APPENDIX 4.4

Cultural and Tribal Cultural Resources

GOUVIS
consulting group, inc.

May 21, 2008

Dennis Razzari
Davidon Homes
1600 S. Main St. #150
Walnut Creek, CA 94596

Re: Petaluma
Evaluation of Main Barn, Garage and Small Storage Structures
GECG Job No. 61608-N/A

Dear Mr. Razzari,

Per your request, we visited the property at 1680 D Street, Petaluma, CA, to evaluate stability of the existing structures.

- The "Main Barn" structure is approximately 21' x 50' wood framing structure.
- The Garage Structure is approximately 38' x 23' wood framing structure.
- The Small Storage Structure is approximately 30' x 20' wood framing structure.

The structures are located about 30' to 40' from a small creek running through the property and are erected on the moderate slopped pad.

Description of the Structural Components

Note: All wood framing members mentioned in this report are real dimensions and not nominal.

1) The Main Barn Structure

Roof framing is made of 2x4 at 24" O.C. rafters with 1x6 ridge board. There are 2x6 braces (kickers) at 8'-0" on center running from exterior walls of the second floor to roof rafters and connected at approximately 2' from the ridge. Collar ties made of 2x4 at approximately one third of the structure are also used. Roof sheathing is made of 1x12 straight boards No eave blocks were observed.

Second floor framing consist of 2x8 at 24" O.C. floor joists with 2x12 straight board floor decking. The floor joists are supported on 1x6 let-in ledger and nailed to the exterior walls. The floor joists are supported at the middle of the structure by a 4x8 floor beam which is resting on (2) 6x6 posts. Additional supports using 2x4 at 8'-0" O.C. is also placed at mid-span of the floor joists. There are diagonal braces at these locations as well (braces are parallel to floor framing).

First (ground) floor framing is made up of 2x8 at 24" O.C. floor joists with 2x12 floor decking. Floor girders are 4x8 spaced at 5'-0". Girders are supported at 4' O.C. with wood cripple posts.

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Newport Beach, CA
92660
Palm Springs, CA Pleasanton, CA Sacramento, CA Salt Lake City, UT Ho Chi Minh City, Vietnam

Wall framing is made up of 2x6 at 24" O.C. - "balloon" framed continuous studs. Stud height is approximately 17'-6". Exterior walls are sheathed with 1x12 siding. 45 degree braces are placed at each corner.

Foundations. The structure is not supported on a continuous foundation system. At the north side. the floor framing is placed directly on the ground (on cut onto the hill site ledge). The finished exterior grade is higher than the first floor and the floor framing is in contact with earth. The framing is not made up of preserved wood. At the south side, the floor is supported on approximately 2'-6" high cripple walls supported on 12"x12" pre-manufactured post base blocks that are without any confinement into the ground. Some of these blocks are tilted, losing bearing support and out of plumb. The blocks appear to have been added in recent past to provide additional support and preventing the structure from collapse. Interior girder's supports are sitting directly into the ground; so are some supports for the southeast corner of the building. Many supports have sustained dry rot and termite damage - most evident at southeast corner.

2) The Garage Structure

Roof framing is made of 2x4 at 24" O.C. rafters with ceiling rafters of 2x4 at 48" O.C, built like a truss with 2x4 webs. Roof sheathing is made of 1x12 straight boards. A 2x4 diagonal brace was installed on each exterior corner.

Wall framing is made up of 2x4 at 16" O.C. extending about 12' high and exterior walls are covered with 1x12 siding, diagonal braces were installed at each corner.

Foundations The structure appears to be supported on continuous foundation system made up of 2x6 redwood mudsill embedded in concrete, no apparent anchorage to concrete was observed.

3) Small storage structure

Roof framing is made of 2x4 at 24" O.C. rafters with ceiling rafters of 2x4 at 48" O.C. built like a truss with 2x4 diagonal webs. Roof sheathing if made of 1x12 straight boards. A 2x4 diagonal brace was installed on each exterior corner.

Wall framing is made up of 2x4 at 16" O.C. extending about 10' high and exterior walls are covered with 1x12 siding over framing members diagonal braces were installed at each corner.

First floor framing is made up of 4x8 floor girders spaced at 5'-0" over cripple posts, floor joists with 2x12 floor decking overlayed with 2x8 at 24" O.C. floor joists.

Foundations. The structure is not supported on a continuous foundation system. The floor is supported on girder beams which is supported on 12"x12" pre-cast post base blocks that are without any confinement into the ground. The blocks appear to have sustained flood and soil have eroded leaving the blocks above ground.

Overall condition of the structure

1) The Main Barn:

In our opinion, the overall structural condition of the main barn building can be categorized to be of poor to very poor. There is evidence that the structure has been neglected, kept without maintenance, and is in poor condition. There are extensive water damages at roof framing

eaves, exterior walls and on some floor members. At ground level, there is evidence of severe termite damage at the southeast end and more is expected to be discovered at the areas where framing is in direct contact with the ground. There is some evidence of fire damage at upper floor walls at southeast end. The structure is experiencing substantial settlement. The east end of the structure is estimated to have settled approximately 6". Window and door openings are out of plumb. Settlement is evident in the floor level and siding lines as well. There is evidence of many patched repairs or alterations (closing openings at the upper level). The soil appears to be from alluvial type and there is some visual evidence that the south end of the building is "creeping" down-hill toward the creek. Portion of the ground at the south end is showing some weather erosion - the soil appears to be washing away. A soils engineer will be better suited to address soils issues.

2) The Garage Structure:

The Garage Structure appears to have been left without maintenance and is in poor condition. There is evidence of patched repairs or alterations to the structure in the West Elevation, added raised floor, and to roof framing throughout. There is extensive water damage to roof and wall framing.

3) The Small Storage Structure:

Similar to the Main Barn and Garage Structure, the storage structure is too in poor condition. There is evidence that the structures have been neglected and kept without maintenance and in poor condition. There are extensive water damage at roof framing eaves and exterior walls. Soil appears to be washing away under the structure around pre-cast pier blocks under floor framing members and have no confinement. A soil engineer would be better suited to address soil issues.

Discussion of required repairs: If an attempt is made for the three existing structures to be accessible and used by the public, the structures should be repaired and brought up to a level compatible with the current building code standards.

Here is a list of some repairs and upgrades that are required to salvage the structures and make them reasonably safe. This list should not be considered final and absolute. Specific comprehensive design will be required for actual repair and restoration work for each structure individually. As a reference for the evaluation of the existing structural capacity and required repairs, FEMA 273 document could be used.

1. Remove and replace all dry-rot termite damaged structural elements. A termite and pesticide control company should be employed to provide specific recommendations and treatments. Based on our experience, it is very likely that full tent fumigation will be required to remove all wood damaging pests from the structures.

2. New foundation system is required to support the structures. The buildings should be braced and lifted and placed on temporary jacks for the new foundations to be installed. Soil investigations by a Geotechnical engineer will be required to evaluate the soils condition and provide recommendations for the most suitable foundation system. In our opinion and based on our observations, grade beams supported on drilled or "Helical" piers will be suitable for this site. The proximity of the creek and underground water table also should be considered. New foundation work should include new perimeter drainage as well.

3. Structural improvements for gravity loads: The roof structures do not have required capacity. Additional collar ties and diagonal braces will be required. At floor level of the main barn and

storage structures, additional framing at exterior walls will be required to provide minimum bearing of 1.5" for the floor joists and full height floor blocking at interior support is required. All framing of the Main Barn below the floor needs to be removed and replaced. This is due to the fact that a large portion of the first floor framing is damaged due to being in contact with earth. Window and door openings should be re-framed.

4. Structural improvements for lateral loads: New roof sheathing is required to provide better diaphragm at roof level. This can be done by removing the existing roofing material and adding plywood sheathing or by installing the plywood sheathing below the roof members which is more labor intensive and more costly. Shear transfer details at roof and floor levels should be designed and added at exterior walls to transfer lateral loads to wall framing and lateral resisting elements. New plywood shear walls with anchor bolts and hold-downs need to be added and connected to the new foundation system. These elements are needed at all four sides of each building.

Conclusion: The structures appear to be in poor condition and if left alone will likely collapse in a moderate to severe earthquake event. The deterioration of the framing elements also speed the eventual collapse of the structures even without consideration to natural disasters such as earthquake or heavy wind.

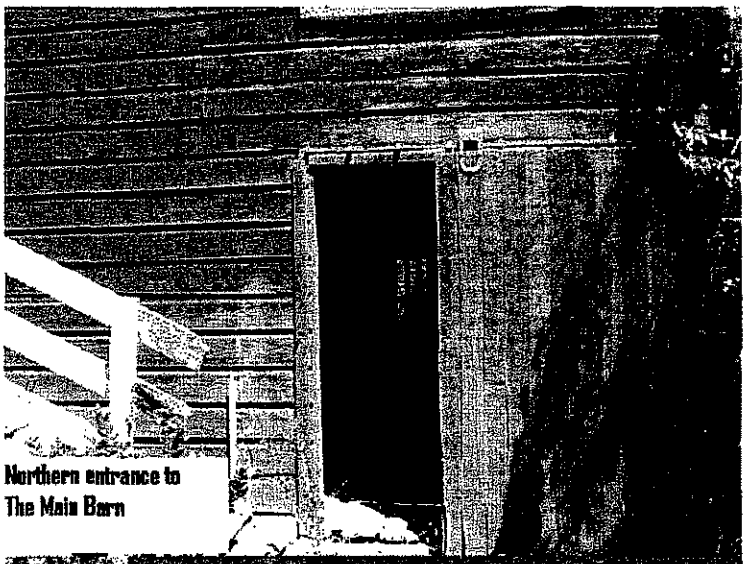
Based on our visual observation, the existing structural elements are inadequate to resist gravity/lateral loads and need to be replaced or strengthened. Doing so, aside from associated cost, it will likely alter/infringe into the character of the buildings. More over, the cost to bring these structures to today's code and standards will be more than removing and demolishing them.

Sincerely,
GOUVIS ENGINEERING CONSULTING GROUP, INC.

Sal Dayeh
Director of Field Operations Northern CA

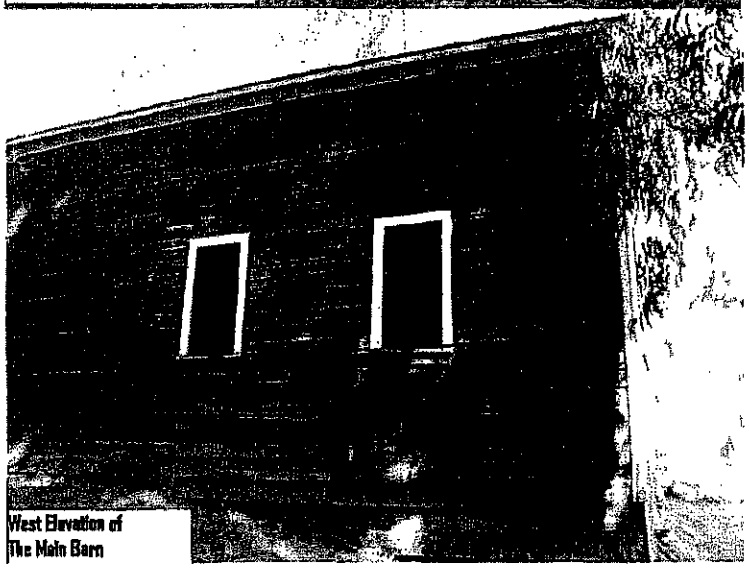
Saeed Bekam, P.E.
President

REGISTERED PROFESSIONAL ENGINEER
SAEED J. BEKAM
No. C 38276
Exp. 3/31/09
CIVIL
STATE OF CALIFORNIA



Northern entrance to The Main Barn

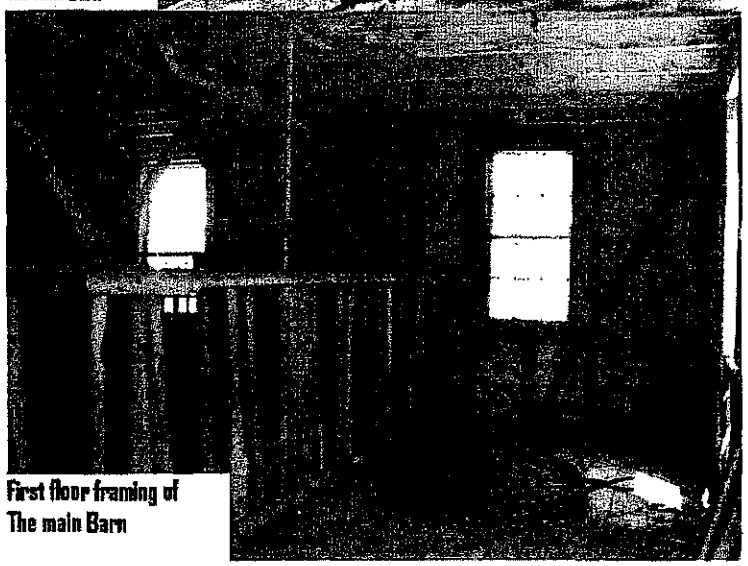
Wood in contact with soil in the southern corner of the Main Barn



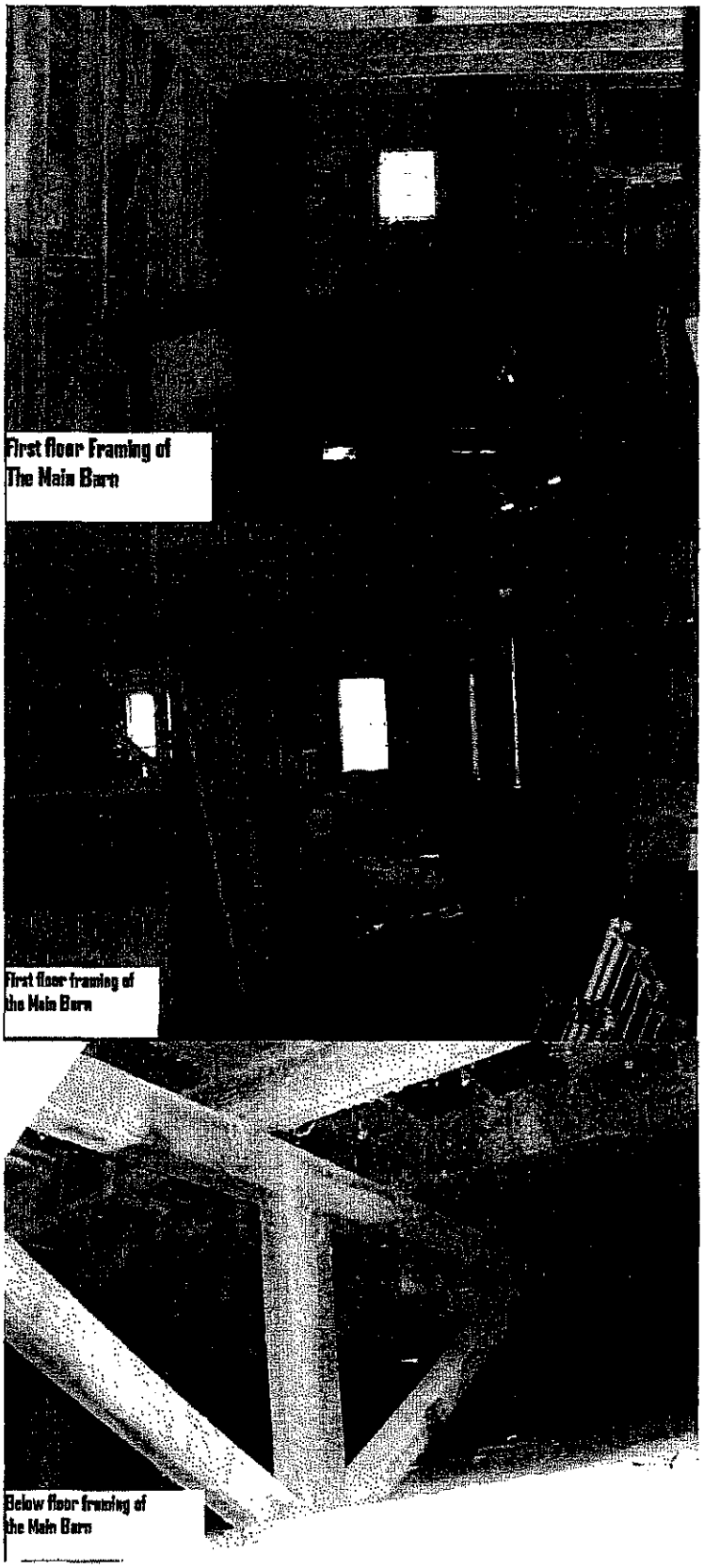
West Elevation of The Main Barn

North Elevation of
the Main Barn

South Elevation of
The Main Barn



First floor framing of
The main Barn



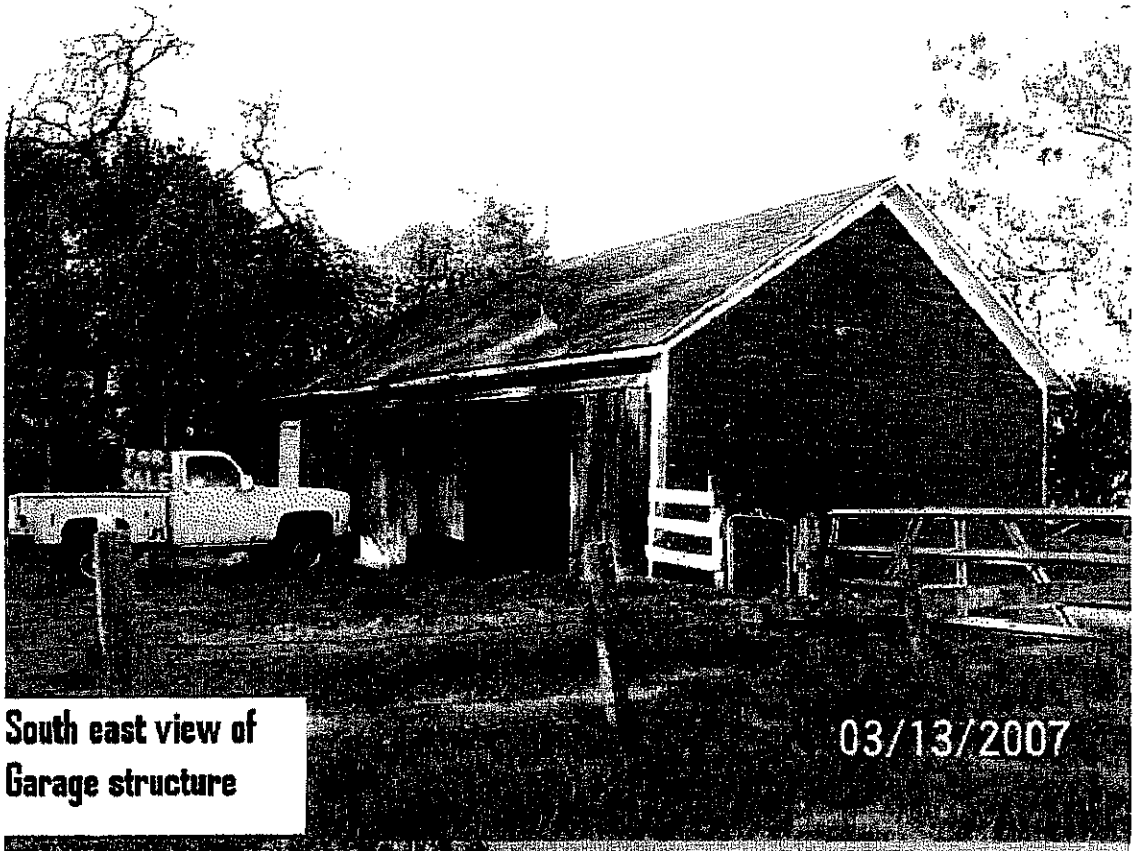
First floor framing of The Main Barn

First floor framing of the Main Barn

Below floor framing of the Main Barn

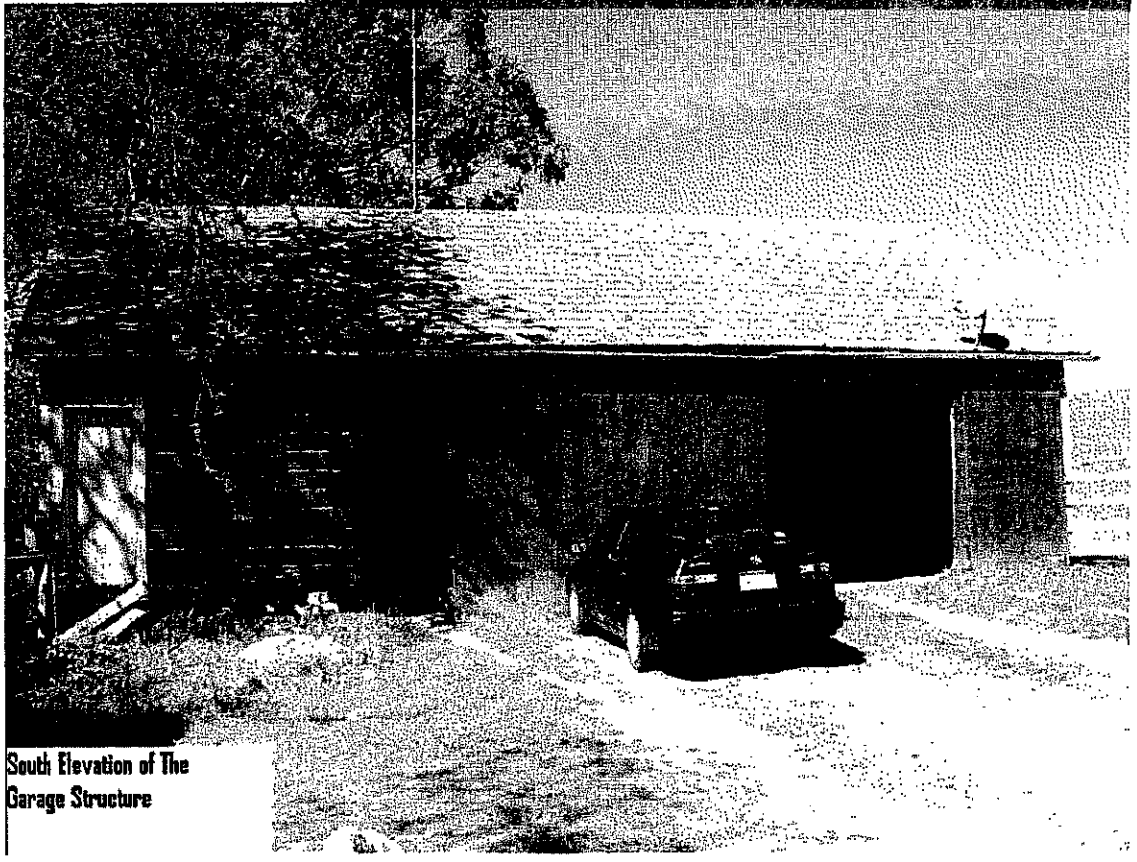
Roof framing of the Main Barn

Water leak stains on walls and floor framing of The Main Barn



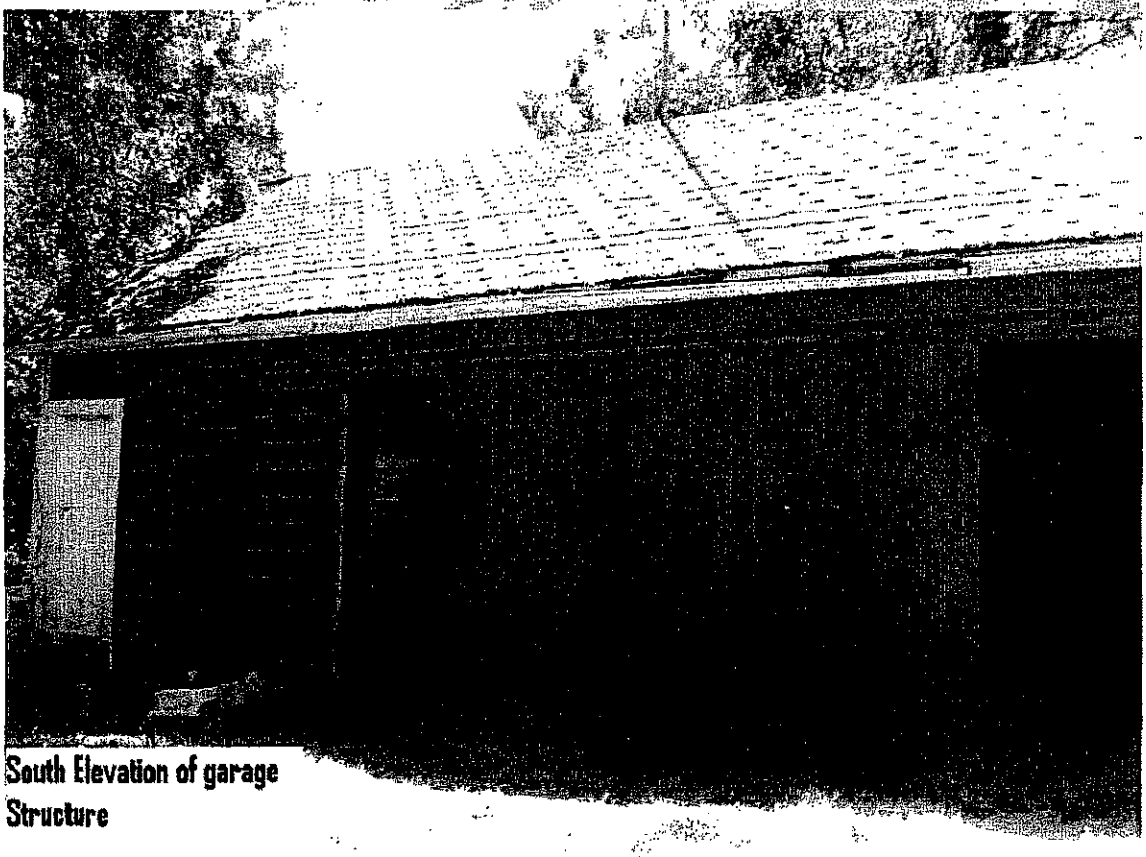
South east view of
Garage structure

03/13/2007

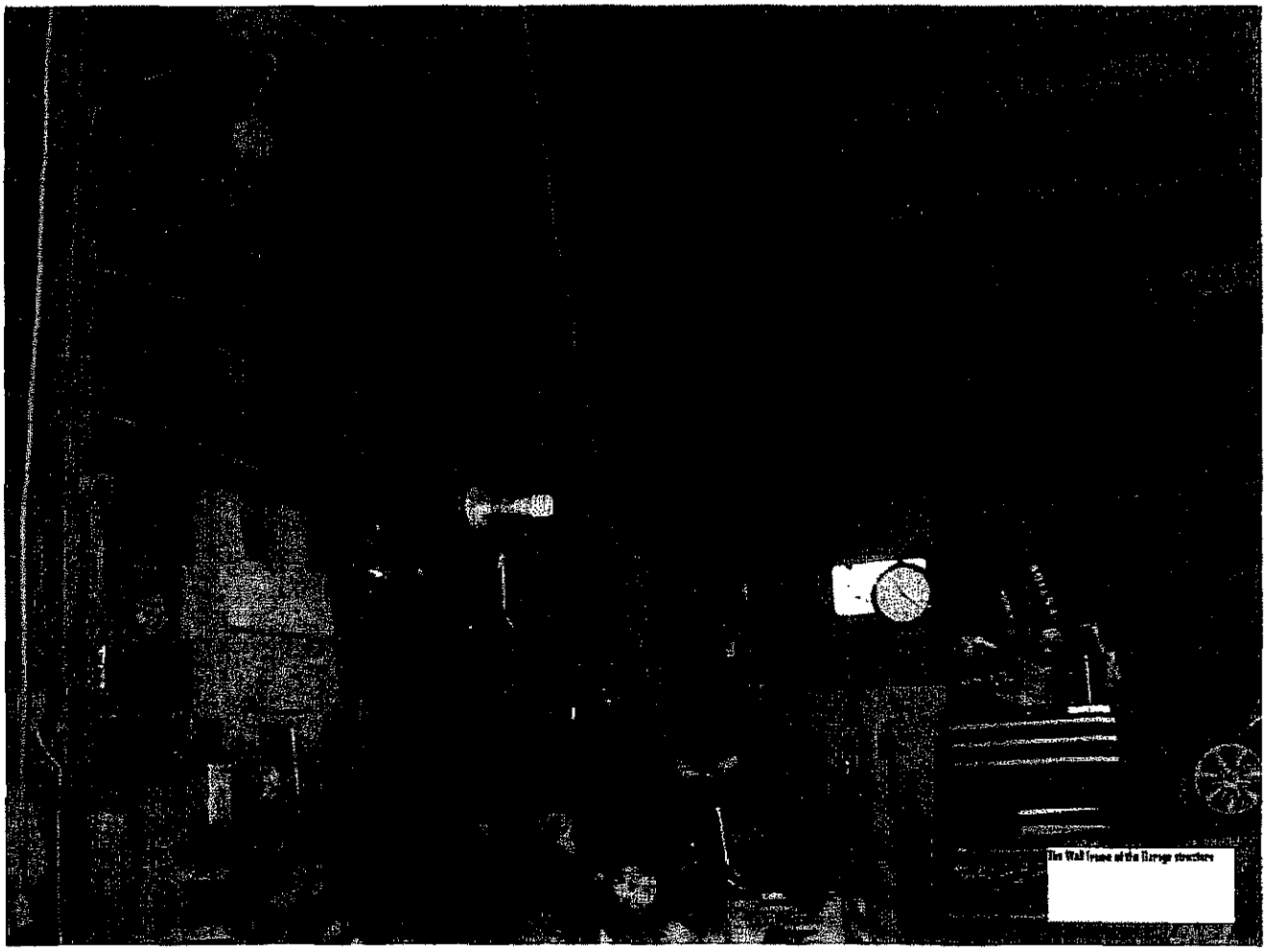


South Elevation of The
Garage Structure

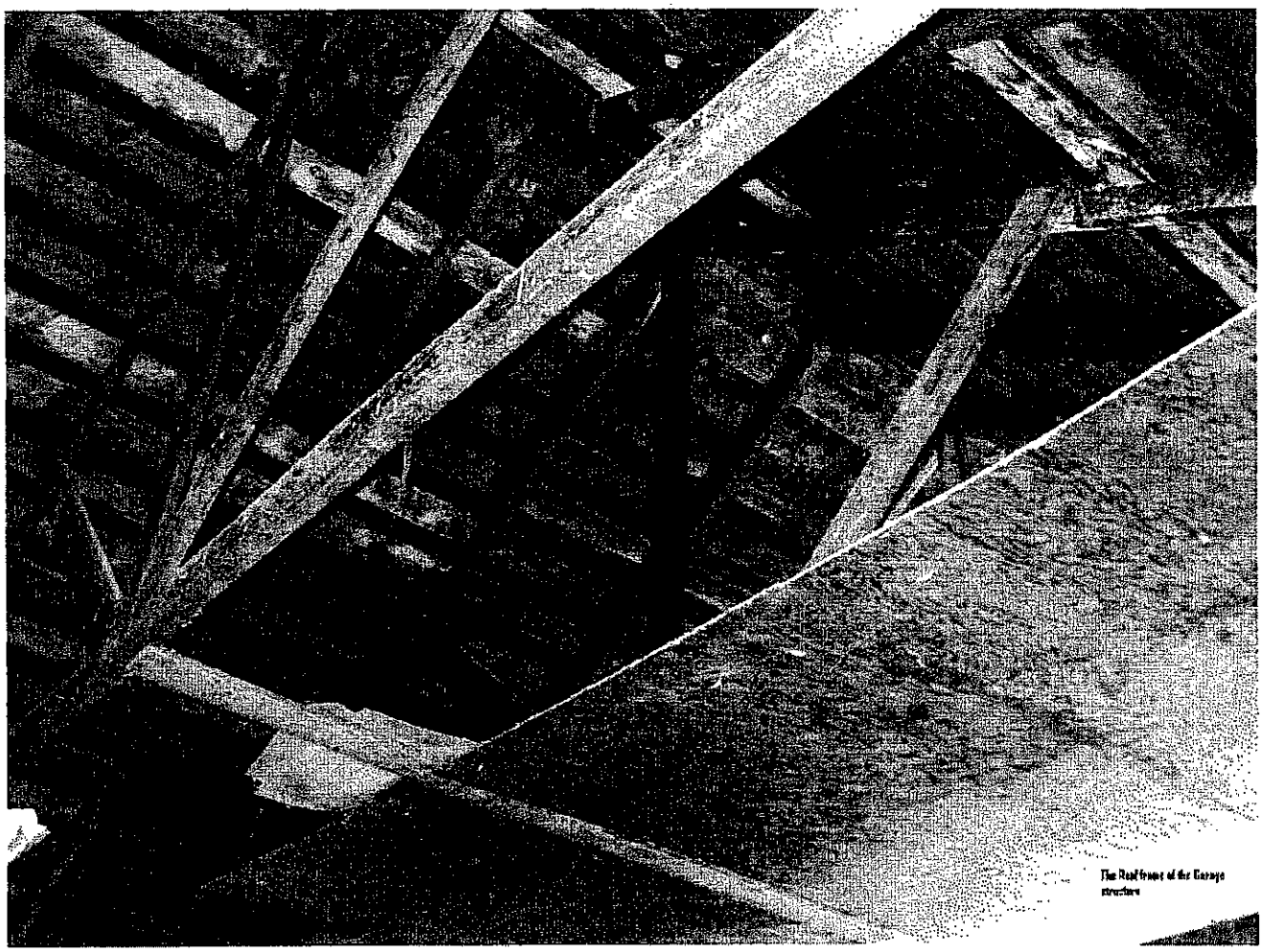
South Elavation of
Garage structure



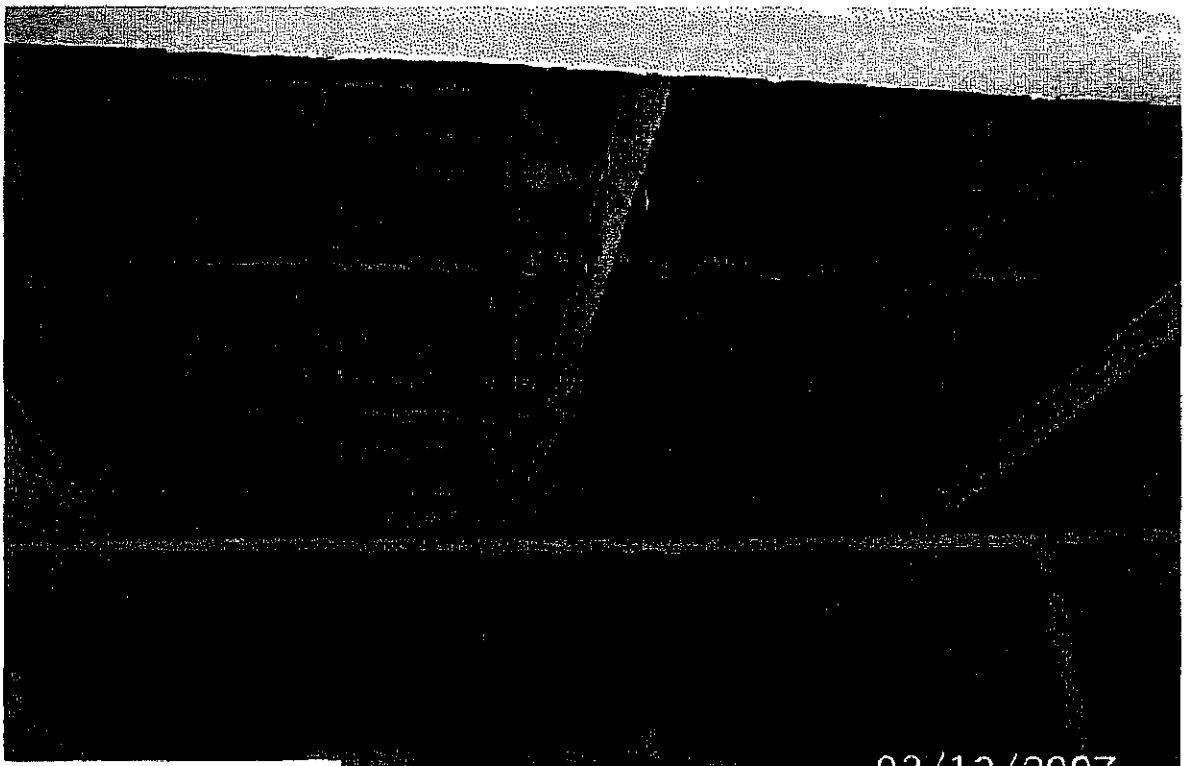
South Elevation of garage
Structure



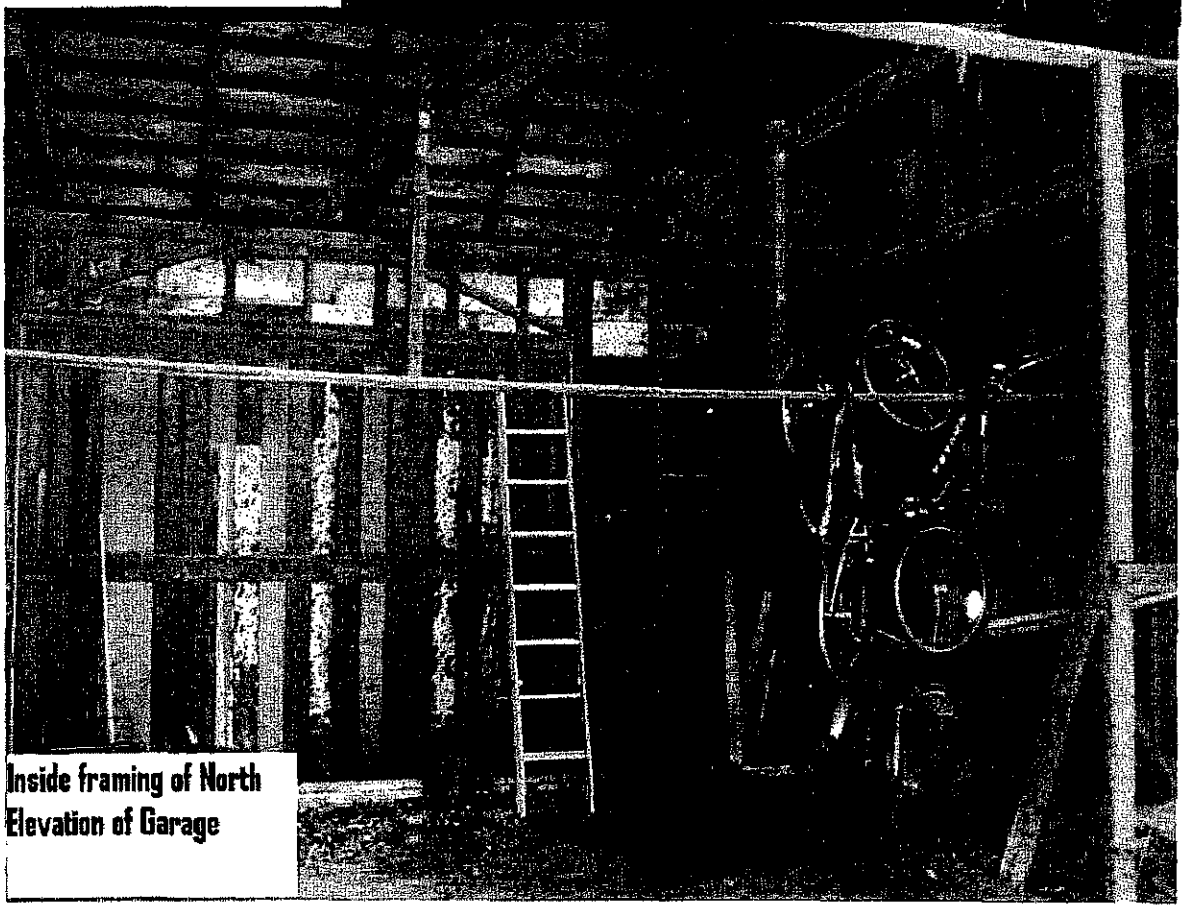
The Wall frame of the Barrage structure



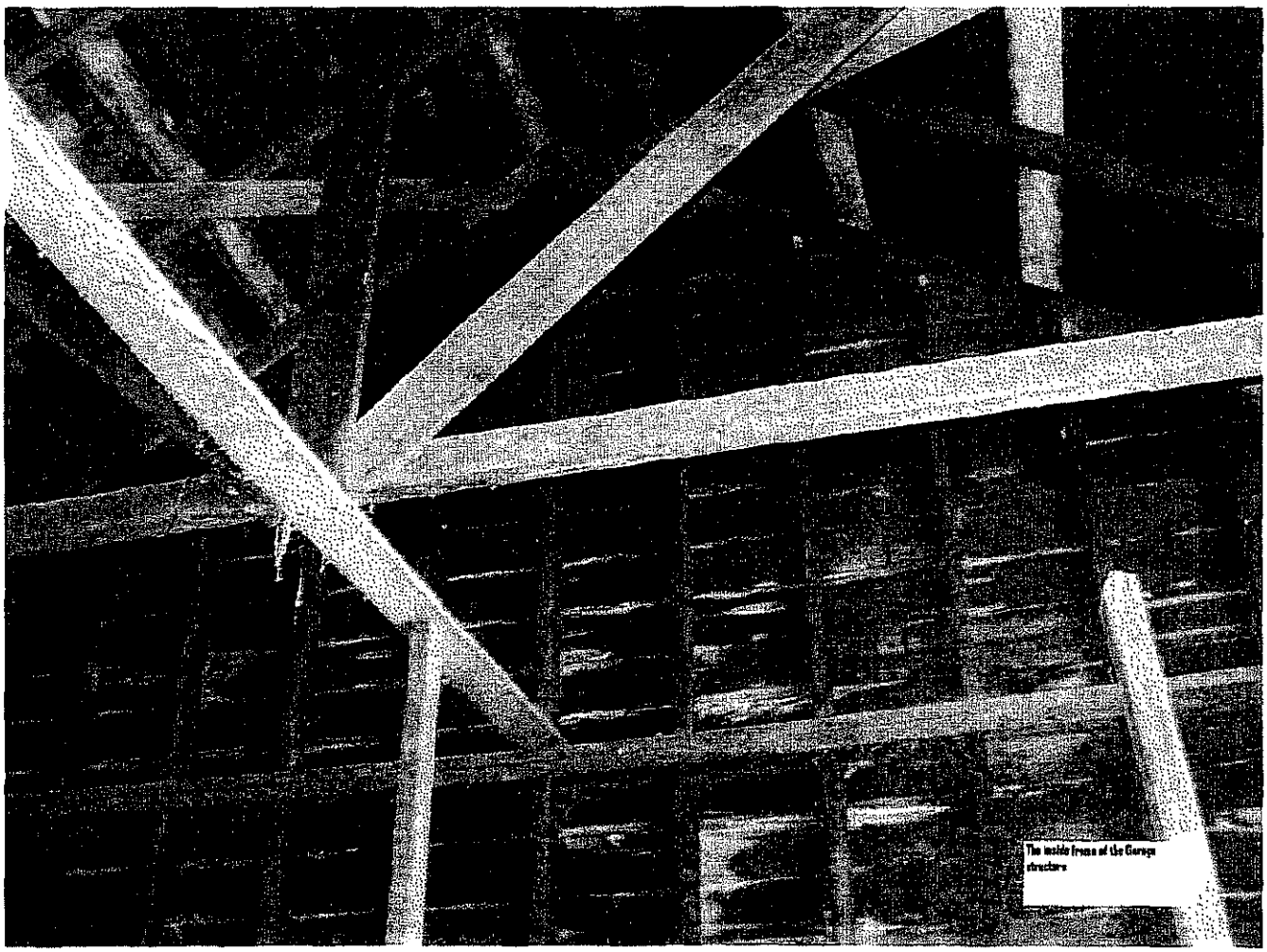
The Roof frame of the Garage structure



Roof framing of Garage

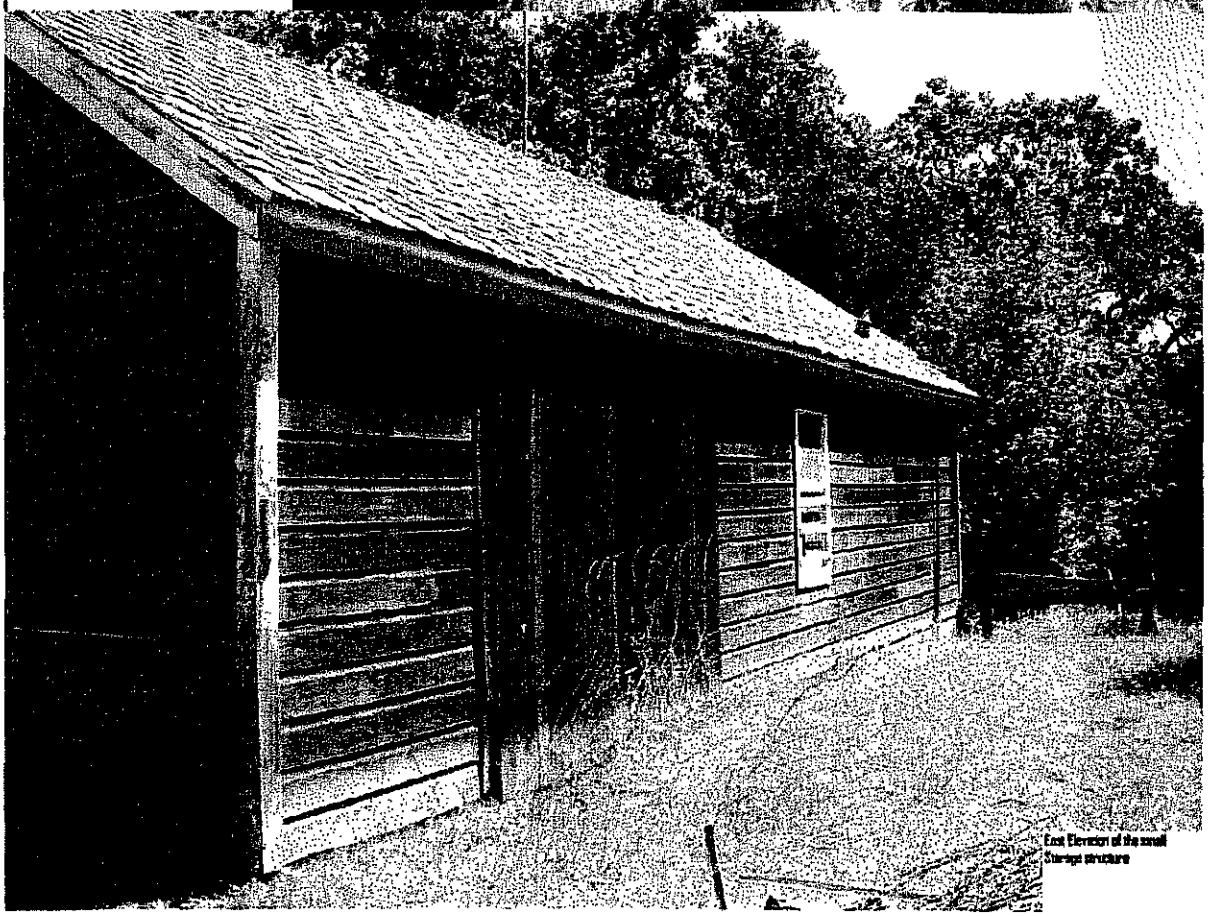


Inside framing of North Elevation of Garage

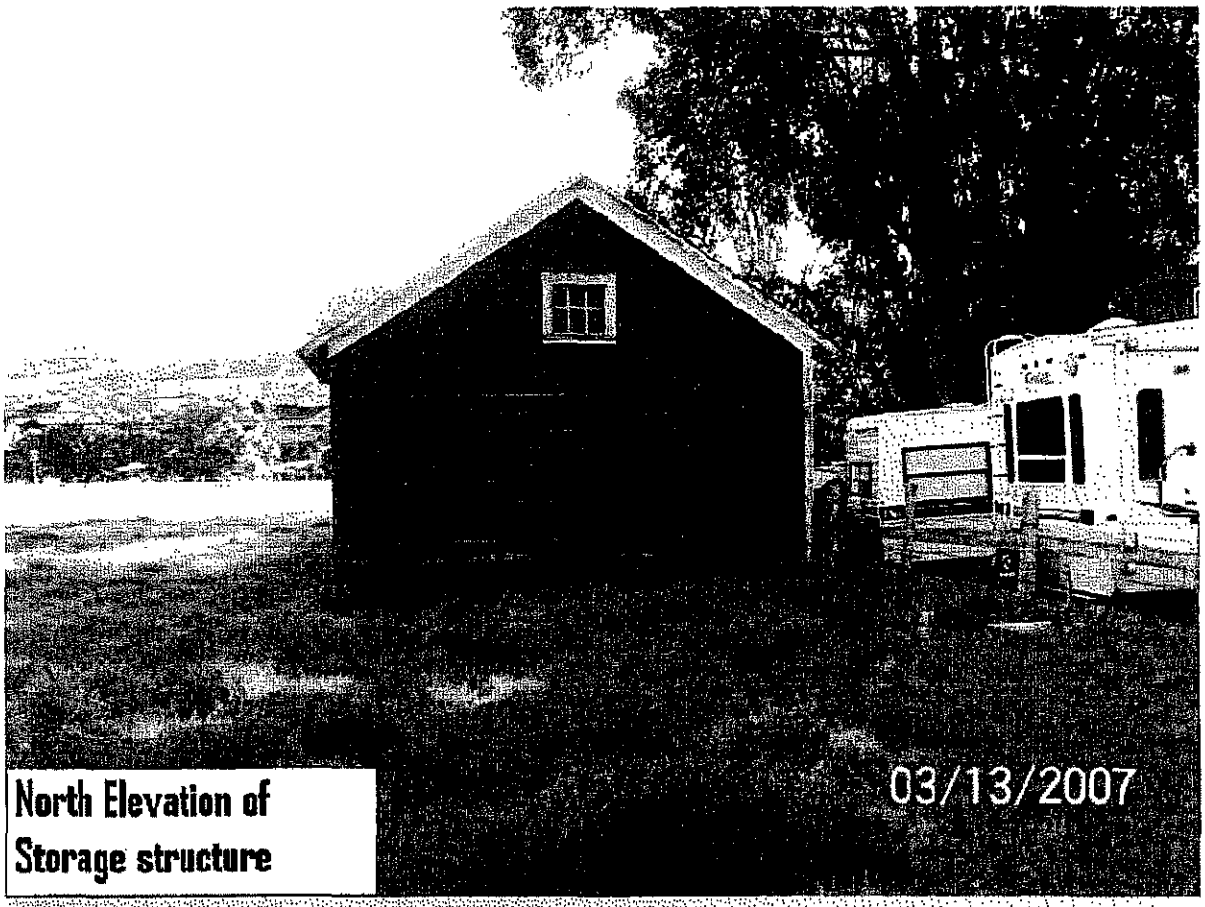


The inside frame of the Garage structure

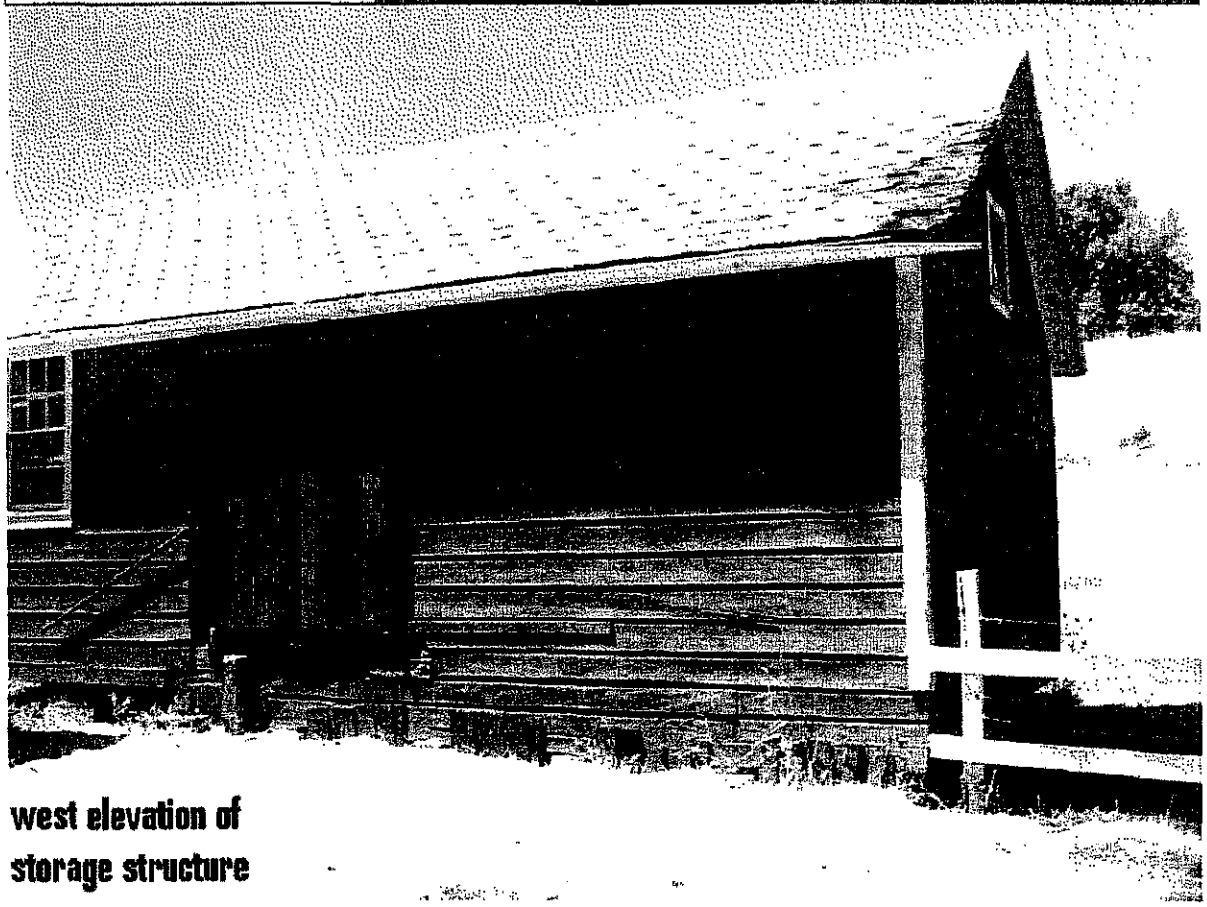
West Elevation
of Storage strucure



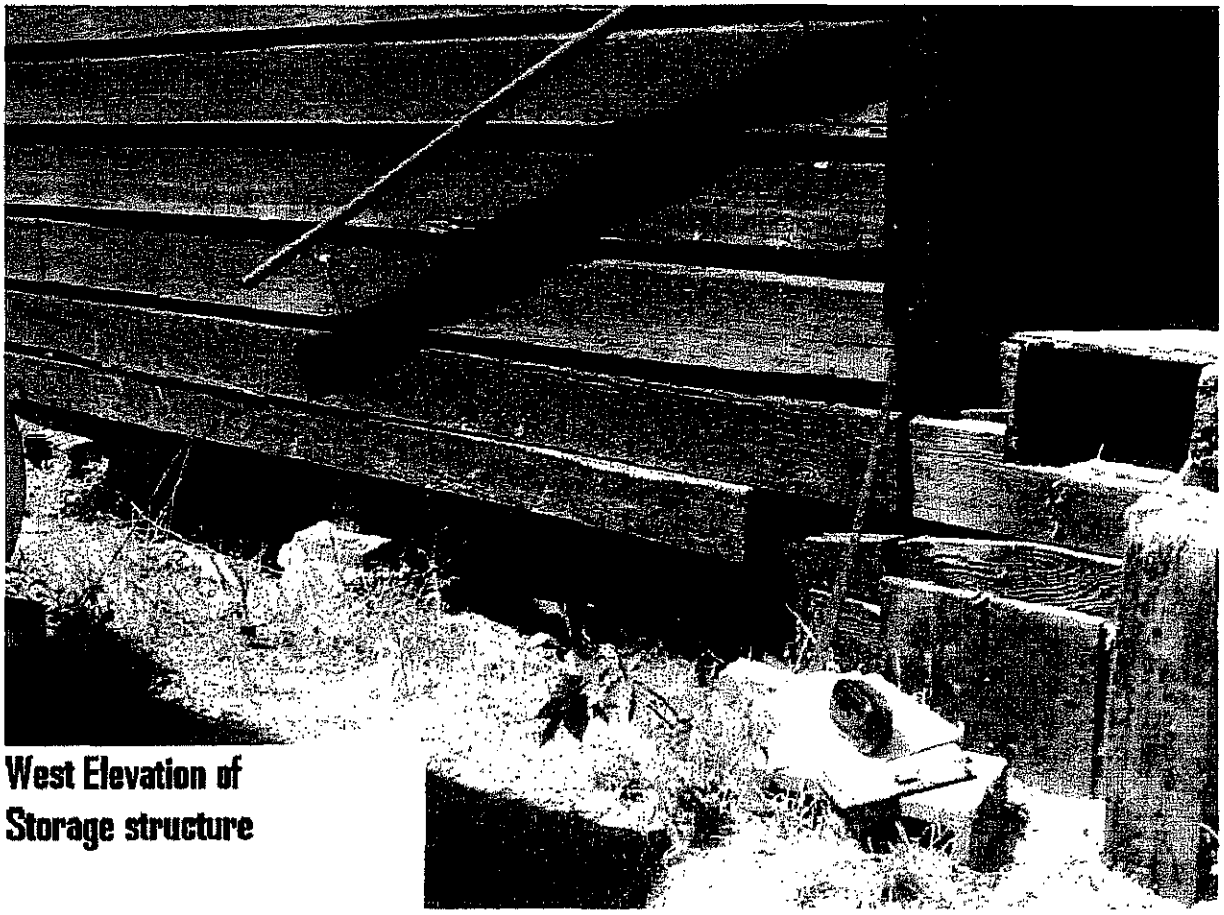
East Elevation of the small
Storage structure



North Elevation of
Storage structure



west elevation of
storage structure



West Elevation of Storage structure

BRUNZELL
HISTORICAL

August 26, 2014

William Roop
Archaeological Resource Service
3820 Bodega Avenue
Petaluma, California 94952

RE: Peer Review of Previous Studies of the Scott Ranch in Petaluma, California.

Dear Mr. Roop,

In 2003, William Self Associates, Inc. and Don Bignell performed cultural resource studies of the Scott Ranch near Petaluma. I recently undertook a peer review study to determine whether previous studies were adequate, and whether their conclusions and recommendations were correct. My methodology was as follows: I reviewed the previous reports, photographed the site during a field visit, and performed research to check the findings outlined in the earlier reports. I conducted research at the Sonoma County Recorder's office and at the Northwest Information Center at Sonoma State, as well as online. I have concluded that previous studies were adequate and that their findings regarding the historic status of the buildings are correct. I did, however, discover a number of errors and omissions in the previous reports that should be corrected.

The most serious error in the Self report is the statement in the description of methodology that all the structures on the property were "relocated" in 2003. A careful reading of the report reveals that this is a typographical error, and was intended to discuss the *recordation* rather than the *relocation* of the buildings. This error has no bearing on the report's conclusions.

The Self report states that Carl Johannes Wiese received a patent for the 160-acre farm in 1877. Research on the Bureau of Land Management's land patent record archive did not uncover a patent that year at that location or under the name Wiese. Thomas H. Thompson & Co.'s 1877 map of Petaluma and Vallejo Townships, however, shows a C. Wiese as the owner of the property. The map also shows a structure in the vicinity of the three historic-period barns currently on the property. The Self report states that Carl's wife Catherine Wiese deeded the property to her daughter and son-in-law, Mary and Julius Petersen, in 1893. Examination of 19th century grantor and grantee books at the Sonoma County Recorder's office did not, however, uncover any deeds under the names Catherine Wiese or Mary and Julius Petersen. Reynolds and Proctor's 1898 map shows Catherine Wiese as the owner of the property.

Although the date of the transfer could not be confirmed, by 1900 Mary and Julius Petersen owned and were living on the farm with their four children and two boarders. Julius Peterson was born in Germany in 1852 and emigrated to the United States in 1871. By 1880, he was living in Petaluma

and working as a painter. He married Mary Wiese, who was born in 1861 in California, around 1880. The couple had two daughters and two sons. U.S. Census records for different years list Petersen's occupation as Sign Painter, Carriage Painter, or Painter, and farming appears to have been a secondary activity.

Deed research confirmed the Petersen's sale of the farm to Amelia and Niels Christian Scott in 1915, as discussed in the earlier reports. Amelia Benson was born in Norway about 1884. Niels Scott, (who is also referred to as Niles, Neils, and N.Chris on various official documents), was Danish, and born about 1879. Niels Scott emigrated to the U.S. in 1903, and Amelia Benson in 1909, and the couple probably married about 1910. Daughter Carmen was born in 1911, and a son, Arnold, followed in 1914. Niels and Amelia Scott became naturalized U.S. Citizens in 1914, and purchased the D Street ranch the following year. In 1922, the farm was listed in a Sonoma County farming directory as 133 acres and assessed at $7760. The Scott property was larger and more valuable than the average local family farm during this period. Farming appears to have been Scott's primary occupation, and he raised poultry and dairy cattle on the property, joining the Petaluma Cooperative Creamery. In 1929, deed research shows that the Scotts sold a nearly 67-acre parcel to Alfred and Freda Smith. The Scotts also sold a small parcel to the county for the road later the same year. The Scott family continued to operate the dairy until at least 1940. Niels Scott died about 1943, and left the farm and creamery stock to Amelia Scott. Amelia Scott died in 1962, and left the farm to children Carmen and Arnold. Arnold received 55% and Carmen 45% of the property.

Carmen Scott lived with her parents through at least 1940, and was employed as a teacher and a social worker. She married Robert Douglas Fry, and the couple lived in Santa Rosa during the 1950s and 1960s. Carmen Scott Fry died in 1984.

Arnold Scott attended Petaluma schools, and was a member of Petaluma High School's Future Farmers of America club, the football team, and the poultry team. Arnold attended University of the Pacific in the late 1930s, which was then known as College of the Pacific & Stockton Junior College. In 1940, he was a social worker in Stockton, according to the U.S. Census. Scott appears to have returned to Petaluma later in 1940, however, because he was competing as part of the Petaluma Spartans track club in 1940. In 1942, according to official records on file at the Sonoma County Recorder's office, he joined the US Marine Corps Reserve for a 4-year term of service, but was honorably discharged a few months later.

Arnold Scott never married, and he appears to have lived on the D Street ranch for much of his adult life. In the early 1960s, Petaluma directories show him living at the ranch with his mother. He worked for the California Youth Authority, first as a parole officer and then as a regional supervisor during the 1950s and 1960s. In Arnold Scott died in 1999, endowing a scholarship at University of the Pacific via his estate.

No documentation has been discovered to definitively prove build dates for the three historic-period barns or the ruins of the house located across the creek on the property. However, construction techniques, including the use of bar-cut nails and lack of foundation on the largest barn, suggests that it dates to the 19th century, and may be the building shown on the 1877 map. The other two barns, which use wire-cut nails, were probably constructed in the early twentieth century, either by the Petersens or shortly after the Scotts purchased the property. The ruins of the burned house across the creek indicate that it was originally constructed in the Craftsman style, which was popular until about 1930, and was probably constructed by the Scott family.

Although my research has uncovered new biographical details about the families who owned the Scott Ranch and has indicated a timetable of events slightly different from that outlined by the previous reports, I concur with the conclusions of the previous report stating that the extant buildings, while good examples of 19th and early 20th century agricultural buildings, do not meet the significance criteria to qualify as historic resources under CEQA.

Sincerely,

Kara Brunzell
Principal, Brunzell Historical
1613 B Street
Napa, California

CITY OF PETALUMA

POST OFFICE BOX 61
PETALUMA, CA 94953-0061

January 9, 2020

Buffy McQuillen, Tribal Heritage Preservation Officer
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

RE: AB 52 Notification Scott Ranch Project
Petaluma, Sonoma County, CA
(APN 019-120-140, and -141)
SCH No: 2004072137

Mrs. McQuillen,

This letter provides notice, pursuant to Public Resources Code §2080.3.1(d), that the City of Petaluma is processing a development application subject to the California Environmental Quality Act (CEQA) and Assembly Bill 52. The City of Petaluma recognizes the importance of preserving tribal cultural resources and respectfully invites you to consult on and participate in the review process for this project.

Project Location: The Project Site is located on approximately 60 acres consisting of two parcels (APNs 019-120- 040 and -041) at the corner of D Street and Windsor Drive, City of Petaluma, Sonoma County, CA, 94952 (Attachment 1). The Project Site is located within the City of Petaluma's Urban Growth Boundary (UGB) and exhibits a General Plan Land Use Designation of Rural Residential, with a Community Separator overlay and a proposed City Park.

Project Description: The Scott Ranch Project consists of the Davidon Subdivision (28-Lot) Residential Project proposed by Davidon Homes and the Putnam Park Extension Project proposed by the Kelly Creek Protection Project (KCPP). The Davidon (28-Lot) Residential Project component would be restricted to approximately 15 acres of the project site, north of Kelley Creek, with 12 acres for the residences and approximately 3 acres of common open space. The Putnam Park Extension component would include multi-user trails north and south of Kelly Creek, connecting the existing barn complex on the east of the site to the existing Helen Putnam Regional Park. The barn complex would be restored and adapted for public use. An amphitheater, group picnic area and playground would be added nearby. A new trail parallel to D Street and up to three pedestrian bridges across Kelly Creek would be provided, as would two public parking lots, temporary and permanent restrooms, livestock fencing, infiltration basins and drainage features. This component would also restore Kelly Creek and tributaries and drainage features on the site. The Project also includes a 0.5 mile long trail segment within Helen Putnam Regional Park, which would connect from the western boundary of the project site to the existing trail network at Helen Putnam.

Community Development Department
11 English Street
Petaluma, CA 94952

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Fax (707) 778-4498
E-Mail:
cdd@cityofpetaluma.org

To Schedule Inspections
Phone (707) 778-4479

Planning Division
Phone (707) 778-4470
Fax (707) 778-4498
E-Mail:
petalumaplanning@cityofpetaluma.org

Project History:
The City has been processing an application for this project since 2004, after the City circulated a Draft EIR for a 93-lot residential project in 2013 and subsequently a 66/63-lot residential project in 2017, the project was modified and is now a joint collaboration that proposes a reduced residential development of 28 single-family residences and a public park with trail, public amenities and preserved open space that would occupy the main portion of the project site (approximately 44 acres).

Proposed Mitigation Measures:
There are known prehistoric resources in the project vicinity and as such the project site has an elevated potential to contain buried resources. Although the proposed project would limit development to 15 acres and the balance of the site will be largely preserved, there remains a potential to encounter unknown resources. As such the following measures have been identified and will be included in the DEIR.

1. Contractor and all subcontractors shall be informed by a qualified archaeologist on the legal and regulatory implications of knowingly destroying cultural resources including prehistoric artifacts and human remains.

2. A qualified archaeologist shall participate in the preconstruction meeting, shall monitor construction activities, and shall have the authority to preform full or spot check monitoring of subsurface construction, as well as authority to halt work if potential resources are encountered.

3. In the event that resources are encountered, the qualified archaeologist shall initial sampling and evaluate the resources. If found to be significant appropriate actions shall be taken including preservation and/or data recovery and coordination with the City and CHRIS.

4. In the event that human remains are encountered procedures mandated by Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA) shall be implemented. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent ("MLD") of any human remains.

Upon receipt of this notice, the Federated Indians of Graton Rancheria has thirty (30) days to request consultation pursuant to Public Resources Code §21083.3.1, 21083.3.2, and 21083.3. If the Federated Indians of Graton Rancheria provides the City of Petaluma with confidential information subject to Public Resources Code §21082.3(c), Government Code §6254.10, or Government Code Section §6254(r), we request that it be explicitly labeled and packaged to prevent inadvertent public disclosure.

If you have any questions and/or would like to request consultation, please contact me at 707-778-4556 or oervin@cityofpetaluma.org.

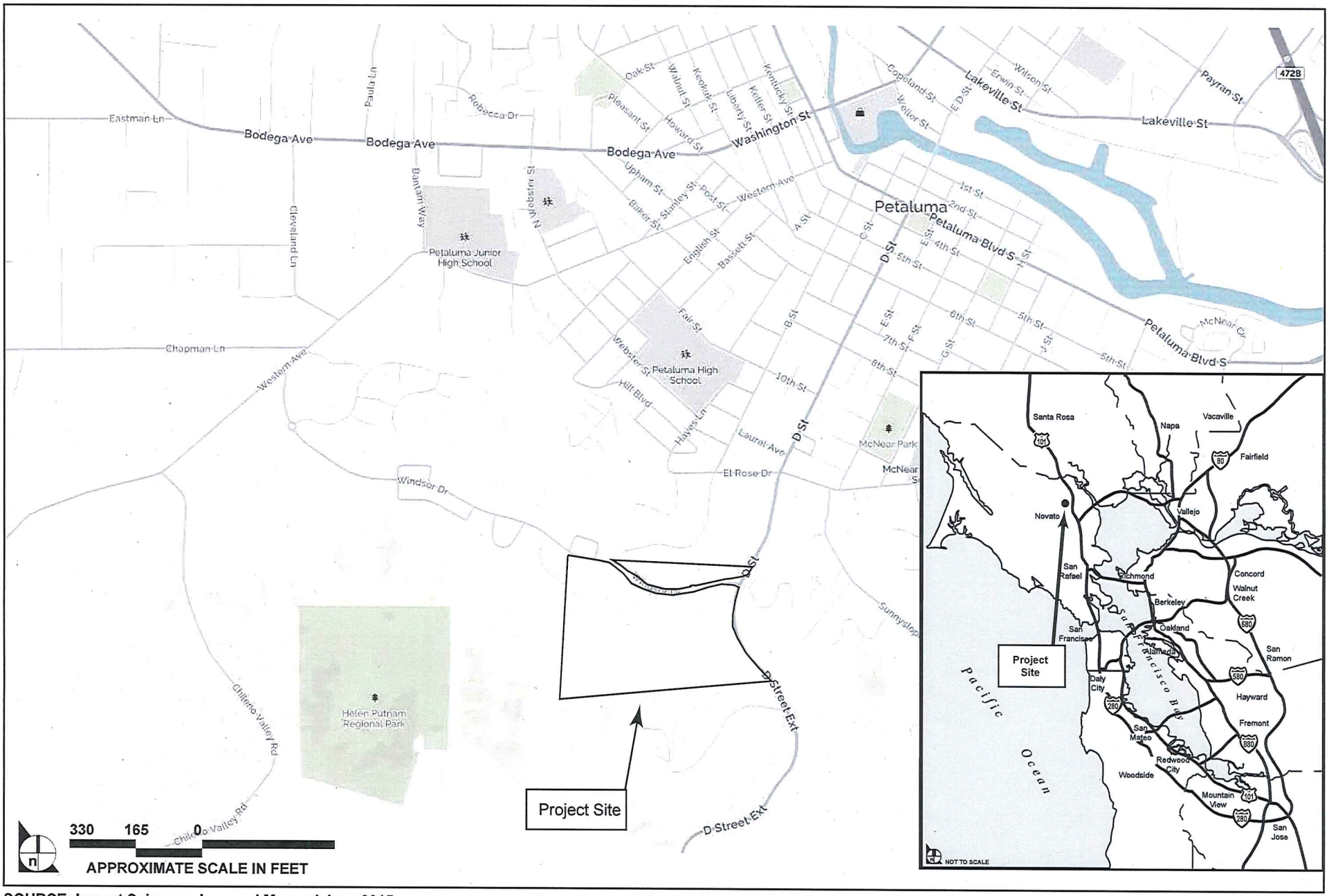
Olivia Ervin, Environmental Planner

Attachments:

Figure 1: Project Location and Figure 2: Scott Ranch

Cultural Resources Study (provided electronically)

Geotechnical Investigation (provided electronically)



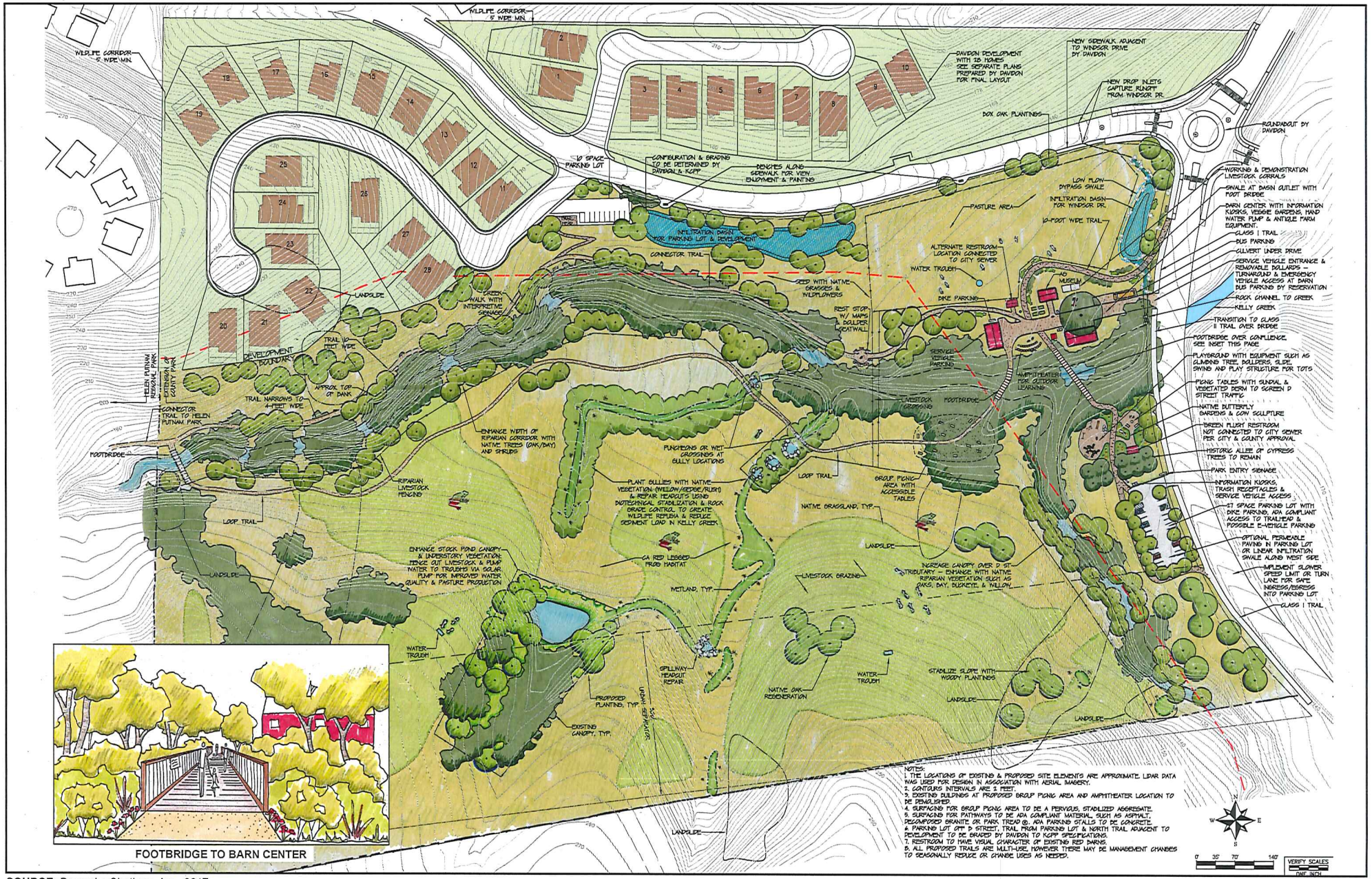
SOURCE: Impact Sciences, Inc., and Mapped, Inc., 2015

FIGURE 1

Project Location

IMPACT SCIENCES

1222.001•06/16



FOOTBRIDGE TO BARN CENTER

SOURCE: Prunuske Chatham, Inc., 2017

FIGURE 2

IMPACT SCIENCES

Putnam Park Extension Project Component Conceptual Plan

1222.01•10/19