

4.5 CULTURAL RESOURCES

INTRODUCTION

This section discusses the impacts the buildout of the proposed Wheatland General Plan Update would have on existing cultural resources in the area. The cultural resources analysis evaluates known prehistoric and historic uses in the study area, and the potential for existence of currently unknown heritage sites. Information used in this section is derived from the *City of Wheatland General Plan Update Background Report*.¹

Environmental review policies, in compliance with California Environmental Quality Act (CEQA) guidelines and county procedures, require that heritage resources be considered as part of the environmental assessment process. In compliance with CEQA regulations, a heritage resource evaluation was conducted for the Wheatland General Plan Update study area in order to analyze the potential impacts to extant heritage resources which could be affected by the adoption of the proposed general plan, and to determine what type of further study will be required in any given area during project level review. In order to accomplish this, the scope of the heritage resource evaluation is threefold: (1) to provide a broad overview of the history and prehistory of the Wheatland General Plan Update study area; (2) to conduct a literature search to identify existing heritage resources and provide a compilation of known heritage sites and their current condition (if known); and (3) to develop a sensitivity assessment of the study area based upon the expected likelihood of various locales to contain heritage resources. The cultural resources section presents the findings of this evaluation.

ENVIRONMENTAL SETTING

The following includes a description of the project location, and historical and cultural background of the study area.

Project Location and General Characteristics

Two distinct property types exist in the study area. The first includes developed land with maximum coverage located within the commercial/residential core area of the City of Wheatland. On these lots, the existing development style includes past excavation and substantial grading as well as nearly 100 percent land coverage. Development potential in these areas is limited to redevelopment of existing disturbed land. Some existing commercial and residential buildings date to Wheatland's early historic period. The second property type includes agricultural parcels. In most cases, these properties have also experienced surface and subsurface disturbance through land grading for agriculture/grazing purposes. However, these parcels for the most part retain original grades and native/introduced vegetation mixes. Cultivated fields, orchards, dirt trails and

roads, and ranch facilities are the typical disturbances found. These areas extend outward from the City's commercial/residential core.

The study area falls roughly between the Bear River on the south and Dry Creek on the north. Grasshopper Slough meanders through the central part of the study area. Unnamed remnant slough channels, shown on the USGS quadrant, may have also drained the area in times past. As part of flood control activities, the U.S. Army Corps of Engineers improved levees along the Bear River and Dry Creek. Water was diverted out of Grasshopper Slough into Dry Creek. Residents remember that Grasshopper Slough was a major watercourse before this diversion. The land forms a level floodplain of the Dry Creek-Bear River valley. The City of Wheatland occupies an upland erosional remnant between the Bear River and Dry Creek. The general study area borders a rise along the old channel of the Bear River on the south. Hydraulic mining debris clogged the channel between the 1860s and 1880s, and the sediments pushed the main channel approximately ½ mile to the south, where it remains today. The old channel is currently under orchard cultivation. Large portions of the project area are within the 100-year flood zone of the Bear River and Dry Creek. Prior to hydraulic mining, the Bear River may have been able to carry peak flows. Even prior to levee reconstruction along the Bear River, the downtown core of Wheatland largely escaped historic flooding, which often inundated the immediate surroundings (Neyens, personal communication 1996).

Geologically, the area is covered by the Mehrten Formation, a late Miocene-early Pliocene volcanic mudflow. Soils within the study area are a somewhat poorly drained reddish-brown gravelly clay loam, known as Wyman loam (Herbert and Begg 1969). This soil series is part of the Redding and Corning association, which consists of gravelly and cobble material containing a high percentage of quartzite and chert gravels. The soil has poorer drainage than is typical for the Wyman series, due to the adjacent streams and an intermittent high water table (Herbert and Begg 1969). These soils are rich and highly favorable for the cultivation of most crops.

The study area falls within the Great Central Valley or Lower Sonoran Zone (Storer and Usinger 1971). The dominant overstory species within the project area are valley oak (*Quercus lobata*) and willow (*Salix* spp.). Blackberry (*Rubus vitifolius*) and other riparian species occur along Bear and Dry Creeks, Grasshopper Slough, and other remnant slough channels. Grass cover consists of annual grasses such as wild oats (*Avena* spp.), brome grasses (*Bromus* spp.), and fescue (*Festuca* spp.). Other species such as common mullein (*Verbascum thapsus*), star thistle (*Centaurea solstitialis*), and plantain (*Plantago lanceolata*) are common in the area. The grass cover is dense during the winter and early spring, but dries up rapidly after the wet season. The seeds, leaves, stems, roots, and fruit of many of these plants served a multitude of subsistence and utilitarian purposes to prehistoric occupants of this area.

Much of the rural study area is currently in agricultural (crop) production. Nearly half of the land within the study area boundary consists of walnut and almond orchards. The other half of the study area is mostly cultivated. A small percentage of the study area

acreage lies fallow in grass and annual weed species. Undeveloped portions are used as a nesting and hunting area for several species of waterfowl, birds, and small mammals.

Pre-History

Wheatland falls between regions with established archaeological sequences. Accordingly, the principal cultural chronology for the lower Yuba County region is drawn from cultural chronologies developed for three neighboring localities; (1) Sacramento Valley/Delta, (2) Lake Tahoe, and (3) the western Sierra foothills, namely Bullard's Bar, Park's Bar, Garden Bar, Lake Oroville, Beale Air Force Base, and Lincoln/Roseville. Current chronologies and the cultural entities to which they relate still require considerable refinement and study. Archaeological affinities of the lower Yuba County region to one or more of these archaeological sequences is presently unclear. To date, little progress has been made toward reconciling regional archaeological records.

Tahoe Sierra Archaeological Sequence

The archaeology of the north-central Sierra region was first outlined by Heizer and Elsasser (1953) in their study of sites located in Martis Valley in the Truckee-Tahoe Basin. Subsequent research within the Tahoe Sierra has produced a more detailed picture and revision of the region's cultural history. A broad view divides the prehistory of the Sierra Nevada and adjoining regions into intervals marked by changes in adaptive strategies that represent major stages of cultural evolution. At the regional level, in the Tahoe Sierra for example, finer grained archaeological phases divide local prehistoric sequences.

Lincoln/Roseville Area

Other investigations in the lower foothill/valley edge region have identified a similar assemblage of "Martis-Like" artifacts, namely along Dry Creek and along Auburn Ravine in the vicinity of Lincoln and Roseville, with sites dating back to 500 B.C. Recent test excavations within the Twelve Bridges Project near Lincoln suggest use of the area as early as 2,500 years ago (Late Martis/Middle Horizon period) up until the time of historic contact and/or the malaria epidemic of 1833. Direct evidence of post-contact use or occupation at the investigated sites does not exist. Preliminary conclusions drawn from archaeological investigations in the Twelve Bridges Project suggest seasonal use and/or occupation by groups with closer affinities to foothill/mountain groups than Central Valley groups.

Bear/Yuba River Area

Between 1984 and 1985 archaeological, ethnographic, and historical research was conducted in the area of the proposed Garden Bar Reservoir, along the lower Bear River in Nevada and Placer counties. Specific chronology was not established for this area but valuable archaeological data were collected.

In 1975, California State University, Sacramento conducted extensive archaeological and ethno-historical investigations within the area of the proposed Marysville Lake Project, situated in the Sierra Nevada foothills in the vicinity of Parks Bar on the Yuba River. Numerous prehistoric sites were recorded, and an ethnographic study of the northern Hill Nisenan was produced.

The finding of Windmiller type/Early Horizon artifacts at CA-Sut-23 on the Bear River southeast of Wheatland represents the time period between 3,000 and 4,000 years ago in this portion of the Central Valley fringe. The presence of manos and pitted petroglyphs indicate that some Windmiller-related peoples visited the vicinity of what is now Beale Air Force Base during earlier times.

Ethnological Background

The study area is within the territory once claimed by the Valley Nisenan, or Southern Maidu, a Penutian-speaking central California group. Their traditional homelands once included the lower drainages of the American, Yuba and Bear Rivers, and the lower reaches of the Feather River. The Hill Nisenan had settlements higher up in these drainages. The Nisenan were the southernmost of the three Maiduan divisions, inhabiting the northeastern half of the Sacramento Valley and the adjoining western slopes of the Sierra Nevada.

Nisenan groups in the valley tended to define themselves by stream systems, and native communication often followed these waterways. In the foothills and mountains, the major drainages became formal or informal boundaries, with the land in between forming the districts. The Placerville District is between the Cosumnes River and the Middle Fork of the American River, the Auburn District between the Middle Fork of the American River and the Bear River, and the Nevada City District between the Bear River and the Yuba River. The Nisenan recognized several political divisions within their territory. One such center was at the mouth of the Bear River, including the valley drainage of the Bear and a stretch of the Feather River. The Bear River may have been a potential boundary. In *Overland Monthly*, Powers wrote: "As you travel south from Chico the Indians call themselves Meidoo, until you reach the Bear River; but below that it is Neeshenam, or sometimes Mana or Maidee, all of which denote men or Indians."

Named ethnographic villages occur in the vicinity of Rocklin, Lincoln, Loomis, Horseshoe Bar, Newcastle, and near Auburn, and along the upper and lower reaches of the Yuba River. Kroeber lists no villages along the lower reaches of the Bear River. None have been formally located for Wheatland and its environs. Wheatland residents report an "old Indian burial ground" located at McCourtney Crossing, now covered most of the year by water from Camp Far West Reservoir. Dorothy Boom, granddaughter of early Wheatland pioneer Leona Scott Dam, occasionally fed biscuits to visiting groups of Indians in the 1800s. Grace Nightengayle notes that her family once hired Indian shepherders on their foothill ranch east of Wheatland. She recalls that most Indians during these early times lived along the Yuba River, nearer Marysville. Many died of smallpox; their bodies are now buried deep within the Yuba River gravels. Apart from

these accounts, no other evidence of Native American use of the immediate project vicinity has been reported.

Major villages known as *Lelikian* and *Intanto* are recorded as being located upstream of Wheatland along the Bear River. These people traded and visited with the Indians of the Forest Hill Ridge and used this ridge route to cross the Sierras to trade with the Washoe. Named villages along the Yuba River were *Chiemwie*, *Onopoma*, and *Panpakan*. Adjacent to the confluence of the Yuba and Feather Rivers were the villages of *Yupu* and *Taisida*. Other major Valley Nisenan settlements are recorded at *Pit chi ku* (Roseville), at *Ba ka cha* (Rocklin), and at *Ba mu ma*, a salt spring near the town of Lincoln. (Littlejohn 1928:34; Wilson and Town 1978:388).

Hill and mountain Nisenan winter villages were located on ridges adjacent to streams or on flats along the rivers, often between the 1,000 and 2,000 foot level, out of the fog belt and with a southern exposure. These villages were generally smaller than those of the valley people, and during certain periods of the year, many families lived away from their main villages while they engaged in subsistence activities. Every part of their territory was within one or two days' journey from the winter village; thus, it was possible to have some winter movement to the valley floor or up into the mountains by small groups of hunters, families, or those who wanted to visit or trade.

Few villages occupied the valley plain between the Sacramento River and the foothills. Although both the valley and foothill people hunted and gathered there, the resource focus was along the edges of rich ecotones, either the rivers and the valley floor, or the valley floor and the foothills. The plains surrounding Wheatland fall in between these two rich ecotones. Low site densities were found in similar open and exposed terrain west of Lincoln. The lands at what is now Beale Air Force Base did not support a resource base that was critical to the survival of prehistoric peoples. The open exposed terrain along the western edge of the Sierra Nevada foothill region is very hot in the summer and very damp in the winter, thus limiting the amount of time most Native Americans would undertake subsistence activities there. Thus, it is not likely that Native Americans would have spent an appreciable amount of time in the area, instead retreating to villages and camps along the lower Yuba River to the north, and back into the hills to the east where they would find abundant shade, water, and protection from the wind and potential enemies. The availability of firewood may also have been a strategic factor in locating villages in the foothill oak woodland.

Nisenan villages consisted of from four to 12 separate dwellings, housing a nuclear or polygamous family, with the main cooperative or corporate unit being an informal bilateral "family". Several villages uniting under a single chief formed larger social organizations, called tribelets. Permanent semi-subterranean dwellings (*hu*) and a dance house (*kum*) were constructed at these year-round village sites. Seasonal camps were located along creeks, and temporary lean-to structures with some mud covering at the base were built.

In addition to village sites, daily activities were carried on at seasonal camps, quarries, ceremonial grounds, trading locations, burial grounds, task-specific sites for fishing, hunting, and gathering vegetable foods, river crossings, and battlegrounds. These locales were accessed by a network of trails. Major north-south trails along the margin of the foothills that were usable year round, as were other east-west trails along the natural levees of the stream courses.

As with most hunters and gatherers, vegetable food resources formed the subsistence baseline for the Nisenan. The Nisenan used a wide range of floral and faunal species, although they apparently made extensive use of only a small percentage of these. The least productive time of the year was late winter-early spring. The salmon run began in late spring. Roots were dug in the spring and were consumed raw, steamed, baked, or were dried for later use. Grass seeds were harvested in summer. Acorns became available in massive quantities in the autumn. An acorn diet was the hallmark of California Indians, and acorns were the primary staple for those groups who inhabited the foothills of the Sierra.

Nisenan population in pre-contact times is thought to have numbered around 9,000. Euro-American expansion into the Sacramento Valley during the 19th century initiated a series of changes, which proved devastating to Native American populations. In 1833, a great malaria epidemic that swept through the Sacramento Valley killed an estimated 75 percent of the Valley Nisenan population. The malaria seems to have been introduced by the Hudson Bay trappers in 1831-1832. The 1833 epidemic that decimated the Indians in the Central Valley played a major role in defining the post-contact land use pattern of the Indians of the region, as well as impacting the Euro-American economic development. By the end of the 1830s, over half of the original population was gone and the survivors were facing a time of great stress and the rapid destruction of their prehistoric way of life.

The malaria remained endemic, with frequent sharp local outbreaks until 1880, afflicting both the remnant native populations and the early settlers, namely military personnel at Camp Far West and mining camps of the Sierran foothill region. Wilson has suggested that the few Valley people surviving the epidemic joined the Hill bands with villages at higher elevations. As the known season in which the illness could be contracted is the late spring to early fall months, June to September, Indians returning to the Wheatland area during this time would risk contracting the disease. With the discovery of gold and the subsequent influx of a large Euro-American mining population after 1849, Maidu numbers were further reduced by disease and genocide. Surviving individuals were ultimately forced to permanently vacate their ancestral homes.

Valley and Hill Nisenan groups were culturally, linguistically, and presumably ethnically related, but there seems to be a separation of the Valley Nisenan and the Foothill Nisenan near the edge of the valley where the foothills start. Social and religious ties in the valley were stronger to the north and west along the rivers than to the east. Territory disputes and resource competition prevailed between the valley peoples and the foothill peoples. The valley peoples tended to interact socially and economically more with non-Nisenan valley peoples such as the Patwin, who lived on the western side of the Sacramento

Valley, than with the Hill Nisenan. They were more oriented to the Sacramento, American, Yuba, Feather, and Bear Rivers on the valley floor. Their large villages with rich and complex cultural characteristics are usually found along these watercourses. For example, Nisenan in the Roseville-Rocklin area seem to have been more influenced by the Valley Nisenan, while groups in the Loomis Basin fall into the Auburn-foothill sphere. Similarly, Hill Nisenan peoples were more likely to have close relations with surrounding non-Nisenan hill and mountain peoples, including the Konkow, Mountain Maidu, Washoe, and Sierra Miwok. Valley flooding created tule forests, ponds and swampy areas, and helped insulate the edge of the foothills from the river peoples, at least until summer.

Historical Background

Early Explorations

In 1769, the Spanish government sent Father Junipero Serra into present-day California to establish missions among the Indians. The California Indian population plummeted during the mission period, and their lands came under Spanish ownership. Seeking more native souls to replace those in the coastal areas who had died, the Spanish began to explore the Central Valley. Expeditions led by Gabriel Moraga in 1808 and by Luis Arguello in 1821 crossed portions of present day Yuba County. While no Nisenan were removed to the missions, it is believed that they did harbor escaped missionized Indians.

Throughout the 1820s and 1830s, trappers visited the Wheatland area from the Hudson's Bay Company and American Fur Company, exploiting beaver and other fur resources. These and other trappers set up temporary camps in Nisenan territory and relationships were friendly. John C. Fremont explored the area in 1846.

Early Settlement

California came under Mexican rule in 1822 when Mexico became independent of Spain. As British and Americans were allowed to become Mexican citizens, they acquired large tracts of land granted to them by Mexico and initially dominated the business and commercial affairs of the region. Land in California was first granted by Mexican governors. John Sutter initially established land holdings that included much of what is now Yuba County. Sutter owned more than Mexican law permitted; therefore, he sublet parts of his estate to other settlers. In 1844, a Mexican who had been in the employ of Sutter, Don Pablo Gutierrez, obtained a grant of five leagues on the north side of Bear River, now known as the Johnson grant. The land grant, dated December 22, 1844, was first known as Rancho de Pablo, for Pablo Gutierrez, the grantee. Wheatland falls within the center of this land grant. During 1844, Gutierrez built an adobe house at the place afterwards called Johnson's Crossing, located about three miles east of Wheatland. Gutierrez was killed in 1844-45 in the Micheltorena campaign and his grant was sold at auction by Sutter, the magistrate of the region. The land was purchased for \$150 by William Johnson and Sebastian Kyser, who settled there the same year. After the

purchase, the grant was divided, with Johnson taking the east half and Kyser the west. In 1846 they built an adobe house a short distance below the crossing.

For several years after 1845 Johnson's Ranch was well known as the first settlement reached by the overland immigrants after crossing the Sierra and is considered to be the end of the Emigrant Trail. Here immigrants rested and obtained supplies. In 1847 it was the base from which survivors of the Donner Party were rescued. Sebastian Kyser served as a member of one rescue party. Among those rescued was 16-year-old Mary Murphy, who met Johnson and married him that June. She divorced him that same year and married Charles Covillaud, another immigrant who visited the Rancho. Her name was given to the new town of Marysville that Covillaud laid out in 1849-50.

By 1849 there were a number of settlements along Bear River established by people engaging in mining, the livestock trade, trading post, sawmills, hotels, cutting hay, and raising cattle. Johnson's Crossing provided a way station for teams engaging in hauling freight from Sacramento to the northern mines. Johnson's Crossing also became a stopping place for trappers, explorers, and travelers. In the year 1846 the Rancho was visited by various explorers and immigrants. John C. Fremont and Kit Carson camped at Johnson's Rancho in 1846. General Stephan Watts Kearney and his troops stayed at the Rancho in 1847. Traffic at Johnson's Crossing appears to have decreased to a point where in 1854 it was reported that the crossing was rarely used (Horn 1988:5). A chain of title to the Johnson Rancho is provided in Thompson and West's (1979) and Delay's (1924) county histories.

The Donner Party in Wheatland

For several years after 1845 Johnson's Ranch was well known as the first settlement reached by the overland immigrants after crossing the Sierra (Gudde 1974:158) and is considered to be the end of the Emigrant Trail (State of California 1976:139; 1982:159; *Wheatland News* 3/16/1973). Here immigrants rested and obtained supplies.

The Donner Party is the name given to a group of emigrants, including the families of George Donner and his brother Jacob, who became trapped in the Sierra Nevada Mountains during the winter of 1846-47. Nearly half of the party died, and the survivors were brought to the Johnson Ranch in Wheatland after being rescued in 1847. At the ranch they rested and restored their health before heading on to Sacramento. The Donner Party has become legendary as the most spectacular episode in the record of Western migration (Virginia Western, 2004).

Mining

Geologically, the Wheatland study area lies west of the Mother Lode, well away from the major gold mining region. In contrast to the richness of the Mother Lode region to the east and the placer deposits in the rivers to the north and south, mineral deposits within the region are limited to placer gold along the minor drainages and copper deposits in the foothills to the east.

The study area falls within the Wheatland (or Bear River) placer gold mining district. During the gold rush, placer gold was recovered from nearby creeks and streams. John Marshall discovered gold at Sutter's Mill, near present-day Coloma, in 1848. Soon afterwards, the gold rush began and the region became quickly populated with prospectors, entrepreneurs, and others seeking easy fortunes. After June 1848, miners began working the ravines east of Wheatland. By about 1851, a number of miners were working small bars on the Bear River, downstream from Camp Far West. In 1876 there was some dry washing of gold at Camp Far West, but little production.

Hydraulic gold mining began in California as early as 1853, and by 1857 it had become widely practiced in the Sierra Nevada. Sediments washed down from hydraulic mining sites in the Sierra Nevada altered the Bear River's pre-existing course near Wheatland for several miles, filling the river's original 25- to 30-foot deep channel and creating a new channel ½ mile south of the old bed. From 1866 to 1869, the Bear River almost ceased to run except on Sundays, the only day of the week on which water was not being used by the miners. Hydraulic mining was finally curtailed by a court order in 1884 because of the massive environmental damage it caused. Meanwhile, many settlements and much agricultural land had already succumbed to the effects of the mining industry. Many farmers were forced to move to higher lands. Along the Bear River, all the bottomland was destroyed except a small strip near Wheatland that had been protected by a levee constructed by A.W. VonSchmidt. This proved to be the protection that saved Wheatland and the adjoining lands.

Beginning in 1862, a brief copper rush occurred in the vicinity of what is now Beale Air Force Base. Spenceville housed a smelter which processed ore from the San Francisco Copper Mine. The Spenceville copper mines in Nevada County shipped their product, copper cement, out of Wheatland. Copper was also extracted from mines at Dairy Farm and Valley View near the community of Sheridan. Another copper mine operated near McCourtney Crossing, also in the Spenceville area.

Bucketline and dragline dredging was carried on to a limited degree in the creek channels east of Wheatland. Soon after the turn of the century, Wendel Hammond operated an unprofitable and short-lived bucketline dredging enterprise along the Bear River. During the 1930s, dragline dredges were operated in some of the ravines by outfits such as the Bear River Mining Company. Dredging also occurred from the late 1930s until 1942 on the Horst Ranch. During 1936-37, Wells sampled ground for its potential gold content in the vicinity of Wheatland; low yields did not warrant further mining.

Transportation

Roads

Travel along the Emigrant Trail during the 1840s and the discovery of gold in 1849 brought thousands of people through the Wheatland region. Some of these travel routes are depicted on early maps of Johnson's Rancho and early General Land Office (GLO)

Survey Plats dating from the 1850s. Of special mention is the Sacramento and Nevada Road, shown on the 1856 GLO plat as trending northeast-southwest through the study area. The Spenceville Road (Wheatland-Smartville Road) accessed Johnson's Rancho and Camp Far West. The Wheatland Road accessed communities west of Wheatland. A number of other secondary and tertiary roads are shown on early USGS quad maps (1949 and 1953) as crossing through the study area, including State Route 65. State Route 65 was elevated during the 1930s. Neyens describes early routes to Marysville, Lincoln, and Nicolaus through the study area:

“Roads to Marysville and to Lincoln or to Nicolaus were not in the same location they are today. To go to Marysville before 1915 you had three routes. You could go out Wheatland Road to Oakley Lane, down Oakley Lane to Bradshaw Road, up Ostrom Road to Ostrom Station and then on in to Marysville. Or you might go up Jasper Lane to Ostrom Road and on in. The other route took you out Oakley Lane to Dairy Road and up to Forty-mile Road from the Plumas School. To travel to Sheridan you would go out Malone Ave., cross the Bear River and head toward the old Brock Ranch in Sutter County, turn and go toward Sheridan; or you could continue on past the Brock Ranch to the old road into Lincoln.

The main route between Wheatland and Sacramento was the old county road along Malone Street. In the 1930s the route was changed over to D Street.”

Railroads

The original line of the California Central Railroad (also known as the California and Oregon Railroad, Southern Pacific Railroad, and now Union Pacific [UPRR]), transects through the heart of the study area, bisecting the City of Wheatland with the main business district formed around the depot. The railroad commenced construction of a line from Folsom to Marysville in 1858, and by 1861, track was laid as far as Lincoln. The terminus was changed to Wheatland in 1866 and stage and teaming business was transferred there also. Around that time, the railroad's name was changed to California and Oregon Railroad, and by 1879 it went under the title of the Oregon Division of the Central Pacific Railroad.

The building of the California Central Railroad northward from Folsom did away with staging and teaming up and down the Sacramento Valley. Millions of dollars of freight passed through the Wheatland depot before it was torn down in 1960. Freight was brought to Wheatland on the railroad and then transferred to wagons with huge teams of horses to be transported to Spenceville, Smartsville, Rough and Ready, Grass Valley, and other mountain towns. The merchants in the City of Wheatland brought large loads of supplies to Wheatland by railroad, as this was the shopping center for the Erle districts and the foothill area between the Yuba and the Bear Rivers. As an example of business done by the rail line, the freight hauled in 1878 was 11,984 pounds forwarded from Wheatland and 6,295,590 pounds received from Wheatland. The line hauled more than

freight. At the turn of the century seasonal hop workers arrived and departed by train, as special trains were scheduled to carry migrant workers. When the agricultural industry switched to peaches, the Wheatland depot was a leader for produce shipment. The depot closed in 1957 after 75 years of operation.

Settlement

Placer gravels along the lower reaches of the Bear River were not very productive and the Wheatland area was more suited to those industries supporting gold mining. Located adjacent to major routes to the gold fields and falling within a favorable climatic zone, the area quickly became a center for farming and ranching.

Claude Chana was one of the earliest farmers along the Bear River. Chana worked as a cooper for Sutter and then left for the gold fields. He discovered gold in Auburn's Ravine, the second major gold discovery. Chana returned to the Wheatland area and invested his mining profits into vineyards, orchards, and gardens along the Bear River. Chana erected the earliest grist mill in Yuba County, using the river for water power. His holdings were ruined by mining-induced floods along the river. Chana lived in the district until his death in 1882. He is buried in the Wheatland Cemetery. The Wheatland parlor of Native Daughters of the Golden West has marked his grave, and there are statues of Chana in Auburn and Colfax.

Another unsuccessful attempt to establish a community on Johnson's Rancho along the Bear River near Johnson's Crossing occurred in 1849 when lots were laid out for the town of Kearney. The town was never settled.

Another settlement, Kempton's Crossing, was successfully established along the Bear River southeast of Wheatland in 1849. In that year, a miner named Robinson settled on the Bear River and established a river crossing. A crude bridge was constructed in 1850. In 1852, Nathan Kempton took a section of land on the river and raised and cut hay. The community developed into a prosperous town until it was plagued by flooding in the early 1860s caused by hydraulic mining upstream. The river widened and became shallower, completely flooding the town in 1874. The ending of Kempton's Crossing signaled the beginning of the City of Wheatland. Residents abandoned Kempton's Crossing and relocated to nearby Wheatland. The entire life span of Kempton's Crossing covered a period of not more than 30 years.

The town of Wheatland derived its name from the vast amount of wheat grown in the vicinity in its early history, which was shipped by rail from that point. (Delay 1924:199; Gudde 1974:362). The town was often referred to as "Four Corners," due to its proximity to the junction of Yuba, Sutter, Placer, and Nevada counties. The Wheatland Post Office was established at Johnson's Ranch in Sutter County on November 21, 1853 and was moved to a Yuba County location in 1866. In 1866 the Central Pacific Railroad was completed to Wheatland and a post office was established. That same year the town was surveyed and laid out by George Holland. The chain of title to the town lots is

enumerated in Thompson and West's and Delay's county histories. Neyens has produced a detailed history.

The first building in the town was a saloon. A store, blacksmith shop, hotel, and a few residences were constructed in the first year. Not until 1871-72 did the sale of lots boom. The town incorporated in 1874.

At the time of incorporation in 1874, the population was 900, 300 of which were Chinese. Most all Chinese came as workers on the railroad. They worked in support industries (laundries, restaurants) and later were employed as hop workers. A thriving Chinatown existed from the 1860s through the early 20th century. Anti-Chinese sentiment forced its relocation several times. The center of the Chinese burial rite was a ceremonial pyre near the Wheatland Cemetery, where final meals were cooked for the deceased. The Chinese were buried nearby until they could be shipped back to China for final internment.

Thompson and West in 1879 described Wheatland as a "flourishing" town situated in East Bear River Township. By 1879 Wheatland supported a railroad depot, warehouses, a flour-mill, winery, lumber yard, numerous hotels, stores and shops, a bank, one newspaper, post office, Well Fargo & Co. express office, a city hall, Odd Fellows Hall, churches, a school, and about 80 dwellings. The Wheatland telephone exchange was one of the first in California, commencing service in 1893, 17 years after Alexander Graham Bell patented the telephone. Wheatland's telephone service boasted of being the "best in the state." By 1900 the population of Wheatland had reached 1,000 and the City included milling and grain warehouses, livery and feed stables, downtown stores and SPRR depot, bank, newspapers, churches, schools, hotels, and a theater. The town suffered three disastrous fires, one in 1880, another in 1898, and another in 1903.

Wheatland's first subdivision was built in 1953 when Charles Nichols developed his property bordering the northeastern part of the City. Ten homes were built in the first project that led to the first housing development within the City of Wheatland. The City's rate of commercial and residential development has been slow relative to the growth rates of nearby areas such as Marysville/Yuba City and particularly south Placer County. Over 78 percent of the City's housing was built prior to 1960 and only 14 percent has been built since 1975. The rate of development is expected to increase significantly as a result of the *1990 Specific Plan*. The *1990 Specific Plan*, if fully built out, will provide an additional 850 housing units, the vast majority of which are single-family units. The plan also allocates approximately 15 acres of land for commercial development along State Route 65.

Agriculture and Ranching

The Wheatland area was one of the first regions in Yuba County to be agriculturally developed, due to its rich land along rivers and creeks. Initially, the transient mining populations caused little interest in agriculture. Rather, all agricultural products were imported and fortunes were to be gained in the mines. However, after 1852, many failed miners turned to agriculture. Lands surrounding the present day Wheatland proved to be

fertile ground for early agricultural and ranching pursuits for vineyards, orchards, grain, and beef stock. Early settlers cut timothy grass and red clover that grew in abundance along rich river bottoms. Eli A. Harper settled on the Johnson grant in 1852 and cut hay where Wheatland now stands. Hay was hauled up to the mines in exchange for lumber. The chief crops were wheat, barley, potatoes, and hay. Grain (barley) was first harvested in 1852 below Camp Far West. Early on, Johnson and Kyser had a small field of wheat and Indians assisted in the harvest. Before 1855 there was not much wheat raised. However, when it was established that wheat could be shipped abroad without spoilage, the state focused on farming. The crops of wheat, potatoes, and barley grown between the early 1860s and the 1880s made Wheatland a trading center and a vital food supplier. Hops were the chief crop between the 1890s and 1920, when Wheatland was known for having the largest independently owned hop ranch in the world. During the 1930s and early 1940s, peaches overshadowed the hop industry. The peach industry has since given way to almonds, walnuts, and rice.

The bottomlands along the Bear River, Dry Creek, and Grasshopper Slough were especially fertile, as they were continually subject to flooding. Dry Creek and Grasshopper Slough were reported to be miles wide and the adjacent country was flooded to a depth of from one to four feet. In extreme instances, the downtown area was flooded, but usually floodwaters did not inundate the town.

Hop raising on a small scale was carried on in Yuba County in 1859. D.P. Durst planted the first hops in the Wheatland area in 1874. This ranch was the largest privately owned hops field in the world. Soon the hops industry caused Wheatland to be known as the “Hop Center.” Migrant workers throughout the region were drawn to Durst’s ranch. Indians from Nevada were also procured as hop-pickers. The Durst hop ranch was the scene of one of the first labor disturbances in California. In 1913, violence erupted at a meeting organized by the Industrial Workers of the World (IWW) to protest low pay and intolerable living conditions of the hops pickers. The confrontation ended in four deaths (there is a marker that still stands near the Hop Kilns just south of the City). The California state militia had to be called in to break up the riot, in which the sheriff, the district attorney, and two workers were killed. The organizers of the strike were convicted of murder and sentenced to life imprisonment. In the wake of this tragedy, the governor created a commission to investigate the condition of migratory farm laborers, and some reform legislation was passed. However, no substantive improvements occurred and influence of the IWW in the Central Valley waned. By 1925, Wheatland, then with a population of about 450, was listed as the second largest hops producer, employing 4,000 during harvest seasons. Later in the 1920s, frequent slumps in the hops commodity caused the landowners and growers to turn to fruit and vegetables with marked success. Fruit and nut orchards soon replaced hops in importance. Four abandoned kilns at the E. Clemons Horst Ranch and the Damon Estate are reminders of an exciting period of Wheatland history.

Military Activities

Camp Far West

Soon after the Donner tragedy, the U.S. government established Camp Far West; a military post located four miles east of Wheatland. The camp was established for the protection of American settlers in the Yuba region. Camp Far West was located on the Bear River and occupied one square mile on the north side of the river, in addition to a strip of 200 yards on the south side. The camp was located a few miles east of the Johnson Rancho house, and was in operation between 1849 and 1852. Two companies of soldiers were stationed under the command of Captain Hannibal Day. The army post had many problems – short supplies, deserters to the mines, etc. Captain Hannibal Day lived out a miserable existence, being too much engrossed with fighting malaria and like ailments to give much aid in protecting settlers against hostile Indians, which was the designated purpose of the post. “In common with the whole Sacramento Valley, this post is very sickly from June till October.” Evidence of the old log fort, barracks, and officers quarters remains do not remain today, but the site has been marked by the Native Sons of the Golden West.

Beale Air Force Base

In 1942, the U.S. government selected 86,000 acres of land in Yuba and Nevada counties for the establishment of an Army base, Camp Beale, seven miles east of Wheatland. Today, families of personnel at Beale Air Force Base (Beale AFB) rely on support services in Wheatland.

As part of the acquisitions to form Camp Beale, some 150 landowners relinquished their farms, houses, and ranch buildings to the War Department. These structures, spread out over the area between the communities of Linda, Smartville, Indian Springs, and Wheatland, were abandoned and many were dismantled by the government. With the formation of Camp Beale, the small communities of Erle, Waldo, and Spenceville declined. Camp Beale was used as a training base for armored and infantry divisions, as a personnel replacement depot, and as a German prisoner of war camp. Following World War II, the camp was declared surplus, and 70 percent of the buildings were removed. Remaining features constitute a potential National Register District.

Schools

The very first public school near the town of Wheatland was established in the kitchen of the Roddan home in the late 1850’s. Mr. Hollowman was the teacher and held school one term. The Hugh Roddan home at that time was located on Oakley Lane near Wheatland Road. The first official school house was constructed in 1879. Addition information on Wheatland’s school system can be found in Chapter 4.13, Public Services.

Edward P. Duplex

Another significant event in Wheatland's history was the inauguration of Mayor Edward P. Duplex in 1888. Mayor Duplex was the first African-American man to be elected mayor of a western United States city. His barbershop still stands today on Main Street in downtown.

REGULATORY CONTEXT

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources that could be affected by actions that they undertake or regulate. The National Environmental Policy Act (NEPA), National History Preservation Act (NHPA) and California Environmental Quality Act (CEQA) are the basic federal and state laws governing preservation of historic and archaeological resources of national, regional, State and local significance.

Federal Regulations

Federal regulations for cultural resources are governed primarily by Section 106 of the NHPA of 1966. Section 106 of NHPA requires Federal agencies to take into account the effects of their undertaking on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties" are found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites which are determined eligible for listing on the National Register of Historic Places. The criteria for determining National Register eligibility are found in 36 CFR Part 60. Amendments to the Act (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provision for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or if it uses federal money.

State Regulations

Historical resources are recognized as part of the environment under CEQA statutes and guidelines (Public Resources Code sections 21001(b), 21083.2 and 21084.1; and section 15064.5 of the CEQA Guidelines). CEQA requires lead agencies to carefully consider the potential effects of a project on historical resources. Properties of local significance, including those identified in a local historical resource inventory, are presumed to be significant for the purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC sections 5024.1, 14 CCR section 4850).

Section 15064.5 of the CEQA Guidelines specifies criteria for evaluating the importance of cultural resources. Any object, building, structure, site, area, place, record, or

manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource (Public Resources Code section 5020.1). A resource may be considered to be “historically significant” if it meets the criteria for listing on the California Register, including:

- The resource is associated with events that have made a contribution to the broad patterns of California history;
- The resource is associated with the lives of important persons from our past;
- The resource embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important individual or possesses high artistic values; or
- The resource has yielded, or may be likely to yield, important information in prehistory or history.

Integrity is the authenticity of the historical resource’s physical identity as evidenced by the survival of characteristics that existed during the resource’s period of significance. The property must meet at least one of the criteria as described above and retain enough of its historic character or appearance to be recognizable as an historical resource and also to convey the reasons for its significance. Integrity is evaluated with regard to the aspects of location, design, setting, materials, workmanship, feeling, and association.

CEQA also applies to effects on archaeological sites. When a project will impact an archaeological site, the lead agency shall determine if the site is an historical resource as defined above. Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications, such as the series produced by the Governor’s Office of Planning and Research (OPR). The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associates and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains.

California Historic Register

The State Historic Preservation Office (SHPO) also maintains the California State Register of Historic Resources (CRHR). The CRHR, or California Register, is an authoritative guide to the State’s historical resources and to which properties are considered significant for purposes of CEQA. The California Register includes resources listed in, or formally determined eligible for listing in, the National Register of Historic Places, as well as some California landmarks and Points of Historical Interest. The

California Register can also include properties designated under local ordinances or identified through local historical resource surveys.

Even if a resource is not listed in or determined eligible for listing in the California Register, is not included in a local register of historical resources, or is not identified in an historical resources survey, the resource can still be determined by a lead agency to be an historical resource. Any project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Local Regulations

The project involves establishment of goals and policies aimed at minimizing impacts associated with cultural resources in Wheatland. These applicable goals and policies have been included in the following impact discussions, where appropriate, in order to mitigate potential impacts.

Native American Consultation

Peak & Associates (2004) sent a letter to the Native American Heritage Society (NAHC) requesting a check of the Sacred Lands files for the plan area. Their reply indicates that there are no sites or traditional cultural properties listed. The NAHC provided a list of contacts of Native American groups and individuals who may have knowledge or concerns within the plan area. Letters have been sent to several of these groups; no replies have been received to date.

Little of the study area has been subjected to systematic survey and the short list of inventoried heritage sites may not reflect the true archeological sensitivity of the area. All locales designated for future development within the study area should be subjected to a heritage resource study involving archival research, an archeological field reconnaissance, pertinent architectural evaluations, and consultations with appropriate federal, State, and local agencies and/or Maidu representatives. In this way, the unique and varied heritage resource to be found within the study area can be incorporated into community planning studies, just like any other natural resource. Benefits result, as tourism is encouraged and real estate values in and around the historic district appreciate. The integration of the unique presence of the past into new construction ultimately enhances the opportunity, security, and economy of a community. A contemporary development which reflects the rich local heritage will not only stand apart as a tribute to local and regional historical events, but it may also greatly enhance its own economic base and marketing appeal.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

An impact to the cultural resources of the General Plan Update study area would be considered significant if any of the following conditions would potentially result from implementation of the proposed project:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- Cause a substantial adverse change in the significance of an archeological resource as defined in Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
- Disturb any human remains, including those outside of formal cemeteries.

Method of Analysis

Prior archaeological investigations indicate that the overall archaeological sensitivity of the general region ranges from low to high, depending upon the particular microenvironment. The potential exists for both historic and prehistoric heritage resources to be found virtually anywhere, even in areas thought to be of relatively low sensitivity. Areas of “non-sensitivity” for heritage resources do not exist within the study area. Overall, the study area is highly sensitive to contain historic resources and of low sensitivity to contain prehistoric resources. However, one prehistoric site is reported in the study area, consisting of a possible midden deposit reported to contain human remains. The site is the only known prehistoric site in the study area, and has been damaged by agricultural activities. The site was recorded in 1977 as CA-YUB-751.

Research entailed a general literature review of prehistoric and historic sources concerning the project area. Apart from a vehicular tour of the Wheatland study area, no archaeological field reconnaissance was conducted. Archaeological inventories on file with North Central Information Center at California State University, Sacramento (NCIC-CSUS) and the Northeast Information Center at California State University, Chico (NEIC-CSUC) were conducted in order to identify any recent properties listed on the National Register, state registers and other listings, including the files of the State Historic Preservation Office.

Pre-field research was also initiated with representatives of the Wheatland Historical Society and the City of Wheatland. The Wheatland Historical Society almost exclusively maintains detailed published and unpublished information on the history of Wheatland. Wheatland City Hall maintains an incomplete file of city documents (original ordinances and resolutions since ca. 1876); no historical maps are included in this collection. Peggy Luyster of the Yuba County Recorder’s Office prepared an 1874 map showing lot ownership in Wheatland (on file at Wheatland Historical Society). The Wheatland Historical Society, December 1909, also maintains Sanborn Map Company Fire

Insurance Maps for the City of Wheatland. Other regional historical organizations and museums contain general regional histories as well, but do not carry specific information on the history of Wheatland (Mary Aaron Museum, Marysville, Karen Burrow, Curator, personal communication 1996; Sutter County Historical Society, Yuba City, Julie Stark, Assistant Curator, personal communication 1996). Oral histories were collected from residents knowledgeable in local history. In addition to the official records and maps for archaeological sites and surveys in Placer, Sutter, and Yuba counties, the following historic references were also reviewed: the National Register of Historic Places Listed Properties and Determinations of Eligibility – (1990 plus updates), California Historical Landmarks (1990 plus updates), California Points of Historical Interest (1992 plus updates), and the Directory of Properties in the Historic Resources Inventory (HRI, June 1994). Other local histories and secondary sources consulted are listed in the Works Cited sections of the Peak and Associates report (see Appendix ? to Draft EIR). General county histories and general information on the regional history are on file with the Yuba County Library, California Room in Marysville (Robertson, personal communication, 1996).

Everett Smith, Maidu resident of Marysville, was formally retained under contract to address potential Native American concerns within the study area. In addition, members of the Native American Heritage Commission were also contacted.

Determinations of cultural and historical impacts were based on the above information and information from the *Yuba County General Plan: Environmental Setting and Background*¹, the *City of Wheatland General Plan Background Report*², and the California Department of Conservation.

Project-Specific Impacts and Mitigation Measures

4.5-1 Development associated with the proposed General Plan Update could cause a substantial adverse change in the significance of a historical resource.

A number of historical resources have either been formally designated as properties listed on the National Register of Historical Places (NRHP), State Historic Landmark (SHL), California Points of Historical Interest, and/or California Inventory of Historical resources. Figure 4.5-1 shows the locations of sites listed as Wheatland Historic Landmarks.

**Figure 4.5-1
Wheatland Historical Sites**



National Register of Historical Places:

- 1) Johnson Ranch and Burtis Hotel sites, (Samuel Mills Damon Estate on Spenceville Road, east of Wheatland). The commemorative marker describing the resource is located within Wheatland at Tomita Park;
- 2) Wheatland Masonic Temple, 400 Front Street.

State Historic Landmark:

- 1) Johnson's Ranch (SRL 493) is located east of Wheatland. The commemorative marker describing the resource is located within Wheatland at Tomita Park; and
- 2) Wheatland Hop Riot of 1913.

California Points of Historical Interest:

- 1) Johnson's Crossing Yub-005 (1/17/75), Samuel Mills Damon Estate on Spenceville Road, four miles from Wheatland;
- 2) Camp Far West Cemetery, Yub-006 (1/17/75), Vicinity of Wheatland;
- 3) Grace Episcopal Church, Yub-007 (1/17/75), 610, 3rd Street, Wheatland;
- 4) Muck Home, Yub-008 (1/17/75), 512 Main Street, Wheatland; and
- 5) Masonic Temple, Yub-009 (1/17/75), Front and Forth Street, Wheatland;
- 6) Chinese Cemetery and Funeral Pyre, Yub-0011 (12/22/75), Vicinity of Wheatland (marker laced by Wheatland Historical Society).

California Inventory of Historical Resources:

- 1) Camp Far West Cemetery, Yub-006 (1/17/75), Vicinity of Wheatland;
- 2) Durst House, Wheatland;
- 3) Grace Episcopal Church, Yub-007 (1/17/75), 610, 3rd Street, Wheatland;
- 4) Johnson's Crossing Yub-005 (1/17/75), Samuel Mills Damon Estate on Spenceville Road, four miles from Wheatland;
- 5) Johnson's Ranch;
- 6) Muck Home, Yub-008 (1/17/75), 512 Main Street, Wheatland; and
- 7) Masonic Temple, Yub-009 (1/17/75), Front and Forth Street, Wheatland;

Wheatland Historic Landmarks:

- 1) Wheatland Union High School, built 1961;
- 2) Wheatland Cemetery, founded 1870s;
- 3) Virginia School;
- 4) Elementary School Administration offices (former W.H.U.S. Shop/Agriculture and Library/Home economics buildings);
- 5) Bear River School (Westside), built 1955;

- 6) Old Highway-Hooper to D; east on 4th across railroad tracks; down Front to main; west on Main to Malone Avenue; over the old Bear River bridge;
- 7) First house in Wheatland, corner main and C, C. Holland, owner;
- 8) First store in Wheatland (Ziegebein & Co.);
- 9) Site of E. W. Streets Blacksmith shop, 400 Main, built 1866;
- 10) First hotel, built by Asa Raymond;
- 11) Site of City Hall and Hook 7 ladder Co.;
- 12) Chinatown after the 1898 fire; site of the Southern Pacific cattle Corral, 2nd Street;
- 13) Chinatown before the 1898 fire; now Sohrakoff Warehouse, 3rd Street;
- 14) E.E. Roddan house and lumber company;
- 15) Site of American Hotel, W.J. Carney Sr., proprietor; purchased 1886; destroyed in 1903 fire, rebuilt as Hotel Carney, 1904, and operated by the Carney family until 1958, 500 4th Street;
- 16) Rochdale Co-op; original owner, Dr. Melton, now Wheatland Food market;
- 17) Prior to 1898 fire, Bray hotel, capital Hotel; reopened as Elwood Hotel, 1902; purchased by W.J. Carney Jr. and operated as Hotel Wheatland, 1924-1957; present site of Bank of America;
- 18) Baun home, first electrically supplied house; now Rose home;
- 19) Miniature golf course, 1920s and early 1930s;
- 20) Site of City owned tennis courts;
- 21) Muck's hall and Opera House, 4th and state streets; moved to State street behind Smith's garage;
- 22) Oldest business in continuous operation, established 1888 as Duplex's Barber Shop, Edward Duplex, Proprietor, first Black mayor west of the Mississippi; now George's Barber Shop, 410 Main Street;
- 23) St. Daniel's Catholic Church, first built 1872-73;
- 24) First Christian Church, established 1880;
- 25) Grace Episcopal Church, established 1874;
- 26) Second high School, Hooper and Olive streets, established 1924-25 on L.W. McCurry property;
- 27) Armstead field, town baseball diamond and rodeo grounds on Roddan property;
- 28) Dr. D.P. Durst home;
- 29) Site of 1913 Hop Riot, a major dispute in early United States labor history (monument dedicated 8/3/1988 by the Camp far West parlor no. 218, Native Daughters of the Golden West, Wheatland Historical Society);
- 30) Site of the hop pickers camp;
- 31) Site of Claude Chana Winery;
- 32) Alexander's Dairy; John Furneaux's Dairy; now Webb's Mobile Home Park;
- 33) Flour Mill site;

- 34) Durst Ranch; E.E. Roddan Ranch; now owned by Keyes and gene Roddan;
- 35) Northeast of Olive Street; Dam Ranch; Nicholas Ranch;
- 36) Site of Harding Ranch; later Waltz property; settlers' Village;
- 37) Jones property;
- 38) First church, the Southern Methodist, built 1972; now Assembly of God;
- 39) Grammar school built 1902; high school added to second floor, 1907; demolished 1935 to erect Eastside School;
- 40) First Baptist Church, built 1914; Wheatland Civic Club dedicated February 1931; now Pioneer Hall, 4th and B Street;
- 41) Odd Fellows hall, destroyed in 1898 fire, rebuilt May, 1899; bought out by the Masons in 1948 and renamed the Masonic Temple;
- 42) Site of Farmers' Bank, incorporated October 10, 1874; later Bank of Italy, 1924; Bank of America, 1930; now Wheatland Auto Parts; and
- 43) Moore's Theater, burned early 1950s.

Even if a resource is not listed in, or determined eligible for listing in the California Register, or included in a local register of historical resources, or even identified in an historical resources survey, the resource can still be determined by a lead agency to be an historical resource. The Wheatland General Plan suggests a review of historical literature indicates that almost any area within the entire Wheatland study area may contain historical resources associated with early transportation and settlement, and agriculture and ranching.

As listed above, historical structures are most likely to be found within the built environments of Wheatland's downtown core. Although the western half of the commercial core contains generally newer structures, the eastern side contains the majority of historical structures in the Wheatland area. A number of original historical structures, which still embody characteristics of their earlier period of construction, remain. Furthermore, sites that no longer contain historic buildings may have preserved historic and/or historic subsurface remains.

The General Plan Update includes the following goals and policies, which seek to develop a systematic and comprehensive historic preservation program to ensure that Wheatland's historically- and architecturally-significant resources are preserved:

Goal 7.A To preserve and maintain sites, structures, and landscapes that serve as significant, visible connection to the city's social, architectural, and agricultural history.

Policy 7.A.1. The City shall establish a Historic Resources Inventory to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.

- Policy 7.A.2. The City shall seek to develop incentives for owners of historically significant income-producing buildings to have their buildings designated a City Historic Landmark.
- Policy 7.A.3. The City shall give highest restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.
- Policy 7.A.4. The City shall encourage the incorporation of natural resources such as land and water into historic sites and structures when they are important to the understanding and appreciation of the history of the site.
- Policy 7.A.5. The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.
- Goal 7.B To combine historic preservation and economic development so as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.
- Policy 7.B.1. The City shall consider waiving building permit fees and/or providing other appropriate incentives for owners of small properties with historic significance who are unable to benefit from other government programs for historic preservation and for historic preservation projects that provide low-income housing or essential city services.
- Goal 7.C To promote community awareness and appreciation of Wheatland's history and architecture.
- Policy 7.C.1. The City shall formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies.
- Policy 7.C.2. The City shall encourage Wheatland schools to integrate local architectural history into their curriculum.
- Policy 7.C.3. The City shall coordinate historic preservation efforts with other agencies and organizations, including the Yuba-Feather Historical Association and other historic societies.

Implementation of the goals and policies above would reduce the impact to a *less-than-significant* level.

Mitigation Measure(s)

None required.

4.5-2 Development associated with the proposed General Plan Update could cause a substantial adverse change in the significance of an archeological, or unique paleontological resource.

Development allowed by the proposed General Plan Update such as road improvements, utility corridors, and excavation associated with residential, or business development could result in the destruction or damage of unknown archeological, or paleontological resources. Because only a portion of the study area has been culturally surveyed, unknown significant archeological, or paleontological resources may be disturbed, particularly in areas along springs, creeks, and rivers, as future ground disturbance occurs in accordance with the proposed land use and circulation.

Far less is known about the Wheatland area prior to European settlement, and evidence of early native peoples who occupied the area is scarce; therefore, any artifact or information is therefore valuable. The intensity of prehistoric and historic human activities in this region increases the potential presence of a substantial number of yet undiscovered important heritage resources within the study area. Prior archeological investigations show an overall archeological sensitivity of the general region ranging from low to high, depending upon the particular microenvironment.

The Wheatland General Plan suggests a review of the ethnographic archeological literature indicates that short-term and single-task prehistoric sites related to animal, fish, and plant procurement, and processing, or to trekking activities, may occur within the study area. Isolated artifacts can occur in a wide variety of environments. Many other areas of California, which there is a significant body of archeological information, zones adjacent to creeks, rivers, and springs, are consistently considered to be of high archaeological sensitivity. Prehistoric encampments may occur on high ground along drainages, such as Bear River, Dry Creek, or Grasshopper Slough, though subsequent flooding, and inundation by mining debris may have either washed or buried these deposits.

Although studies at Beale Air Force Base suggest that the study area does not contain a large number of prehistoric sites or artifacts, archeological sensitivity within the study area cannot be ruled out.

The General Plan Update includes the following goals and policies regarding archaeological resources that might be disturbed by development activity:

Goal 7.D To protect Wheatland's Native American heritage.

Policy 7.D.1. The City shall refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory, Northwest Information Center, at Sonoma State University.

Policy 7.D.2. The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the Archaeological Inventory, Northwest Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix K of the *CEQA Guidelines*.

Implementation of the goals and policies above would minimize impacts to archeological or unique paleontological resources; however not to a *less-than-significant* level. The resultant impact would therefore remain ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the potential impacts to a *less-than-significant* level.

4.5-1 *In the event that any archeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease, and the City of Wheatland and a qualified archaeologist shall be contacted to determine if the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist.*

4.5-2 *Revise Policy 7.D.1 as follows:*

The City shall refer development proposals that may adversely affect archaeological sites to the North Central Information Center at California State University, Sacramento, and the Northeast Information Center at California State University, Chico.

4.5-3 *Revise Policy 7.D.2 as follows:*

The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the California Archaeological Inventory; North Central Information Center at California State University, Sacramento;

Northeast Information Center at California State University, Chico; conducting a site evaluation as may be indicated; and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist.

Endnotes

¹ City of Wheatland, Wheatland General Plan Update Background Report, July 2004.