedestrian survey; and evaluation of the property for inclusion in the California Register of Historical Resources (California Register). These efforts were completed to determine whether the project could result in significant impacts to historical and archaeological resources as defined by California Environmental Quality Act (CEQA) Section 15064.5. Methods, results, and recommendations are summarized below.

**PROJECT DESCRIPTION**

The project proposes to demolish an existing single-family residence and large shed and construct a new multifamily five-story residential building. The development would include 64 multifamily rental units, a parking garage, surface parking, and parking lifts. San Pablo Creek runs along the southern end of the parcel and no structures will be constructed within a 30-foot setback from the top bank of the creek. Two existing decks on the parcel extend through the setback and over the creek top of the bank. The decks will be removed as part of the project.

**PROJECT AREA**

The project area is identified as the boundaries of Assessor Parcel Number (APN) 416-120-029, 2364 Road 20 in San Pablo, California, and includes the ground-disturbing project activities associated with the demolition of the extant buildings, site preparation, and construction of the new housing development. The project is mapped within *Richmond, California* USGS 7.5-minute topographic quadrangle map Township 1 North, Range 4 West, Section 6 (see **Attachment 1 - Figures**).

## **NATURAL SETTING**

The project area is located on the eastern side of San Pablo Bay, which is part of San Francisco Bay. Most of the San Francisco Bay Area lies to the east of the San Andreas Fault and is underlain by the Franciscan Formation (Graymer, Jones, and Brabb 1994). The Franciscan Formation is an assemblage of sedimentary, volcanic, and metamorphic rocks that formed when the Pacific crustal plate descended beneath the North American plate during the Jurassic and Cretaceous Ages (between 65 and 200 million years ago). San Pablo lies within the Coast Ranges geomorphic province and is characterized by folds, thrusts, and faults that form a series of nearly parallel northwest-trending ridges, interspersed with alluvium-filled valleys. It is traversed by two principal creeks, Wildcat Creek and San Pablo Creek, both of which originate in the ranges to its southeast.

Geologic units underlying the project area are Holocene (Qha) alluvium deposits (11,700 years ago to today [Graymer et al. 2006]). Soils of the entire project area have been mapped as belonging to the Conejo clay loam (NRCS 2022). These are very deep, well-drained soils that formed in alluvium from basic igneous or sedimentary rocks. Conejo soils are on alluvial fans and stream terraces.

The project area is located in a highly urban residential and commercial area, and native vegetation and natural communities are generally absent; however, limited riparian habitat is present along the segment of San Pablo Creek to the south.

## **CULTURAL RESOURCES IDENTIFICATION METHODS**

The methods and results of the NWIC records search, literature, historical map, and aerial photo review, local historical group consultation, archaeological sensitivity analysis, pedestrian survey, and California Register evaluation are presented below.

### **NORTHWEST INFORMATION CENTER**

NWIC staff conducted a cultural resources records search (File No. 21-1074) of the project area and a half-mile search radius on February 7, 2022. The NWIC, as part of the California Historical Resources Information System, Sonoma State University, Rohnert Park, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for Contra Costa County. As part of the records search and background research, the following federal and California inventories were reviewed:

- National Register of Historic Places (National Register) (National Park Service 2022)
- California Points of Historical Interest (OHP 2022a)
- California Historical Landmarks (OHP 2022a)
- Archaeological Determinations of Eligibility (OHP 2012)
- California Inventory of Historic Resources (1976)

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- Built Environment Resources Directory for Contra Costa County (OHP 2022b). The directory includes resources reviewed for eligibility for the National Register and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs, including the National Register, California Register, California Historical Landmarks, and California Points of Historical Interest.

**Results**

No cultural resources were identified within the project area; 13 were identified within the half-mile search radius of the project area as described below:

<b>Primary/ Trinomial No.</b>	<b>Address</b>	<b>Type/Name</b>	<b>OHP Status Code/ Eligibility Status</b>	<b>Proximity to Project Site</b>
P-07-000074/ CA- CCO-000132	N/A	Prehistoric site	None	Within 0.4 miles
P-07-000151/ CA- CCO-000272	N/A	Protohistoric site	None	Within 0.5 miles
P-07-000466/ CA- CCO-000357	N/A	Prehistoric site	None	Within 0.5 miles
P-07-000467/ CA- CCO-000358H	1521 Brookside Drive	Historic/Pump house	None	Within 0.5 miles
P-07-001182	1825 Church Lane	Historic/St. Pauls Catholic Church & Graveyard	7N – Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.	Within 0.5 miles
P-07-001183	2650 Market Avenue	Historic/1906 Earthquake Refugee Camp	4 – Might become eligible for listing on the National Register (Updated to: 7N – Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions)	Within 0.5 miles

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Primary/ Trinomial No.	Address	Type/Name	OHP Status Code/ Eligibility Status	Proximity to Project Site
P-07-001190	14006 San Pablo Ave	Single-family residence/ Mello Residence	7R – Identified in reconnaissance level survey or in an area of potential effect: Not evaluated.	Within 0.3 miles
P-07-001192	1901 Church Lane	Historic/Old Rectory	2S2– Individually determined eligible for National Register by consensus through Section 106 process. Listed in the California Register	Within 0.5 miles
P-07-002678	13613 San Pablo Avenue	Historic district/Circle S Mobile Home Park	No longer extant	Within 0.5 miles
P-07-002680	13685 San Pablo Avenue	Historic/San Pablo Redevelopment Agency Warehouse	No longer extant	Within 0.5 miles
P-07-002681	2842, 2846, 2850, 2856, 2864 Chattleton Lane	Historic/Chattleton Housing District	Ineligible for the National and California Registers	Within 0.5 miles
P-07-002753	2600 Castro Road	Historic/Colonial Hunter Hall USAR Center	6Z – Found ineligible for the National Register, California Register or local designation through survey evaluation	Within 0.5 miles
P-07-004534	N/A	Prehistoric, Protohistoric/Lower San Pablo Creek Archaeological District	2S2– Individually determined eligible for National Register by consensus through Section 106 process. Listed in the California Register	Within 0.5 miles

No cultural resources studies have been previously completed within the project area; 45 have been completed within the half-mile search radius, summarized below.

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Report No.	Author(s)	Date	Report Title
S-000871	Bank, Peter, David A. Fredrickson, Lai- Ning Lee, and Susan McMurray	1977	<i>Cultural Resource Survey of the Wildcat and San Pablo Creeks Water Resources Project, Contra Costa County, California</i>
S-001248	Ananian, Benjamin F.	1977	<i>An Archaeological Field Survey, San Pablo Avenue Widening, San Pablo, California</i>
S-001254	Parkman, E. Breck	1978	<i>Archaeological Assessment of the Senior Citizen's Center and Sear's Building Site, San Pablo, California</i>
S-001295	Ananian, Benjamin F., Joseph S. Eisenlauer, and George R. Miller	1978	<i>Archeological Testing for the Proposed San Pablo Avenue Widening Project, San Pablo, California</i>
S-001610	Banks, Peter M.	1979	<i>An Archaeological Investigation of a Parcel on El Portal Drive, San Pablo, Contra Costa County, California</i>
S-001718	Banks, Peter M.	1979	<i>An Archaeological Investigation of the Baaba Project, San Pablo, Contra Costa County, California</i>
S-001719	Banks, Peter M.	1979	<i>An Archaeological Investigation of the Central Addition to El Portal Redevelopment Project, San Pablo, Contra Costa County, California</i>
S-001768	Banks, Peter M. And Robert I. Orlins	1979	<i>Final Report of the Testing of Cultural Resources within the Wildcat and San Pablo Creeks Flood Control and Water Resources Project, Contra Costa County, California</i>
S-005661	Wiberg, Randy S.	1982	<i>An Archaeological Evaluation of Subdivision 6190, City of San Pablo (letter report)</i>
S-005661a	Holman, Miley Paul	1982	<i>Further Archaeological Auger Boring Inside the Area of Subdivision 6190 (letter report)</i>
S-006614	Banks, Peter	1984	<i>Subsurface Archaeological Investigations at Subdivision 6367, Road 20, San Pablo, Contra Costa County, California</i>
S-007286	Cartier, Robert	1985	<i>Cultural Resource Evaluation of the El Portal Shopping Center/Road 20 Improvement Project in the City of San Pablo, County of Contra Costa</i>
S-011056	Peron, Rene	1989	<i>An Archaeological Investigation of the E.A.H. Church Lane Senior Housing, 1924-1928 Church Lane, San Pablo, Ca</i>
S-018038	Holman, Miley Paul	1994	<i>Mechanical Subsurface Testing for Cultural Resources at the Proposed Church Lane Apartment Project Area, San Pablo, Contra Costa County, California (letter report)</i>

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Report No.	Author(s)	Date	Report Title
S-019741	Gause, Seana L. S.	1997	<i>An Archaeological Survey Report for the Bridge Widening on Rumrill Boulevard, San Pablo, Contra Costa County, California</i>
S-029696	Kelley, John and Benjamin Matzen	2004	<i>A Cultural and Paleontological Resources Study for the Circle S Housing Development Project, San Pablo, Contra Costa County, California.</i>
S-031068	Billat, Scott	2005	<i>Collocation ("CO") Submission Packet, FCC Form 621, El Portal, CA-4056B</i>
S-033596	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities; Contract No. W912C8-05-P-0052</i>
S-033596a	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Heroic War Dead USAR Center/Area Maintenance Support Activity 85 (G), Oakland, California; P-01-[010831], 63D Regional Readiness Command Facility CA036, Contract No. W912C8-05-P</i>
S-033596b	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Oakland USAR Center #2, Oakland, California; P-01-01830, 63D Regional Readiness Command Facility CA-125, Contract No. W912C8-05-P-0052</i>
S-033596c	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Bacciglieri Armed Forces Reserve Center, Concord, California; P-07-002752, 63 D Regional Readiness Command Facility CA007, Contract No. W912C8-P-0052</i>
S-033596d	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Col. Hunter Hall USAR Center, San Pablo, California; P-07-002753, 63D Regional Readiness Command Facility CA 070, Contract No. W912C8-05-P-0052</i>
S-033596e	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Fort Ord USAR Center, Marina, California; 63D Regional Readiness Command Facility CA012, Contract No. W912C8-05-P-0052</i>

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Report No.	Author(s)	Date	Report Title
S-033596f	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Moss Landing Local Training Area, Moss Landing, California; 63D Regional Readiness Command Facility CA189, Contract No. W912C8-05-P-0052</i>
S-033596g	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Jones Hall USAR Center, Mountain View, California; P-43-001836, 63D Regional Readiness Command Facility CA031, Contract No. W912C8-05-P-0052</i>
S-033596h	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Richey Hall USAR Center, San Jose, California; P-43-000728, 63D Regional Readiness Command Facility CA069, Contract No. W912C8-05-P-0052</i>
S-033596i	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve Moffett USAR Center, Mountain View, California; P-43-001837, 63D Regional Readiness Command Facility CA120, Contract No. W912C8-05-P-0052</i>
S-033596j	Maniery, Mary L. and Cindy L. Baker	2007	<i>Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Young USAR Center, Vallejo, California; P-[48-000752], 63D Regional Readiness Command Facility CA-090, Contract No. W912C8-05-P-0052</i>
S-033596k	Milford, Wayne Donaldson and James O. Anderson	2007	<i>USA070613A; Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California</i>
S-035030	Dexter, Sean	2008	<i>Archaeological Survey Report for Davis Park, City of San Pablo, Contra Costa County, California (letter report)</i>
S-035664	Jones, E. Timothy and Michael Hibma	2008	<i>A Cultural and Paleontological Resources Study for the Contra Costa College Facilities Master Plan Project, San Pablo, Contra Costa County, California</i>
S-038230	Butt, Kimberly	2011	<i>Historic Resources Evaluation, 1901 Church Lane, San Pablo, California</i>

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Report No.	Author(s)	Date	Report Title
S-038230a	Stratton, Susan K. and Robert T. Calkins	2011	<i>DOE110103A: Section 106 for Energy Upgrades, 1901 Church Lane, San Pablo, CA</i>
S-040631	Koenig, Heidi	2013	<i>West of Hills Northern Pipelines Project, East Bay Municipal Utility District, Contra Costa and Alameda Counties, Cultural Resources Survey Report</i>
S-040631a	Koenig, Heidi	2019	<i>Supplement to the Cultural Resources Study for the East Bay Municipal Utility District, Wildcat Pipeline Improvement Project, El Cerrito</i>
S-043442a	Clark, Matthew R	2013	<i>Rumrill Boulevard Bridge Replacement Project Final Report, Section 1: Archaeological Testing and Evaluation, Monitoring of Construction and Data Recovery, Completion of National Historic Preservation Act Section 106 Compliance</i>
S-043442	Sunshine, Psota	2013	<i>Section II: Rumrill Historic and Recent Artifacts</i>
S-046251	Cross, Michelle C.	2015	<i>Cultural Resources Inventory, Extended Phase I Testing (XPI) and Evaluation Report for the Laurel Terrace Development Project, San Pablo, Contra Costa County, California (FINAL)</i>
S-046251a	Cross, Michelle C.	2015	<i>Amendment 1 to the Cultural Resources Inventory, Extended Phase I Testing (XPI) and Evaluation Report for the Laurel Terrace Development Project, San Pablo, Contra Costa County, California (FINAL)</i>
S-046251b	Roland-Nawi, Carol and Kristin Sherk	2015	<i>HUD 2015_0316_007: Multifamily Development Project Located at Southeast Corner San Pablo Avenue/Church Lane, San Pablo</i>
S-047514	Dang, Darryl	2014	<i>Cultural Resources Constraints Report, Gas Main Standard &amp; Mason, San Pablo, Contra Costa County, PM Number 30968147</i>
S-047514a	Brandon Patterson	2016	<i>Archaeological Monitoring Summary Report for 30968147 Gas Main Standard &amp; Mason, San Pablo, Contra Costa County (letter report)</i>
S-049682	Polanco, Julianne, Laura M. Caballero,	2017	<i>Colonel Hunter Hall, United States Army Reserve Center, Facility ID No. CA070</i>



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Report No.	Author(s)	Date	Report Title
	and Susan K. Stratton		
S-049682a	Polanco, Julianne, Laura M. Caballero, and Susan K. Stratton	2017	<i>USA_2017_0206_002, Real Property Exchange of Hunter Hall Army Reserve Center, 2600 Castro Road, San Pablo, California</i>
S-050069	Alonso, Christina, Stacy Kozakavich, and Nazih Fino	2018	<i>Cultural Resources Assessment Report, Wildcat Creek Restoration and Greenway Trail, San Pablo, California, Project Number 17-365, Report Number 17-394</i>

**LITERATURE, HISTORICAL MAP, AND AERIAL PHOTOGRAPH REVIEW**

Michael Baker staff reviewed literature, historical maps, and aerial photographs for historical information about the project area and the vicinity. Below is a list of resources reviewed, followed by a narrative description of the results:

- "Cultural Diversity in Early Central California: A View from the North Coast Ranges" (Fredrickson 1974)
- *Archaeological Survey Report for the Rumrill Boulevard Complete Streets Project* (Jordan and Nayyar 2017)
- *California Archaeology* (Moratto 1984)
- *Final Report of the Testing of Cultural Resources within the Wildcat and San Pablo Creeks Flood Control and Water Resources Project, Contra Costa County, California* (Banks and Orlins 1979)
- Survey Plat Map of Township No. 1 North, Ranch No. 4 West, Mount Diablo Meridian (Bureau of Land Management General Land Office [BLM] 1867)
- Richmond, Calif. 1:24,000 scale topographic quadrangle (US Geological Survey [USGS] 1947)
- Richmond, Calif. 1:24,000 scale topographic quadrangle (USGS 1949)
- Richmond, Calif. 1:24,000 scale topographic quadrangle (USGS 1952)
- Richmond, Calif. 1:24,000 scale topographic quadrangle (USGS 1960)
- Aerial photograph: Flight BUU-1958, Frame 12V-82 (University of California, Santa Barbara [UCSB] 1959)
- Aerial photograph: Flight CAS-65-130, Frame 15-35 (UCSB 1965)
- Aerial photograph: Flight GS-VEZR, Frame 1-11 (UCSB 1980)
- Aerial photograph: Flight NAPP-2C, Frame 6365-88 (UCSB 1988)
- *Contra Costa Times* (2005)
- *San Pablo, California* Sanborn Map, June 1928 (Sanborn Map Company 1928 )
- *Planning, Current Literature* (U.S. Department of Commerce Bureau of Public Roads 1957)

- 1939 aerial imagery (Google Earth, n.d.)

## **Results**

The Paleo-Archaic-Emergent chronological sequence of the San Francisco Bay region consists of three broad periods (Fredrickson 1974): the Paleo-Indian period (10,000–6,000 B.C.); the Archaic period consisting of the Lower Archaic (6,000–3,000 BC), Middle Archaic (3,000–1,000 BC, and Upper Archaic (1,000 BC–AD 500); and the Emergent period (AD 500–1800). The cultural patterns relevant to the project area include the Berkeley Pattern during the Archaic period (1,000 BC–AD 500) and Augustine Pattern (AD 500–1800).

The Berkeley Pattern is characterized by deeply stratified midden deposits containing diverse tools, large assemblages of milling and grinding stones for the processing of plant resources, distinctive diagonal flaking projectile points, flexed position burials with burial ornaments such as shell beads, and extensive bone tools. The Augustine Pattern is characterized by intensive hunting, fishing, and gathering; a focus on acorn processing; large population increases; intensified trade and exchange networks; more complex ceremonial and social attributes; and the practice of cremation in addition to flexed burials. The Augustine Pattern and the Historic period can be characterized as the apex of Native American cultural development in this part of California (Jordan and Nayyar 2017).

The project area is located within the historical territory of the Huchiun Indians, speakers of the Costanoan/Ohlone language (Spanish for “coastal” people). The Huchiun inhabited the San Pablo–Richmond area, or a stretch of approximately 4 miles extending from north of San Pablo Creek to Cerrito Creek (Banks and Orlins 1979). Ethnographic information suggests that at historic contact, a village on San Pablo or Wildcat Creek was occupied in the spring, a season when plant foods found on the alluvial plain and foothill woodland were extensively collected. Prehistoric sites in the Huchiun tribelet area were almost always situated at or near the transition between ecological zones. These transitional zones, or ecotones, were so favorable for human habitation that prehistoric sites tended to cluster near or at them. Generally, the distribution of cultural resources in the Huchiun tribelet area suggests that groups of sites would most likely be found near or at transitions between ecological zones, and near-permanent sources of freshwater (Banks and Orlins 1979).

The 1867 BLM GLO survey plat depicts the project area as located within the lands of Rancho San Pablo, although no details were mapped for the area (BLM 1867). A 1939 aerial photograph shows the property was undeveloped, and the neighboring parcels to the east and north were sparsely developed and appear to have supported agricultural uses (Google Earth, n.d.).

During World War II, the agricultural land across Road 20 to the north was developed with a temporary defense workers’ housing project called El Portal Park. That property was later redeveloped, with portions used to build a shopping center, tract homes, and Contra Costa Community College (San Pablo Historical and Museum Society 2021; USGS 1960; U.S. Department

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of Commerce, Bureau of Public Roads 1957). In addition, the alignment of Road 20 near its intersection with San Pablo Avenue was modified throughout the decades (USGS 1947, 1949, 1952; UCSB 1959, 1965, 1980, 1988).

USGS topographic quadrangle maps show the project area was developed with several buildings sited parallel to Road 20 as early as 1947. The county assessor's data for the extant building on the property indicates it was constructed in 1943 (ParcelQuest Lite 2022). By 1952, the subject property was in use as a nursery (*Contra Costa Times* 2005). Aerial photographs appear to show several buildings on the property sited parallel to the road through about 1980. The western side of the property was cleared of structures by the late 1980s. The property was sold and ceased being used as a nursery in approximately the late 2000s (Sullivan 2007; Bennett 2008).

### **LOCAL HISTORICAL GROUP CONSULTATION**

Michael Baker International prepared a letter and figures describing the project, and sent a copy via email to the San Pablo Historical and Museum Society on January 18, 2022. The letter requested information or concerns regarding historical resources within the project area (**Attachment 2**). Janet Pottier, president of the San Pablo Historical and Museum Society, responded on January 31, 2022, via email with information regarding the project area and surrounding area. Ms. Pottier stated she was not aware of any historical significance of the property, but she knew the property operated as Ken's Nursery. She relayed that owner Ken Tokuyoshi was of Japanese descent and was interned by the U.S. government during World War II, but was able to reestablish his business after the war. She stated the nursery business was in operation through at least the 1990s. Ms. Pottier also stated she was aware of significant and large amounts of Native American artifacts and human remains found along San Pablo Creek. She provided two locations of previous archaeological finds, both within 0.5 miles of the project area. Although Ms. Pottier provided property names and addresses, that information is omitted here for confidentiality reasons.

On February 17, 2022, Michael Baker International emailed Ms. Pottier to inquire if she had additional information regarding other possible locations for the Ken's Nursery business. No reply has been received as of the date of this memorandum.

### **FIELD SURVEY**

On February 1, 2022, Michael Baker International archaeologist Jacob Parsley conducted a pedestrian survey of the project area. The exposed ground surface was walked over in single transects spaced approximately 15 meters apart. The north half of the parcel along Road 20 is developed and includes a house with an attached deck that extends south toward San Pablo Creek, a large shed at the northeast corner of the parcel, and a smaller deck at the southeastern edge of the parcel. A paved area on the western half of the parcel is used as a parking lot. The majority of exposed ground surface was either paved or graveled with no visible exposed native soils. The south half of the project area along San Pablo Creek was heavily obscured with

vegetation with no visible or exposed soils. Disturbances include landscaping, grading, bioturbation, human habitation/camping, and modern refuse dumping. No cultural materials or anthropogenic soils were identified within the project area during the survey.

During the field effort, Michael Baker International conducted a survey of the property to assess the existing buildings and note their current condition, construction, materials, and any alterations to the buildings. Documentation included photographs and field notes, and photographs were incorporated into the California Department of Parks and Recreation (DPR) 523 series forms in **Attachment 3**.

### **ARCHAEOLOGICAL BURIED SITE SENSITIVITY ANALYSIS**

Sensitivity for cultural resources consisting of archaeological sites is considered moderate based upon the known cultural resources in the vicinity of the project, the shallow previous disturbance in the project area, and various natural factors discussed below.

The project area is located adjacent to (on the north bank of ) San Pablo Creek. Proximity to water, a critical resource, indicates a greater sensitivity of prehistoric occupation. Additionally, it is underlain by Holocene-age young alluvium (11,700 years ago to today). These deposits have the potential for capping prehistoric archaeological deposits.

The NWIC records search results and the field survey identified no cultural resources within the project area. However, five prehistoric archaeological sites, including the National Register-eligible Lower San Pablo Creek Archaeological District (P-07-004534), were identified within a half-mile to the west of the project area. Archaeological excavation at sites within the district documented historical and recent cultivation activities, and industrial and housing development has altered the surface and near-surface cultural deposits. However, intact midden deposits were present below 2 feet to 8 feet below the ground surface. During prehistoric and historic times, the Lower San Pablo Creek Archaeological District area was prone to flooding and archaeological sites in the district are known to contain surficial and buried deposits.

The project area was developed in 1943 and used as a nursery through the 2000s. Nurseries typically have shallow ground disturbance for the construction of greenhouses and would likely have added soil and manure over the life of the nursery to facilitate growing conditions. This would have led to an accumulating soil environment which would have capped subsurface archaeological deposits. According to the historical map review, the project area was first developed in 1943. Additionally, aerial photographs appear to show several buildings on the property sited parallel to the road through about 1980.

The sensitivity for the project area is moderate based upon the number of previously documented sites in the project vicinity, the accumulating soil environment, and the likely shallow ground disturbance from previous construction. The project area has moderate sensitivity for buried

significant or potentially significant prehistoric or historic-period archaeology sites as a result of historic and modern development.

### **CALIFORNIA REGISTER EVALUATION**

A description and history of the property at 2364 Road 20 are included in the DPR forms in **Attachment 3**. Below is a summary of the evaluation of the property for eligibility for listing in the California Register.

**Criterion 1** – The property at 2364 Road 20 functioned as a nursery from 1952 to approximately the late 2000s. Archival research did not indicate the property is associated with any significant events or trends in national, state, regional, or local history. While it is generally associated with post-World War II commercial development, the property did not play an important role in the history of commercial development in San Pablo, and is not significant within this context. Thus, it is recommended ineligible under Criterion 1.

**Criterion 2** – While the property at 2364 Road 20 is associated with Kenichi (Ken) and Alice Tokuyoshi, business owners who successfully operated a nursery at the property between 1952 and approximately 2008, archival research did not demonstrate they made significant contributions to national, state, or local history. Therefore, the property is recommended ineligible under Criterion 2.

**Criterion 3** – The extant residence on the property is suggestive of Minimal Traditional residential architecture, having been built during the period that the style was popular. However, the residence is comparatively large and has a more complex plan and roofline than is the norm for Minimal Traditional style homes. Therefore, it is not a good representative example of the style, or any other architectural style. The shed on the property is utilitarian. It is not representative of any particular architectural style, and displays modest and common building materials and features. Thus, while building permit records consulted for this study did not identify an architect or builder, it is unlikely the residence or shed was designed by a master architect or builder. In addition, two structures associated with the nursery have been demolished or removed from the property, and the residence has undergone various alterations between the time of its original construction through 1995, including an addition near the southwest end of the building, sheds attached to the east side of the building, and a large deck added to the rear of the building. The buildings on the property do not embody the distinctive characteristics of a type, period, region, or method of construction, nor do they represent the work of a master, or possess high artistic values. Thus, the property is recommended ineligible under Criterion 3.

**Criterion 4** – Available information does not indicate the buildings or property have the potential to yield information important to the prehistory or history of the community, state, or nation; therefore, the property is recommended ineligible under Criterion 4.

## **FINDINGS AND RECOMMENDATIONS**

No historical or archaeological resources as defined by CEQA Section 15064.5(a) were identified within the project area as a result of the NWIC records search, literature, map, and aerial photo review, historical society consultation, pedestrian survey, and California Register evaluation.

Sensitivity for buried archaeological resources is moderate. There is a potential for disturbing previously unknown archaeological resources during ground-disturbing activities associated with project construction.

Impacts will be avoided through implementation of the following City policies (OSC-1-15 and OSC-1-16), designed to protect known and unknown cultural resources in San Pablo as described in the San Pablo General Plan (City of San Pablo 2011):

**OSC-1-15:** Help to ensure that new development analyzes and avoids potential impacts to historic, archaeological resources by:

- Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive;
- **Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historic or archaeological sensitivity;**
- Implementing appropriate measures as a condition of project approval—measures such as avoidance, preservation in place, excavation, documentation, and/or data recovery—in order to avoid any identified cultural resource impacts.

*In the event that historical, archaeological, or paleontological resources are accidentally discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures, or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that may be used as guidelines.*

**OCS-1-16:** Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites, and **to educate developers and the community-at-large about the connections between Native American history and the environmental features that characterize the local landscape.**

*Native American cultural resources in the Planning Area have been found near sources of water including perennial and intermittent streams and springs, on midslope terraces and elevated knolls above the floodplain, and near ecotones and other productive environments. There is a high likelihood that additional unrecorded Native American cultural sites also exist in the Planning Area.*

Applicable state and federal laws include California Health and Safety Code Sections 7050.5-7055, and Section 5097.98 of the California Public Resources Code.

## **PREPARER QUALIFICATIONS**

This memorandum was prepared by Michael Baker International Senior Archaeologist Kholood Abdo, MA, RPA and Senior Architectural Historian Susan Zamudio-Gurrola, MHP. Archaeologist Jacob Parsley conducted the field survey and Senior Cultural Resources Manager Margo Nayyar reviewed the document for quality control and assurance.

**Kholood Abdo, Senior Archaeologist**, is an archaeologist with 26 years of experience in prehistoric and historical archaeology and cultural resources management. Her experience includes writing technical reports, including National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and CEQA compliance documents. She has supervised and managed all phases of archaeological fieldwork, including survey, Phase II testing and evaluations and data recovery, and monitoring at sites throughout California and Arizona since 1999. In her current capacity as senior archaeologist and laboratory director, Ms. Abdo oversees the processing, analysis, and curation of artifact collections from both prehistoric and historical sites. Her cultural material analysis experience includes flaked and ground stone lithics, glass, prehistoric and historic ceramic, and bead analysis. Ms. Abdo meets the Secretary of the Interior's Professional Qualification Standards for prehistory and historical archaeology.

**Susan Zamudio-Gurrola, Senior Architectural Historian**, is an architectural historian with over eight years of experience in cultural resource management. Her experience includes conducting archival research and built environment surveys, conducting evaluations for the National and California Registers and local designations, assessing the integrity of historic resources, developing historic context statements, reviewing projects for conformance with the Secretary of the Interior's Standards, and preparing cultural resources studies in compliance with CEQA, NEPA, Section 106 of the NHPA, and local ordinances. She also prepares cultural resources sections for CEQA environmental documents such as initial studies and environmental impact reports, and has demonstrated experience preparing Caltrans-format cultural resources studies, finding of effect documents, and Historic American Buildings Survey/Historic American Engineering Record documentation for buildings and structures. Ms. Zamudio-Gurrola meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

**Jacob Parsley, Archaeologist**, has worked in various capacities in cultural resource management since 2018. He is experienced in surveying, monitoring, and writing cultural resources constraints reports. Mr. Parsley is versed in conducting fieldwork within the frameworks of Section 106 of the NHPA, NEPA, and CEQA. He has participated in projects in several phases of archaeology: Phase I pedestrian and shovel test surveys, buried site testing, Phase III data recovery, and Phase IV monitoring. His project highlights include archaeological surveying to update and verify cultural resources found mostly in remote areas of California, many of which have included prehistoric components. Other project responsibilities include identifying and flagging historic and

**MICHAEL BAKER INTERNATIONAL**

**CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE 2364 ROAD 20 DEVELOPMENT PROJECT, CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA**

**Page 16**

prehistoric resources, delineating best access routes and conducting post impact assessments, and reporting to the National Park Service, National Forest System, California State Parks, PG&E, and private clients.

**Margo Nayyar, Senior Cultural Resources Manager**, is a senior architectural historian with 12 years of cultural management experience in California, Nevada, Arizona, Idaho, Texas, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the NHPA, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources sections for CEQA environmental documents, including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Ms. Nayyar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.



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**CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE 2364 ROAD 20 DEVELOPMENT**  
**PROJECT, CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA**  
**Page 17**

Sincerely,



Kholood Abdo, RPA  
Senior Archaeologist



Susan Zamudio-Gurrola, MHP  
Senior Architectural Historian

Attachments:

**Attachment 1** – Figures

**Attachment 2** – Local Historical Group Consultation

**Attachment 3** – DPR 523 series forms

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**PROJECT, CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA**  
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**PROJECT, CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA**  
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# **Attachment 1**

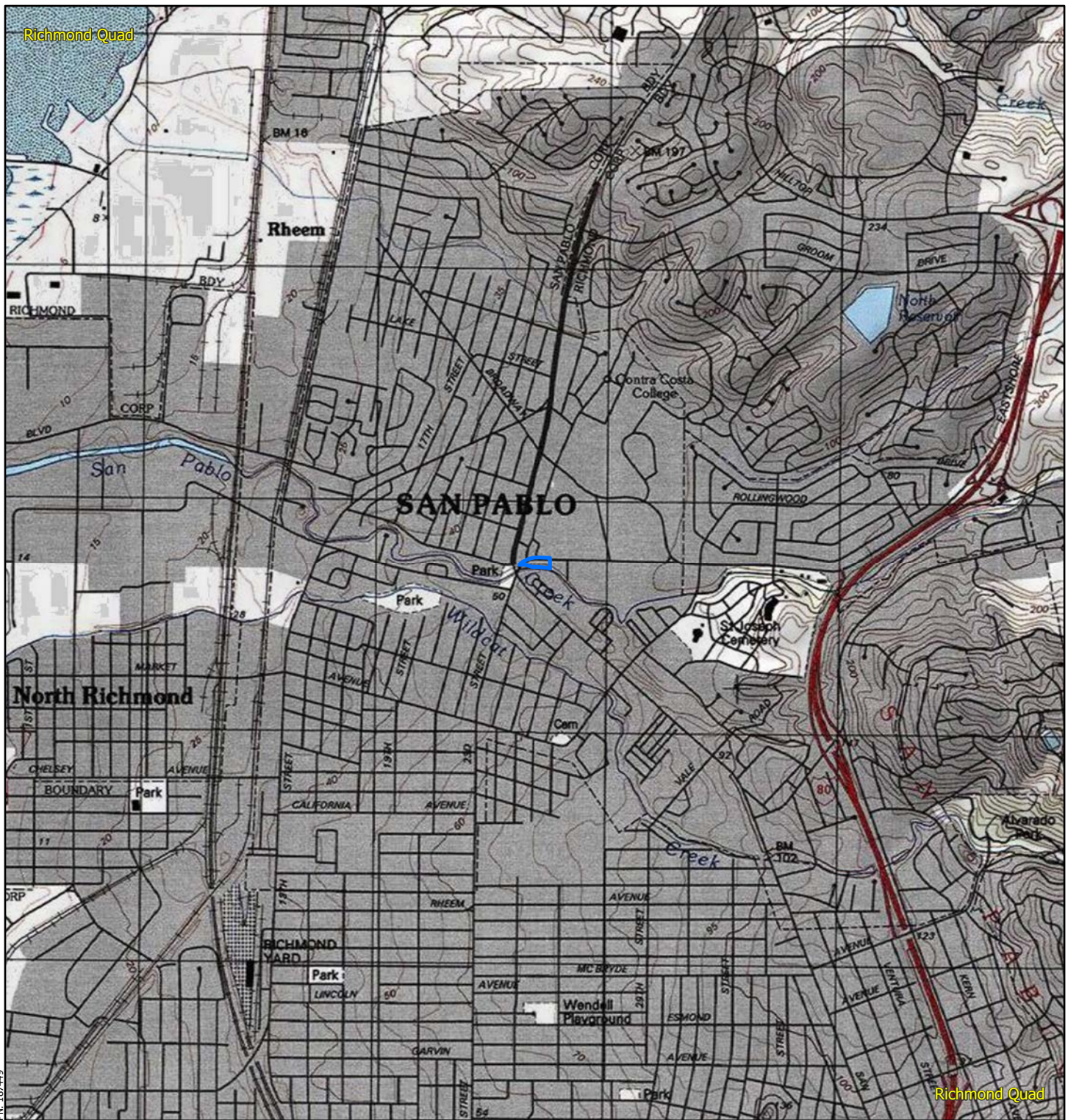
## **Figures**



Project Location







PN: 187449

 Project Area

**Michael Baker**  
INTERNATIONAL



0 0.25 0.5 1 Miles

Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: San Pablo, California

2364 ROAD 20  
SAN PABLO, CALIFORNIA  
**Project Vicinity**

Figure 2





PN: 187449



Project Area

**Michael Baker**  
INTERNATIONAL



0 50 100 200  
Feet

Source: Esri, ArcGIS Online, 2021 Nearmap Imagery: San Pablo, California

2364 ROAD 20  
SAN PABLO, CALIFORNIA  
**Project Area**

Figure 3



# **Attachment 2**

## **Local Historical Group Consultation**

January 28, 2022

**SAN PABLO HISTORICAL SOCIETY**

1 Alvarado Square

San Pablo, CA 94806

Via email: [sanpablomuseums@gmail.com](mailto:sanpablomuseums@gmail.com)

**RE: 2364 ROAD 20 DEVELOPMENT PROJECT, CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA**

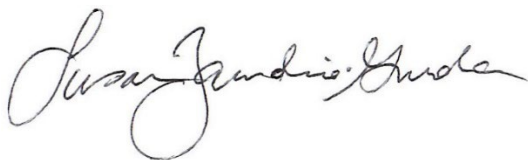
To Whom it May Concern:

Michael Baker International is conducting a cultural resources investigation for the 2364 Road 20 Development Project (project). The proposed project is located at 2364 Road 20 in San Pablo, California, (Assessor Parcel Number 416-120-029) as depicted in the accompanying figures (see Attachment 1).

The project site is currently developed with a residential building, an ancillary building, paved parking areas, and fencing. The proposed project entails demolition of the existing structures to construct a new multi-family five-story residential building which would include 64 multi-family rental units, a parking garage, surface parking, and parking lifts. No structures would be constructed within a 30-foot setback from the top of bank of San Pablo Creek which runs along the southern edge of the parcel. Two existing decks on the parcel extend through the setback and over the creek top of bank. The decks will be removed as part of the project.

Please notify us if your organization has any information or concerns about historical resources within the project site. This is not a research request; it is solely a request for public input related to any concerns that the San Pablo Historical Society may have pertaining to historical resources. If you have any questions or comments, please contact me at your earliest convenience at [Susan.ZamudioGurrola@mbakerintl.com](mailto:Susan.ZamudioGurrola@mbakerintl.com) or (805) 384-4090.

Sincerely,



Susan Zamudio-Gurrola, MHP  
Senior Architectural Historian

Attachments:

**Attachment 1** - Figures



★ Project Location

Michael Baker  
INTERNATIONAL



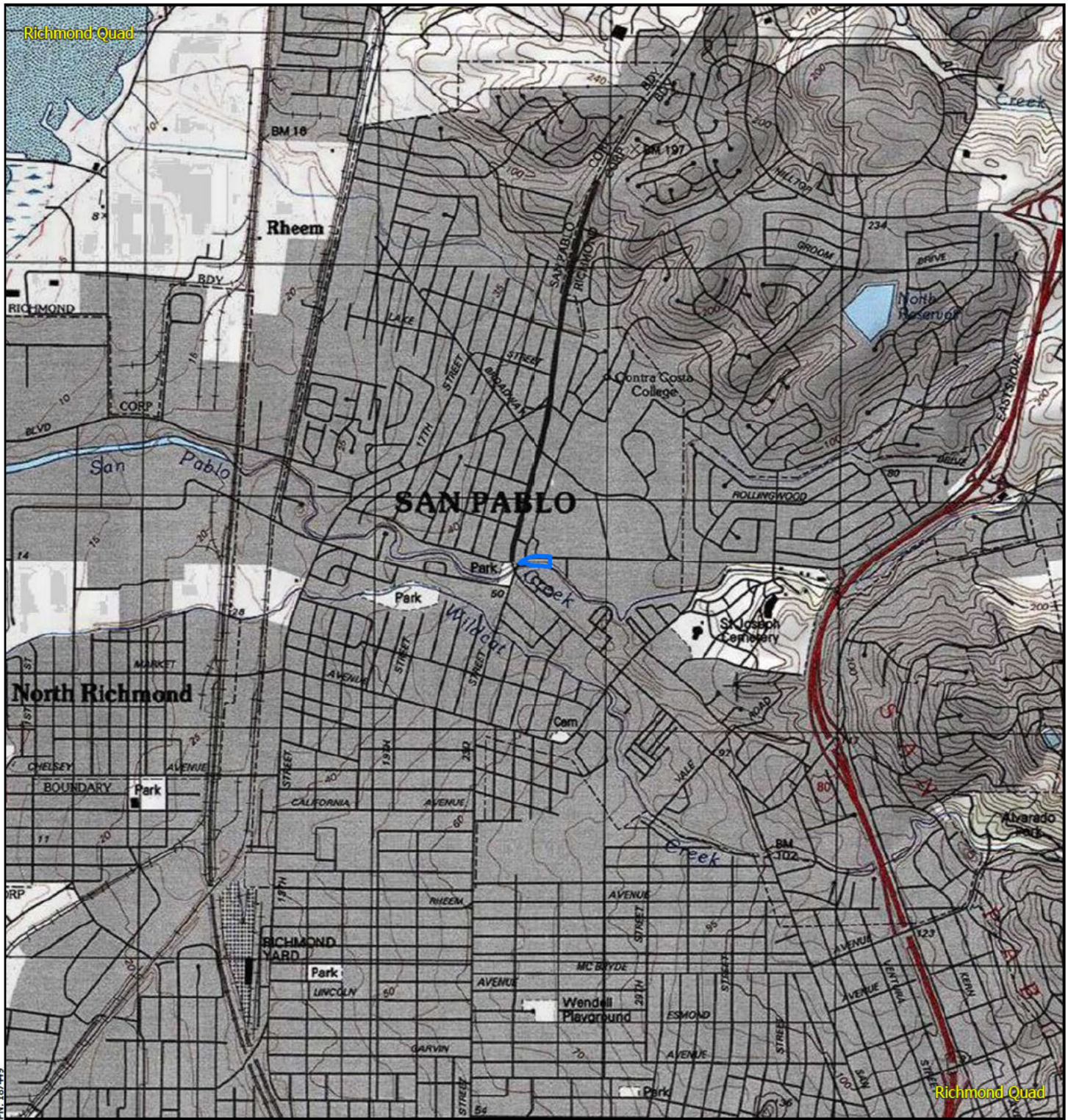
0 2.5 5 10 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: San Pablo, California

2364 ROAD 20  
SAN PABLO, CALIFORNIA  
Regional Vicinity

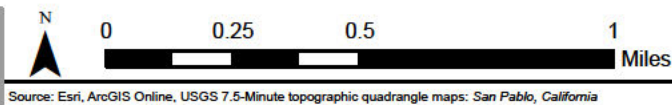
Figure 1





 Project Area

**Michael Baker**  
INTERNATIONAL



2364 ROAD 20  
SAN PABLO, CALIFORNIA  
**Project Vicinity**

Figure 2





PH: 187449

 Project Area

**Michael Baker**  
INTERNATIONAL



0 50 100 200  
Feet

Source: Esri, ArcGIS Online, 2021 Nearmap Imagery: San Pablo, California

2364 ROAD 20  
SAN PABLO, CALIFORNIA  
**Project Area**

Figure 3



## ZamudioGurrola, Susan

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**From:** ZamudioGurrola, Susan  
**Sent:** Thursday, February 17, 2022 4:06 PM  
**To:** San Pablo Museums  
**Subject:** Re: Local Historical Group Outreach re: 2364 Road 20 Development Project  
**Attachments:** 1959 aerial with outline.png

Hello again, Janet,

I have been conducting research on Ken's Nursery in newspapers and general internet searches, but I feel there is a piece of information that is alluding me. Therefore, I wanted to ask if you knew any more information about the business prior to it being located at 2364 Road 20. You mentioned below Ken was interned during WWII, "but was able to reestablish his business after the war", so I thought you might know if he originally had a nursery elsewhere? And lastly, do you know anything about the buildings that were once located on the western half of the 2364 Road 20 property? They are visible on aerial photos, but the City building permit records don't seem to include them (perhaps they are filed under a different address, not 2364...). I have attached a 1959 aerial photo with a box generally around the property to demonstrate.

Thank you,

**Susan Zamudio-Gurrola, MHP** | Senior Architectural Historian | she/her  
**Michael Baker International** | *We Make a Difference*  
2945 Townsgate Road, Suite 200 | Thousand Oaks, CA 91361  
[O] 805-384-4090 | [M] 310-592-0815  
susan.zamudiogurrola@mbakerintl.com | www.mbakerintl.com

---

**From:** ZamudioGurrola, Susan  
**Sent:** Monday, January 31, 2022 5:50 PM  
**To:** San Pablo Museums <sanpablomuseums@gmail.com>  
**Subject:** RE: EXTERNAL: Re: Local Historical Group Outreach re: 2364 Road 20 Development Project

Thank you very much for the information. That is very helpful.

**Susan Zamudio-Gurrola, MHP** | Senior Architectural Historian | she/her  
**Michael Baker International** | *We Make a Difference*  
5051 Verdugo Way, Suite 300 | Camarillo, CA 93012  
[O] 805-384-4090 | [M] 310-592-0815  
[susan.zamudiogurrola@mbakerintl.com](mailto:susan.zamudiogurrola@mbakerintl.com) | [www.mbakerintl.com](http://www.mbakerintl.com)

---

**From:** San Pablo Museums <[sanpablomuseums@gmail.com](mailto:sanpablomuseums@gmail.com)>  
**Sent:** Monday, January 31, 2022 4:58 PM  
**To:** ZamudioGurrola, Susan <[Susan.ZamudioGurrola@mbakerintl.com](mailto:Susan.ZamudioGurrola@mbakerintl.com)>  
**Subject:** EXTERNAL: Re: Local Historical Group Outreach re: 2364 Road 20 Development Project

Hi,

We are an all volunteer organization with limited resources.

I am not aware of any historical significance of that particular property. However we are aware that there have been significant and large amounts of Native American [REDACTED] along San Pablo Creek. The closest ones we are aware of [REDACTED] San Pablo.

When [REDACTED] significant amounts of Native American artifacts were discovered, some of which are in our collection. There are numerous newspaper articles about the archeological digs done in this area.

The only thing we know about the specific property was that it was Ken's Nursery. The owner was Ken Tokuyoshi. He was Japanese and was interred by the Government during the Second World War but was able to reestablish his business after the war. The nursery was still operational at least until sometime in the 1990s.

I hope this has been helpful to you.

Janet Pottier, President  
San Pablo Historical and Museum Society  
13873 San Pablo Ave., San Pablo, CA 94806  
(510) 255-7488  
Facebook: [San Pablo Historical & Museum Society](#)  
Website: [San Pablo Historical Society Museum](#)

On Fri, Jan 28, 2022 at 11:08 AM ZamudioGurrola, Susan <[Susan.ZamudioGurrola@mbakerintl.com](mailto:Susan.ZamudioGurrola@mbakerintl.com)> wrote:

Good morning,

Michael Baker International is conducting a cultural resources investigation for the 2364 Road 20 Development Project in San Pablo, CA. Please see the attached letter for additional details about the project. We are conducting outreach to you, the local historical society, to ask if you have any information or concerns about historical resources within the project site. If you have any questions or comments, please contact me at the phone or email below.

Thank you for your time,

**Susan Zamudio-Gurrola, MHP** | Senior Architectural Historian | she/her  
5051 Verdugo Way, Suite 300 | Camarillo, CA 93012 | [O] 805-384-4090 | [M] 310-592-0815  
[susan.zamudiogurrola@mbakerintl.com](mailto:susan.zamudiogurrola@mbakerintl.com) | [www.mbakintl.com](http://www.mbakintl.com) f t i in y

**Michael Baker**

| We Make a L

## ZamudioGurrola, Susan

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**From:** San Pablo Museums <sanpablomuseums@gmail.com>  
**Sent:** Monday, January 31, 2022 4:58 PM  
**To:** ZamudioGurrola, Susan  
**Subject:** EXTERNAL: Re: Local Historical Group Outreach re: 2364 Road 20 Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,

We are an all volunteer organization with limited resources.

I am not aware of any historical significance of that particular property. However we are aware that there have been significant and large amounts of Native American [REDACTED] along San Pablo Creek. The closest ones we are aware of [REDACTED] in San Pablo.

[REDACTED] these sites were developed significant amounts of Native American artifacts were discovered, some of which are in our collection. There are numerous newspaper articles about the archeological digs done in this area.

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Thank you for your time,



**Susan Zamudio-Gurrola, MHP** | Senior Architectural Historian | she/her  
5051 Verdugo Way, Suite 300 | Camarillo, CA 93012 | [O] 805-384-4090 | [M] 310-592-0815  
[susan.zamudiogurrola@mbakerintl.com](mailto:susan.zamudiogurrola@mbakerintl.com) | [www.mbakerintl.com](http://www.mbakerintl.com)     



# **Attachment 3**

## **DPR 523 Series Forms**

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 2364 Road 20

**P1. Other Identifier:** Ken's Nursery

\***P2. Location:** ☒ **Unrestricted**

\***a. County** Contra Costa **and** (P2c, P2e, and P2b or P2d.

\***b. USGS 7.5' Quad** *Richmond, Calif.* **Date** T 1N; R 4W; (unsectioned) M.D.B.M

c. Address 2364 Road 20 City San Pablo Zip 94560

d. UTM: Zone 10 S, 557621.46 mE/ 4201928.21 mN

e. Other Locational Data: APN 416-120-029

\***P3a. Description:**

The property at 2364 Road 20 in San Pablo consists of an irregularly shaped 1.04-acre parcel located at the southeast corner of the intersection of Road 20 and San Pablo Avenue. The commercially zoned property contains a one-story, 1,646-square-foot, wood-framed, single-family residence, and a shed-like ancillary building near the northeastern edge of the parcel. A paved surface parking lot occupies the majority of the western portion of the parcel. The southern edge of the parcel is adjacent to San Pablo Creek, and abundant vegetation is noted in that area.

Built in 1943, the residential building has an irregular footprint and rests on a concrete foundation. It is clad with rough stucco, and features a cross-gabled roof that has a shallow overhang and is covered with composite shingles. The building faces north toward Road 20 and has a large setback. The primary entrance on the façade is off-center and contains a paneled door and aluminum screen door, which are accessed via a set of concrete steps. Above the entrance is a small flat roof supported by a knee brace. Each end of the façade has a front-facing gabled bay containing a window. Continued on page 4.

\***P3b. Resource Attributes:** HP2. Single Family Property HP4. Ancillary Building

\***P4. Resources Present:** ☒ Building

P5a. Photograph or Drawing



**P5b. Description of Photo:**

Photo 1: Residence - north façade, view looking southwest, 2-2-2022.

**P6. Date Constructed/Age and**

**Source:** ☒ Historic

1943 (ParcelQuest Lite 2022)

\***P7. Owner and Address:**

Unknown

\***P8. Recorded by:**

Susan Zamudio-Gurrola, MHP  
Michael Baker International  
2729 Prospect Park Dr. Suite 220  
Rancho Cordova, CA 95670

\***P9. Date Recorded:** 2/1/2022

\***P10. Survey Type:** Intensive  
Pedestrian

\***P11. Report Citation:**

Abdo, Kholood and Susan Zamudio-Gurrola. 2022. *Cultural Resources Identification Memorandum for the 2364 Road 20 Development Project, San Pablo, Contra Costa County, California.*

\***Attachments:** ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\*NRHP Status Code:

\*Resource Name or # 2364 Road 20

- B1. Historic Name: Ken's Nursery  
B2. Common Name: Ken's Nursery  
B3. Original Use: Nursery

B4. Present Use: Residence surrounded by vacant land

\*B5. **Architectural Style:** Residence is suggestive of Minimal Traditional style; ancillary building has no discernible style

\*B6. **Construction History:**

Per Contra Costa County Assessor records, the residence was constructed in 1943. City of San Pablo building permit records indicate work was completed in 1948, but the description, owner, and builder are illegible. New windows were installed in 1952. A concrete block storage shed was built in 1959. A patio with a plastic roof was built for nursery use in 1960.

Alterations/addition of two rooms to the residence were completed in 1965. A redwood deck was built at the rear of the residence in 1995. The residence was re-stuccoed in 1997. Re-roofing was completed in 1969, 1970, 1990, and 2007. Various electrical and plumbing permits indicate improvements such as wall heater installation, rewiring, and undergrounding electrical were completed between 1965 and 1986 (City of San Pablo, n.d.).

\*B7. **Moved?** ☒ No

\*B8. **Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme** Commercial Development

**Area:** San Pablo

**Period of Significance** N/A

**Property Type** Residential

**Applicable Criteria** N/A

Contra Costa County was incorporated in 1850 as one of the original 27 counties in the state of California. The county developed into a hub for agricultural, industrial, and maritime industries, supported by the region's topography, climate, and natural resources. The area surrounding the city of San Pablo contained quality grazing and agricultural land. San Pablo developed on land that was once part of Rancho San Pablo or Rancho de los Cuchiynes, granted in 1823 to Don Francisco Maria Castro, a former Mexican soldier and alcalde (mayor) of San Jose. The rancho became a local center of commerce and produced hide, tallow, and agricultural products to the presidios in San Francisco and Monterey. Following the Gold Rush and influx of newcomers to the area, the ranching families experienced financial difficulties partially stemming from legal battles relating to squatters and land claims. Settlement of the large rancho increased during this period (WSA Inc. 2017).

San Pablo grew slowly during the second half of the nineteenth century surrounded by agricultural uses. In 1878, the railway terminus was completed in Point Richmond, after which industrial facilities increased along the bay shoreline north and west of San Pablo. At the end of century, many local residents worked in explosive plants located on the bay shoreline. Explosive plants continued to operate in the area through the mid-twentieth century. World War II brought a boom in shipbuilding activity to the region, and drew thousands of new residents. San Pablo experienced considerable residential and commercial growth in the post-war years, similar to many communities throughout the state (WSA Inc. 2017). Continued on p 4.

B11. Additional Resource Attributes: N/A

\*B12. **References:** See continuation sheet, page 5.

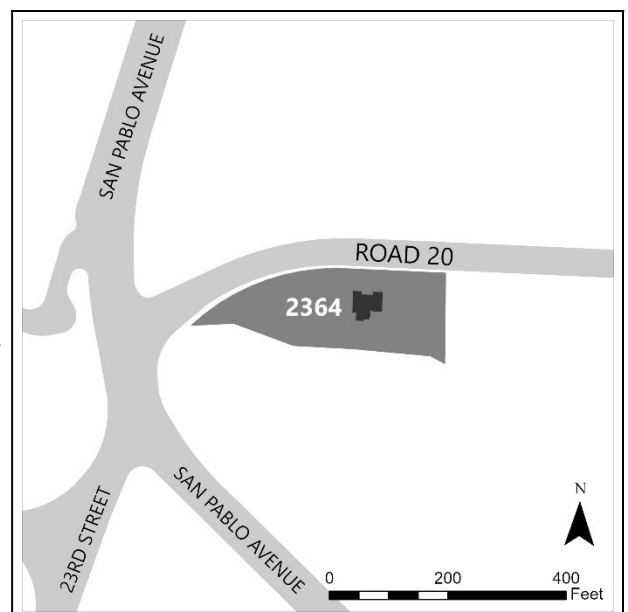
B13. Remarks: None.

\*B14. **Evaluator:**

Susan Zamudio-Gurrola, Michael Baker International

\*Date of Evaluation: 3-Feb-22

(This space reserved for official comments.)





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

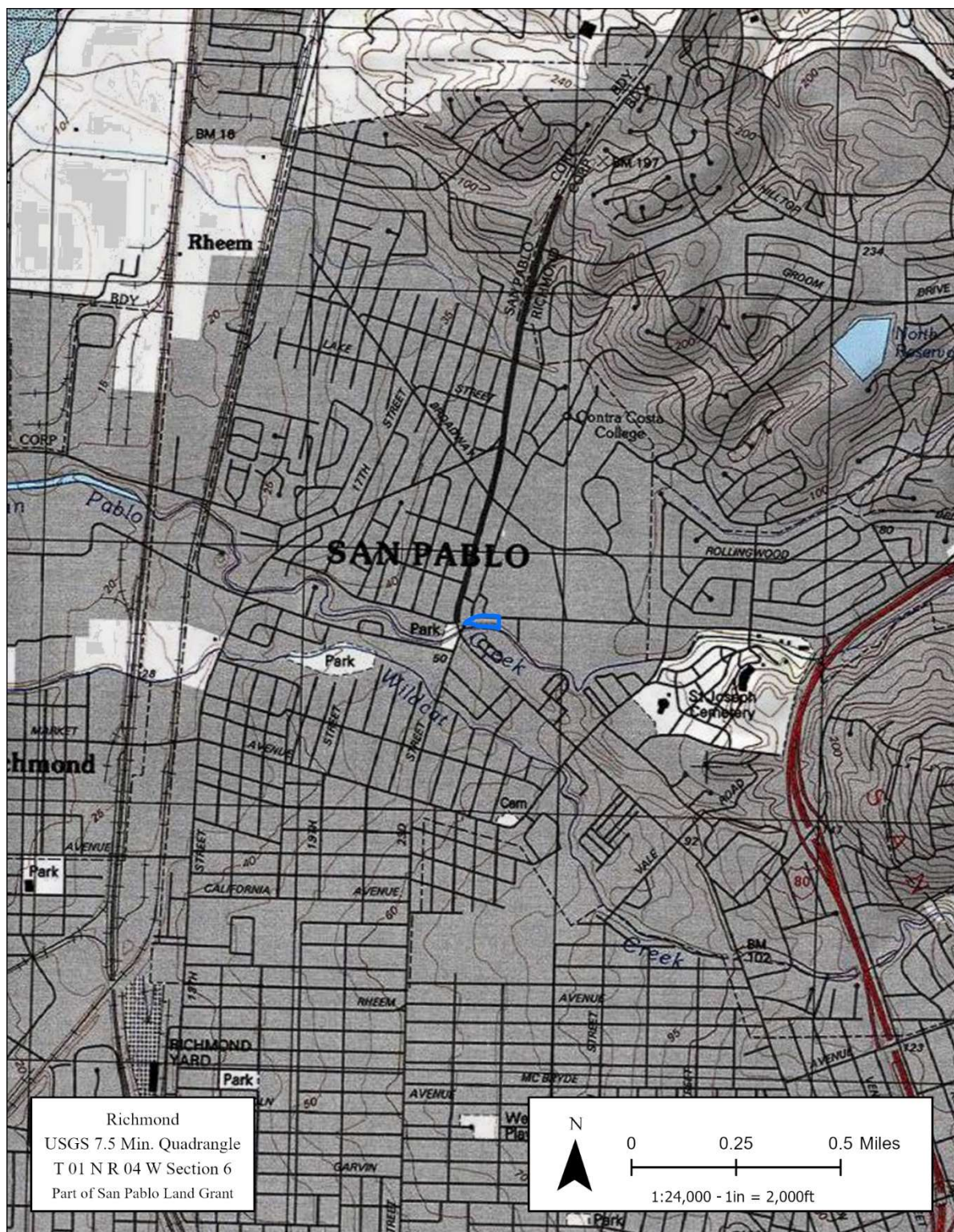
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\*Map Name: *Richmond, Calif.*

\*Scale: 1:24,000

\*Resource Name or # 2364 Road 20

\*Date of map: 1995 (1999 edition)



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\*Resource Name or # 2364 Road 20

\*Recorded by: Susan Zamudio-Gurrola, Michael Baker International

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**\*P3a. Description, continued:**

Fenestration includes wood sash picture windows, 1/1 double-hung, and slider windows. Two sheds are attached to the east side of the building. A sunroom is located on the south elevation, as well as an addition which has a flat roof and aluminum sliding windows. A wooden staircase leads to a large wooden deck that is attached to the rear of the home and projects to the south. The edge of the deck is lined with a fence made of wooden posts and corrugated panels. The shed at the northeastern edge of the parcel has a rectangular footprint, and is constructed with concrete block and corrugated metal panels. It is topped by a shed roof with a wide fascia board across the west-facing façade, which features four bays. Two of the bays are open, one is enclosed by corrugated panels, and the fourth has a corrugated panel sliding door.

The property is encircled by a perimeter chain-link fence, and remnants of the primary entry monument remain near the northern property line. The entry monument once simulated a Japanese torii gate, but all that remains are two brick pillars. Adjacent to the east is a pole sign with mid-century modern styling. The rectangular sign board is topped by a geometric shape, and is supported by two cylindrical aluminum posts. Based on Google Street View archived photos, the sign once had lettering reading "Ken's Nursery" which is no longer extant.

**\*B10. Significance, continued:**

*Property Development History*

Aerial photographs show that in 1939 the property was undeveloped, and the neighboring parcels to the east and north were sparsely developed, and appear to have supported agricultural uses (Google Earth, n.d.). During World War II, the agricultural land across Road 20 to the north was developed with a temporary defense workers' housing project called El Portal Park. That property was later redeveloped; portions were used to build a shopping center, tract homes, and Contra Costa Community College (San Pablo Historical and Museum Society 2021; US Geological Survey 1960; US Department of Commerce Bureau of Public Roads 1957). In addition, the alignment of Road 20 near its intersection with San Pablo Avenue was modified throughout the decades (US Geological Survey 1947, 1949, 1952; University of California, Santa Barbara Library 1959, 1965, 1980, 1988).

USGS topographic quadrangle maps indicate the property contained more than one building sited parallel to Road 20 as early as 1947. County Assessor records indicate the extant residence on the property was constructed in 1943 (ParcelQuest Lite 2022). The earliest building permit on file with the city is dated 1948 and is illegible. Archival research did not uncover the original owner, architect, and builder.

In 1952, Kenichi (Ken) Tokuyoshi and his wife Alice established a business on the property called Ken's Nursery (*Contra Costa Times* 2005). According to Janet Pottier, president of the San Pablo Historical and Museum Society, Ken was interned during World War II because of his Japanese ancestry, but was able to reestablish his nursery business after the war (Pottier 2022). No additional information was located on whether Ken operated a nursery business elsewhere before the war, either in local newspapers, city directories, or inquiries with the San Pablo Historical and Museum Society. Building permit records show that Ken completed various improvements to the property between 1952 and 1997, including installing new windows in 1952, constructing a storage shed in 1959, constructing a patio for nursery use in 1960, building an addition to the residence in 1965, adding the redwood deck at the rear of the residence in 1995, re-stuccoing the residence in 1997, and electrical and re-roofing work (City of San Pablo, n.d.). Buildings on the western half of the property were removed by the late 1980s (UCSB 1980, 1988). Alice died in 2002, and Ken died in 2005 (*Contra Costa Times* 2005). Kikue or Kathy K. Tokuyoshi-Wong then became the property owner. As "big box" stores took business away from smaller nurseries, Ken's Nursery struggled, and the property was sold around 2008 (Sullivan 2007; Bennett 2008). Based on Google Street View archived photos, two of the structures associated with the nursery that were once located to the east of the residence have been removed. Additionally, most of the torii gate-like entry monument has been removed. These alterations occurred after 2019 (Google 2022).

*Property Owner*

Ken Tokuyoshi was born in 1918 in Sacramento, California. Alice Matsumoto was also born in 1918 in California. They were both Nisei (children of Japanese immigrants), and married in 1948. Archival research indicates Ken lived in

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\*Resource Name or # 2364 Road 20

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Oakland between 1948 and 1951 (Ancestry 2022a, 2022b, 2022c, 2022e, 2022f; *Oakland Tribune* 1948). He opened Ken's Nursery on the property in 1952. Ken also had growing grounds in Richmond, California, during the late 1970s, in partnership with Jim Tokuyoshi, who appears to have been his son (*Contra Costa Times* 2005; *The Independent* 1977; Ancestry 2022d). Ken was said to be a member of the Beautification Committee (presumably a city committee), and donated plants to churches and organizations in the community. In 1975, he was honored as San Pablo's Man of the Year (*Contra Costa Times* 2005).

## Architectural Style

The extant residence on the property is not representative of any particular architectural style, although, having been constructed in 1943, it is suggestive of Minimal Traditional residential architecture. The Minimal Traditional style emerged during the Great Depression and remained popular through the years immediately following World War II. The housing type was small, inexpensive, and could be rapidly built. Federal Housing Administration (FHA) home loans, and pre-approved FHA designs made Minimal Traditional homes a popular type that could be mass produced. Characteristics include a small scale; a single story; simple compact massing; low to moderately pitched rooflines, typically cross-gabled, side-gabled, or hipped; stucco or wood wall cladding; brick or stone accent cladding; small entrance porch or stoop; steel casement windows or wood windows, typically multi-pane, double-hung or fixed picture; and minimal ornamentation (McAlester 2013; Architectural Resources Group 2019). While the extant residence at 2364 Road 20 was built during the period Minimal Traditional homes were popular, it is comparatively large at 1,646 square feet, and has a more complex plan and roofline with two gabled bays projecting from the façade. Nevertheless, its modest styling, lack of ornamentation, stucco cladding, and small entry stoop are suggestive of a Minimal Traditional style home. In summary, the residence at 2364 Road 20 is not a good, representative example of the Minimal Traditional style or any other architectural style. The extant shed on the property, constructed with concrete block and corrugated metal panels, is a utilitarian structure with no particular architectural style.

## California Register of Historical Resources Evaluation

**Criterion 1** – The property at 2364 Road 20 functioned as a nursery from 1952 to approximately the late 2000s. Archival research did not indicate the property is associated with any significant events or trends in national, state, regional, or local history. While it is generally associated with post-World War II commercial development, the property did not play an important role in the history of commercial development in San Pablo, and is not significant within this context. Thus, it is recommended ineligible under Criterion 1.

**Criterion 2** – While the property at 2364 Road 20 is associated with Kenichi (Ken) and Alice Tokuyoshi, business owners who successfully operated a nursery at the property between 1952 and approximately 2008, archival research did not demonstrate they made significant contributions to national, state or local history. Therefore, the property is recommended ineligible under Criterion 2.

**Criterion 3** – The extant residence is suggestive of Minimal Traditional residential architecture, having been built during the period that the style was popular. However, the residence is comparatively large and has a more complex plan and roofline than is the norm for Minimal Traditional style homes. Therefore, it is not a good representative example of the style, or any other architectural style. The shed on the property is utilitarian. It is not representative of any particular architectural style, and displays modest and common building materials and features. Thus, while building permit records consulted for this study did not identify an architect or builder, it is unlikely the residence or shed was designed by a master architect or builder. In addition, two structures associated with the nursery have been demolished or removed from the property, and the residence has undergone various alterations between the time of its original construction through 1995, including an addition near the southwest end of the building, sheds attached to the east side of the building, and a large deck added to the rear of the building. The buildings on the property do not embody the distinctive characteristics of a type, period, region, or method of construction, nor do they represent the work of a master, or possess high artistic values. Thus, the property is recommended ineligible under Criterion 3.

**Criterion 4** – Available information does not indicate the buildings or property have the potential to yield information important to the prehistory or history of the community, state, or nation; therefore, the property is recommended ineligible under Criterion 4.

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\*Resource Name or # 2364 Road 20

\*Recorded by: Susan Zamudio-Gurrola, Michael Baker International

\*Date: 3-Feb-22 ☒ Continuation

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\*Resource Name or # 2364 Road 20

- \*Recorded by: Susan Zamudio-Gurrola, Michael Baker International      \*Date: 3-Feb-22    ☒ Continuation
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Image of Road 20 with Ken's Nursery in the background, ca. 1950s. Note the residence near the road at the far right of the photo, which is no longer extant. Source: San Pablo Historical and Museum Society.

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P5. Photographs and Descriptions, continued:



Photo 2: Residence, E and N elevations, looking SW.



Photo 3: Residence, S elevation, looking NW.



Photo 4: Residence, W elevation, looking SE.



Photo 5: Shed, W elevation, looking E.



Photo 6: Overview of property, looking S.



Photo 7: Entry monument pillars and sign, looking NW.