

CULTURAL RESOURCES INVENTORY SURVEY

**Pine View Homes Development Project
circa 54-acres
Nevada County, California.**

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Prepared for

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ABSTRACT

This report details the results of an archaeological inventory survey for the proposed Pine View Homes Development Project involving ten separate and adjacent parcels totaling approximately 53.75-acres, and located adjacent to the north side of East Bennett Road, a short distance east of Golden Center Freeway, immediately adjacent to the Grass Valley corporate boundary, in Nevada County, California.

The proposed project would involve development of the majority of the land area for residential use (apartments and single-family homes), open space, and a smaller portion of the land area to be utilized as light industrial.

Existing records at NCIC document that all of the present APE had been subjected to previous archaeological investigation, and that one (1) cultural resource had been documented within the APE. An intensive-level pedestrian survey of the entire APE successfully relocated this one previously recorded. This resource, P-29-839, was previously determined, through a consensus of agencies, to not be eligible for either the National Register of Historic Places or the California Register of Historical Resources, due to the fact that the site had been subjected to intensive and extensive disturbance. Therefore, this resource is recommended not eligible due to a substantial lack of integrity. As such, no treatment is recommended for this resource.

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on January 13, 2022. The NAHC responded on February 2, 2022, indicating that a search of their Sacred Lands File was negative.

Based on the absence of significant historical resources/unique archaeological resources within the APE, archaeological clearance is recommended for the project/undertaking as presently proposed.

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ATTACHMENTS

APE Map.

Copy of Records Search from NCIC, File No.: NEV-22-4, dated January 14, 2022.

Consultation letter to the Native American Heritage Commission (NAHC).

Response from the NAHC.

Site record for P-29-839.

1. INTRODUCTION

Project Background

This report details the results of an archaeological inventory survey for the proposed Pine View Homes Development Project involving ten separate and adjacent parcels totaling approximately 53.75-acres, and located adjacent to the north side of East Bennett Road, a short distance east of Golden Center Freeway, immediately adjacent to the Grass Valley corporate boundary, in Nevada County, California.

The proposed project would involve development of the majority of the land area for residential use (apartments and single-family homes), open space, and a smaller portion of the land area to be utilized as light industrial.

Since the project will involve physical disturbance to ground surface and sub-surface components in conjunction with residential and light industrial development, it has the potential to impact cultural resources that may be located within the APE. In this case, the APE consists of approximately 53.75-acres. Evaluation of the project's potential to impact cultural resources must be undertaken in conformity with Nevada County rules and regulations, and in compliance with requirements of the California Environmental Quality Act of 1970, Public Resources Code, Section 21000, et seq. (CEQA), and The California CEQA Environmental Quality Act Guidelines, California Administrative Code, Section 15000 et seq. (Guidelines as amended).

Regulatory Context

The following section provides a summary of the applicable regulations, policies and guidelines relating to the proper management of cultural resources.

The California Register of Historical Resources

In California, the term "historical resource" includes "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (Public Resources Code (PRC) Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to PRC Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- (2) Is associated with the lives of persons important in our past
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- (4) Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)). The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the County Coroner has examined the remains (Section 7050.5b). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If

the County Coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the California NAHC within 24 hours (Section 7050.5c). The NAHC will notify the Most Likely Descendant. With the permission of the landowner, the Most Likely Descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the Most Likely Descendant by the NAHC. The Most Likely Descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource, even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA [CEQA Guidelines Section 15064.5(b)(2)].

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC 21074(c); 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described in the following text, these procedures are detailed in PRC Section 5097.98.

Native American Historic Cultural Sites

State law (PRC Section 5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the Native American Heritage Commission (NAHC).

In the event that Native American human remains or related cultural material are encountered, Section 15064.5(e) of the CEQA Guidelines (as incorporated from PRC Section 5097.98) and California Health and Safety Code Section 7050.5 define the subsequent protocol. In the event of the accidental discovery or recognition of any human remains, excavation or other disturbances shall be suspended of the site or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98 (14 CCR 15064.5(e)).

Scope of Work

Compliance with CEQA (and County rules and regulations) requires completion of projects in conformity with the amended (October 1998) Guidelines, including in particular Section 15064.5. Based on these rules, regulations and Guidelines, the following specific tasks were considered an adequate and appropriate Scope of Work for the present archaeological survey:

- Conduct a records search at the North Central Information Center of the California Historical Resources Information System and consult with the Native American Heritage Commission. The goals of the records search and consultation are to determine (a) the extent and distribution of previous archaeological surveys, (b) the locations of known archaeological sites and any previously recorded archaeological districts, and (c) the relationships between known sites and environmental variables. This step is designed to ensure that, during subsequent field survey work, all significant/eligible cultural resources are discovered, correctly identified, fully documented, and properly interpreted.
- Conduct a pedestrian survey of the APE in order to record and evaluate any previously unidentified cultural resources. Based on map review, a complete coverage, intensive survey was considered appropriate, given the presence of moderate archaeological sensitivity within the property. The purpose of the pedestrian survey is to ensure that any previously identified sites are re-located and evaluated in relation to the present project/undertaking. For any previously undocumented sites discovered, the field survey would include formally recording these resources on State of California DPR-523 Forms.
- Upon completion of the records search and pedestrian survey, prepare a Final Report that identifies project effects and recommends appropriate mitigation measures for sites that might be affected by the undertaking and that are considered significant or potentially significant per CEQA, and/or eligible or potentially eligible for inclusion on the National Register of Historic Places.

The remainder of the present document constitutes the Final Report for this project, detailing the results of the records search, consultation and pedestrian survey and providing recommendations for treatment of significant/eligible archaeological and historic sites. All

field survey work followed guidelines provided by the Office of Historic Preservation (Sacramento) and conforms to accepted professional standards.

2. Location, Environmental and Cultural Context

Location

The present APE incorporates ten separate and adjacent parcels totaling approximately 53.75-acres, and located adjacent to the north side of East Bennett Road, a short distance east of Golden Center Freeway, immediately adjacent to the Grass Valley corporate boundary, in Nevada County, California. Lands affected are located within a portion of Section 26 of Township 16 North, Range 8 East, as shown on the USGS Grass Valley, California, 7.5' Series Quadrangle (see attached *APE Map*).

Environment

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south band along the eastern portion of California. Two features of the Sierra Nevada distinctly characterize the terrain of Nevada County. The western third of the county is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east. The area extending from the Yuba County line to just northeast of the Grass Valley/Nevada City area is generally comprised of metavolcanic and granitic formations.

Biologically, the study area is located in a transition zone between the lower foothill elevations and the higher Sierra Nevada mountains. This transition zone is considered the Yellow Pine Belt (Storer and Usinger 1963). Because it is a transition zone, or ecotone, a variety of flora and fauna species occur in the area that typically occur at zones of either higher or lower elevations. As a transition area, the Oak Woodland Community in the Wolf Creek area is comprised of a number of specific habitat types (Holland 1986). The numerous habitats give rise to a wide variety of flora and fauna.

Various species of waterfowl routinely migrate through the Grass Valley area, including Canada geese, mallard, cinnamon teal, American wigeon, common goldeneye, bufflehead, and common merganser. As well, raptor species include red-tailed hawk, sharp-shinned hawk and American kestrel. Upland bird species such as California quail are also commonly observed in the area.

Terrestrial species include deer mouse, western harvest mouse, California meadow vole, Botta's pocket gopher, beaver, coyote, bobcat, and gray fox.

Prehistoric use and occupation focused on major surface water sources and other natural resource areas, with particular emphasis given to stream confluences and to ecotones created at the interface of foothill/valley lands, elements of which are located within and/or near the present study area.

Generally, environmental conditions within the region have remained stable throughout the past 8-10,000 years, although minor fluctuations in overall precipitation and temperature regime have been documented, and these may have influenced prehistoric patterns of land use and settlement.

The present project area is situated within gently to moderately sloping lands which have been subjected to ranching and farming over the past 150 years. Over the past three decades, both residential and commercial activities have intensified throughout the region.

Prehistory

Initial human entry into California occurred at the beginning of the paleo-Indian Period – between about 10,000 and 6,000 B.C. (Fredrickson 1974). Within portions of the Central Valley, fluted projectile points have been found at Tracy Lake (Heizer 1938) and around the margins of Buena Vista Lake in Kern County. Similar materials have been found to the north, at Samwel Cave near Shasta Lake and near McCloud and Big Springs in Siskiyou County. These early peoples are thought to have subsisted using a combination of hunting and lacustrine exploitation (Moratto 2004).

These early cultural assemblages were followed by an increase in Native population density after about 7,500 years ago. Archaeologically defined as the Lower Archaic Period (6,000 to 3,000 BC), the transition to a less specialized foraging strategy clearly coincides with a middle Holocene climatic change to generally drier conditions which brought about desiccation of many of the West's pluvial lakes. Hunting and gathering populations of this period were small, mobile groups that focused increasingly on diverse environmental settings. By the beginning of the Middle Archaic Period (from about 3,000 to 1,000 BC), the broad regional patterns of foraging subsistence strategies had given way to more intensive procurement strategies, manifest in part by the establishment of year-round use of select village sites which in turn were located along major waterways. One of the most securely dated of these Archaic assemblages in northern California is from the Squaw Creek Site located north of Redding. Here, a charcoal-based C-14 date suggests extensive Native American presence around 6,500 years ago, or 4,500 BC. Most of the artifactual material dating to this time period has counterparts further south, around Borax (Clear) Lake and the Farmington Area a short distance east of Sacramento. Important artifact types from this time period include large wide-stemmed projectile points and manos and metates.

Toward the end of this period, between about 1,000 BC and AD 100, sociopolitical complexity and the development of status distinctions appear, partially defining the Upper Archaic Period. Archaeological expressions within the northern and north-central Sierra Nevada during this period are defined as the Martis Complex, which maintained a hunter-gathering subsistence strategy and a high degree of mobility. Distinctive artifact types include manos and metates used for processing food, and relatively large, heavy projectile points and bifaces manufactured from locally available basalt.

Defining the Emergent Period, from AD 300-500 through AD 1,800, within both northern and north-central Sierra Nevada and Central Valley contexts, Penutian-speaking Native American peoples are thought to have arrived, including those (i.e., Nisenan) who occupied lands within and around the project area at the time of initial contact with European-American populations. Arriving ultimately from southern Oregon and the Columbia and Modoc Plateau region and proceeding down the major drainage systems (including the Feather, Yuba, Bear and American Rivers), these Penutian-speaking arrivals may have begun to displace the Martis populations, especially along the major river systems (Moratto 2004:303-304). Presumably introduced by these Penutian arrivals were more extensive use of bulbs and other plant foods, animal and fishing products more intensively processed with mortars and pestles, and perhaps the bow and arrow and associated small stemmed- and corner-notched projectile points (Ragir 1972).

Ethnography

The project area is located within territory occupied by the Nisenan at the time of initial contact with European Americans (Wilson and Towne 1978: Figure 1). The Nisenan are Native American peoples also referred to as “Southern Maidu” who occupied the drainages of the southern Feather River and Honcut Creek in the north, through Bear River and the Yuba and American River drainages in the south. Villages were frequently located on flats adjoining streams, and were inhabited mainly in the winter as it was usually necessary to go out into the hills and higher elevation zones to establish temporary camps during food gathering seasons (i.e., spring, summer and fall).

As with all northern California Indian groups, economic life for the Nisenan revolved around hunting, fishing and the collecting of plant foods. These people were very sophisticated in terms of their knowledge of the uses of local animals and plants, and of the availability of raw material sources that could be used in manufacturing an immense array of primary and secondary tools and implements. Unfortunately, only fragmentary evidence of the material culture of these people remains, due in part to perishability and in part to the impacts to archaeological sites resulting from later (historic) land uses (mining, timber harvest, and ranching).

Based on the results of previous survey work within the general and immediate area, the potential range of prehistoric site types included the following:

- Surface scatters of lithic artifacts and debitage associated with midden accumulations (sometimes including other surface features such as housepit depressions, mortar holes, petroglyphs), resulting from protracted occupation along stream channels, particularly where streams merge with one another.
- Surface scatters of lithic artifacts and debitage without midden accumulations, resulting from short-term occupation and/or specialized economic activities.
- Bedrock milling stations, including especially mortar holes, where suitable bedrock outcrops are exposed.
- Petroglyphs.
- Isolated finds of aboriginal artifacts and flakes.

As noted above, it was not expected that all of these site types would be encountered within the APE, but rather that these would be the most likely *types* to be encountered if any sites or features were identified at all.

Historic Context

Historic evidence exists to document that some of the Spanish and Mexican expeditions of the early 19th century may have come through and made brief stays within northern California. Gabriel Moraga's expedition was undertaken in 1806, with additional incursions occurring through the 1840's. European Americans began arriving in more substantial numbers in the mid-1820's, most notably with the trapping expeditions of Jedediah Smith.

The earliest documentation of Euro-American presence in the Grass Valley area was in 1846, when Claude Chana and a group of French immigrants passed through the region via Truckee Pass. In 1848, a group of pioneers passed through the region, south of the present project property, along what would become known as the Overland Emigrant Trail. Over the course of the next years, thousands of European Americans would travel this route, spurred on by the discovery of gold at Coloma in 1848, which initiated the Gold Rush of 1849.

In 1848, Jonas Spect discovered gold along the Yuba River downstream of the confluence between Deer Creek and the Yuba River (Wells 1880). This discovery spurred mining along the length of Deer Creek, moving upstream from the Yuba River.

During the summer of 1849, John Marshall panned a small amount of gold on Deer Creek in present-day Nevada City. In October of the same year, David Stump and two other prospectors from Oregon mined Wolf Creek near the sites of the Eureka and Idaho mines (Clark 1970).

In early 1849, the first settlement in Nevada County was established east of Smartville near Pleasant Valley to provide supplies for miners. In August 1849, a Dr. Saunders built a cabin on Badger Hill at the eastern edge of present-day Grass Valley, and shortly thereafter settlers began moving into the resource-rich region. A sawmill was established later that year, a post office, called Centerville, was established on July 10, 1851. On August 20, 1852, the name was replaced by the title Grass Valley.

Initial mining of the region was conducted almost entirely via surface placer techniques. Drift mining began in the 1850's and continued until about 1900. George McKnight discovered gold-bearing quartz at Gold Hill (several miles north of the present study area) in 1850, and shortly thereafter others made similar discoveries at Ophir, Rich and Massachusetts Hills. The Gold Hill and Allison Ranch were the leading lode mines during the 1850s.

The Gold Hill Mine operated between 1850 and 1857, and had a total production of \$4 million. Many other gold veins were discovered in the vicinity, the more prominent being at Massachusetts Hill, and the Eureka on Wolf Creek in 1861, while the Allison Ranch, North

Star, Empire and the Idaho were discovered by 1863. Of these latter, the most productive have been the consolidated North Star and Empire mines. These mines operated for more than a century, yielding over \$80 million. The longest vein extends for nearly two miles and the longest shaft extended nearly 7,000 feet, with 4,000 feet of vertical depth.

Mining activities slowed down during the Comstock rush between 1859-65, but regained momentum during the late 1860's. A more serious decline in gold production occurred in the 1870s, and by 1880 the Empire and Idaho mines were the only active mines in the region. In 1884, the North Star was reopened, and the North Star, Empire, Idaho-Maryland, Pennsylvania and W.Y.O.D. became highly productive. In 1887-1888, the New Brunswick Mine was operational, exhibiting a 20-stamp steam-driven mill, and was frequently described in the mining journals until 1941. From 1900 to 1925, the North Star and Empire were the largest producers, and by 1928, the North Star had a total output of \$33 million.

The riches of mining resulted in a substantial increase in the region's population. Consequently, transportation corridors expanded, ultimately resulting in the arrival of the railroad. On February 11, 1875, construction of the Nevada County Narrow Gauge Railroad (NCNGR) began with the objective of serving local towns, mines and the lumber industry. The line from Grass Valley to Colfax was completed in 1876.

On its 22-mile length, the NCNGR carried passengers and freight across truss bridges spanning Greenhorn Creek and the Bear River. The railroad also traveled through two tunnels, one at Town Talk and the other between Grass Valley and Colfax. Though passenger service was discontinued in May 1938, the line did not cease operations until May 1942. The coming of age of the automobile had rendered the lines passenger and freight services obsolete (Windmiller, 1995).

Mining once again intensified during the Great Depression of the 1930's, but was officially suspended by the federal government during World War II, leading to the failure of many of Nevada County's mines. After the war, the Empire, Pennsylvania, North Star and Idaho-Maryland mines re-opened, but operations gradually decreased, with the Idaho-Maryland closing in 1956 and the Empire-Star in 1957, ending 106 years of mining operations in the Grass Valley District.

Logging and ranching represent additional historic themes for this area within the southwestern portion of Nevada County. As with the earlier mining emphasis, activities associated with logging and ranching have also adversely affected the local cultural resource base, although typically with somewhat less severe impacts than actions associated with the early days of gold mining. In order to service the growing agricultural needs of the region, numerous water delivery canals were developed throughout the first half of the 20th century.

Historic overviews for this portion of Nevada County suggested the potential presence of a range of historic site types, including:

- Historic narrow-gauge railroad.
- Two-track trails/wagon roads, most of which are now paved roadways or no longer exist.
- Water distribution systems, including small and large ditch, canal and channel systems, and levees dating to historic time periods.
- Occupation sites and homesteads with associated features such as refuse disposal areas, privy pits, barns, sheds, etc.
- Historic cemeteries.
- Mining-related features, such as general landscape modifications including sluiced areas and tailings/waste rock piles, adits, shafts and in rare instances associated headworks.

As with prehistoric sites, not all of these were expected to be present within the present study area, although these represent the range of types considered most likely to be found based on background information available.

3. RECORDS SEARCH and SOURCES CONSULTED

Several types of information were considered relevant to evaluating the types of archaeological sites and site distribution that might be encountered within the project area. The information evaluated prior to conducting the pedestrian survey includes data maintained by the North Central Information Center, and available published and unpublished documents relevant to regional prehistory, ethnography, and early historic developments.

North Central Information Center Records

The official Nevada County archaeological records were examined on January 14, 2022 (NCIC File No. NEV-22-4). This search documented the following existing conditions for the 53.75-acre APE, and for a 0.25-mile radius surrounding the APE.

- According to the Information Center, three (3) cultural resources investigations have been conducted within the APE, and twenty-six (26) additional cultural resources investigations have been conducted within the 0.25-mile search radius. The investigations documented within the APE are summarized, generally, as follows:

NCIC #	Date	Author(s)
004654	1993	Ferrier
012635	2018	Natural Investigations Company
013178	2016	Jensen

- According to the Information Center's records, one (1) cultural resource has been documented within the APE, and forty (40) additional cultural resources have been documented within 0.25-miles of the APE.

P-29-839, a segment of the Nevada County Narrow Gauge Railroad has been documented and recorded within the APE on multiple occasions, including as recently as 2018.

An earlier records search (NCIC File No.: NEV-16-34, dated July 21, 2016), covering a portion of the present APE, indicated that a second historic-era resource, P-29-002465 (historic foundations and landscaping), had been documented within the APE.

Subsequent investigations conducted in 2016 and 2018 confirmed that this resource was likely misplotted, actually being located west of the present APE, and was subsequently destroyed by that parcel's development (see discussion in *Historic-Era Resources*, below).

Other Sources Consulted

In addition to examining the archaeological site and survey records of Nevada County maintained at the North Central Information Center, the following sources were also included in the search conducted at the Information Center, or were evaluated separately:

- The National Register of Historic Places (1986, Supplements).
- The California Register of Historical Resources.
- The California Inventory of Historic Resources (State of California 1976).
- The California Historical Landmarks (State of California 1996).
- The California Points of Historical Interest (May 1992 and updates).
- The Historic Property Data File (OHP 2012).
- Determination of Effects (OHP 2012).
- 1867 GLO Plat, T16N, R8E.
- Western Portion Nevada County, California Map (1940).
- Grass Valley, CA USGS 7.5' quadrangle (1949, 1950).
- NETR Topographic Maps (1950, 1953, 1954, 1962, 1968, 1976, 1984, 1995, 2002, 2012, 2015, 2018), and aerial photos (1947, 1998, 2005, 2009, 2010, 2012, 2014, 2016, 2018).
- Existing published and unpublished documents relevant to prehistory, ethnography, and early historic developments in the vicinity. These sources, reviewed below, provided a general environmental and cultural context by means of which to assess likely site types and distribution patterns for the project area.

4. CULTURAL RESOURCES SURVEY and CULTURAL INVENTORY

Survey Strategy and Field Work

All of the APE was subjected to intensive pedestrian survey by means of walking parallel transects, spaced at 20-meter intervals.

In searching for cultural resources, the surveyor considered the results of background research and was alert for any unusual contours, soil changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites.

Fieldwork was undertaken on January 26, 2022 by Principal Investigator, Sean Michael Jensen, M.A. Mr. Jensen is a professional archaeologist, historian and architectural historian, with more than 35 years of experience in archaeology, architectural history and history, who meets the professional requirements of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (Federal Register, Vol. 48, No. 190), as demonstrated in his listing on the California Historical Resources Information System list of qualified archaeologists, architectural historians and historians. No special problems were encountered and all survey objectives were satisfactorily achieved.

General Field Observations

Disturbance to the ground surface is generally substantial throughout the APE. Examination of the NETR Aerial (1947, 1998, 2005, 2009, 2010, 2012, 2014, 2016, 2018) and quadrangle maps (1950, 1953, 1954, 1962, 1968, 1976, 1984, 1995, 2002, 2012, 2015, 2018) for the APE provides a clear history of the property over the past seven decades.



Disturbance to the ground surface ranges from minimal to substantial throughout the APE. Construction of the Nevada County Narrow Gauge Railroad (NCNGRR) alignment through the present APE has resulted in substantial ground disturbance as portions of the alignment were excavated through hillside slopes resulting in cuts in excess of 15' in depth. Furthermore, wildfires, and their subsequent suppression, have resulted in additional ground disturbances, particularly within the northeastern portion of the APE (see photo, above). Likewise, past residential construction and utilization, followed by wholesale demolition within the southern and southcentral portions of the property have resulted in additional ground disturbance. Limited tree and brush removal, placement of buried and overhead utilities, grading of access roads, and construction and ongoing maintenance of East Bennett Road have all contributed to ground disturbance within and/or immediately adjacent to the present APE.

Prehistoric Resources

No evidence of prehistoric use or occupation was observed within the APE. The absence of such materials might best be explained by past ground disturbing activities, to which portions of the APE have been subjected, and to more suitable habitation locations situated closer to permanent surface water sources, outside of the APE.

Historic-era Resources

Examination of the BLM's GLO records failed to identify any land patents within the present APE. Examination of the NETR USGS and Aerial images did provide a visual historic context for the APE, which is listed and summarized below.

USGS Maps:

1900	Railroad
1904	Railroad
1909	Railroad
1917	Railroad
1943	Railroad
1950	One structure
1953	One structure
1954	One structure
1962	One structure
1968	One structure
1976	One structure
1984	No structures
1995	No structures
2002	No structures

The 1904 through 1943 USGS show that only the railroad alignment is present within the APE. The 1950 through 1976 USGS show a single structure present within the southcentral portion of the APE. The 1984 through 2002 USGS do not show any structures within the APE.

Aerial Maps:

1947 Structure, ancillary features and possible orchard
1998 No structures
2005 No structures
2009 No structures
2010 No structures
2012 No structures

The 1947 Aerial does show a structure and associated ancillary features within the southcentral portion of the APE, and a possible orchard within the southwestern portion of the APE. The 1998 through 2012 Aerials do not show any structures, features or orchards within the APE.

As noted in the Records Search findings, above, one historic-era site, P-29-000839, has been identified within the APE. Earlier records searches further identified historic-era resource P-29-002465 as being located within the APE, or within the search radius.

The Information Center's mapped location for this site was established by Meals and is noted in the site record that he prepared for the site in 2006. Site P-29-002465 is mapped immediately north of East Bennett Road, at the southwest edge of a prominent knoll, within the extreme southwest corner of the present APE. This plotting places the site a short distance east of Platt Electric Supply. In fact, Meals' survey coverage map includes the lands incorporating the Platt Electric Supply property, as well as the extreme southwestern portion of the present APE. Meals describes the site as a "former habitation area" including a "possible excavated cellar, a lawn, the remains of a small patio, a collapsed outbuilding and decorative plantings." Meals conducted an evaluation of the resources, and recommended the site as not eligible for inclusion in the California Register of Historical Resources.

The plotted location for this site was given considerable consideration during the 2016 and 2018 cultural resources investigations of this portion of the present APE. The area depicted on the site location map was carefully examined for evidence of this site and its features. However, no evidence of this site was observed during these earlier investigations; a fact confirmed during the present pedestrian survey. A re-examination of the inventory survey report, prepared by Meals, concluded that: 1) the survey was conducted for the Iron Horse Townhouse project; 2) the report references eight (8) separate parcel numbers, none of which include the present project's APNs; and, 3) the Iron Horse Townhouse property is located multiple parcels west of the present APE.

In short, it appears that site P-29-002465 was erroneously plotted by Meals, as was his survey boundary, and this erroneous plotting resulted (in 2016) in the Information Center citing the site within the present APE. Site P-29-002465 was subsequently destroyed prior to construction of the Iron Horse Townhouse development construction, and consequently no longer exists. However, it is clear that this site is not, nor was it ever, located within the present APE, and thus warrants no further consideration or treatment.

Site Description

Site P-29-000839: This site consists of the remnant bed of the Nevada County Narrow Gauge Railroad. As previously described, the railroad was completed in 1876, and connected Nevada City with Colfax. Passenger service was terminated in 1938, and the railroad was discontinued and demolished in 1942. Other than the elevated/cut bed, no railroad attributes remain; all of the steel having been sold for World War II efforts (see photo below).



In 1983, Caltrans determined, through a consensus with SHPO, that the portion of the site located within project areas located south of the present APE, and exhibiting exactly the same attributes (or lack thereof) did not represent an historic property eligible for inclusion on the National Register of Historic Places, and that it did not represent a significant historical resource, per CEQA.

Since the previously recorded segment of the NCNGRR, located within the present APE, has been subjected to the very same level of disturbance as other segments of the site, and because this site was previously determined, through a consensus of agencies, to not be eligible for either the National Register of Historic Places or the California Register of Historical Resources, due to the fact that the site had been subjected to intensive and extensive disturbance which detracted from the site's integrity to such a degree that it no longer conveyed the design, materials, workmanship and feeling necessary to be considered an eligible property/significant resource, this segment is not considered significant per CEQA and not eligible for inclusion in the California Register of Historical Resources. No additional treatment or consideration of this site is warranted, and none is recommended.

5. ELIGIBILITY RECOMMENDATIONS

Sites identified within the project area were to be evaluated for significance in relation to CEQA significance criteria. Historical resources per CEQA are defined as buildings, sites, structures, objects, or districts, each of which may have historical, architectural, archaeological, cultural, or scientific significance. CEQA requires that, if a project results in an effect that may cause a substantial adverse change in the significance of a historical resource, alternative plans or mitigation measures must be considered; however, only significant historical resources need to be addressed. Therefore, before developing mitigation measures, the significance of cultural resources must be determined in relation to criteria presented in PRC 15064.5, which defines a historically significant resource (one eligible for listing in the California Register of Historical Resources, per PRC SS5024.1) as an archaeological site which possess one or more of the following attributes or qualities:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
2. Is associated with the lives of persons important in our past
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
4. Has yielded, or may be likely to yield, information important in prehistory or history

In addition, CEQA further distinguishes between archaeological sites that meet the definition of a significant historical resource as described above (for the purpose of determining effects), and "unique archaeological resources." An archaeological resource is considered "unique" (Section 21083.2(g)) when the resource not merely adds to the current body of knowledge, but when there is a high probability that the resource also:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

6. PROJECT EFFECTS

A project may have a significant impact or adverse effect on cultural resources/historic properties if the project will or could result in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance or values of the historic resource would be materially impaired. Actions that would materially impair a cultural resource or historic property are actions that would alter or diminish those attributes of a site that qualify the site for inclusion in the California Register of Historical Resources.

Based on the specific findings detailed above under ***Cultural Resources Survey and Cultural Inventory***, no significant historical resources, or unique archaeological resources are located within the APE.

7. NATIVE AMERICAN CONSULTATION

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on January 13, 2022. The NAHC responded on February 2, 2022, indicating that a search of their Sacred Lands File was negative.

8. PROJECT SUMMARY

This report details the results of an archaeological inventory survey for the proposed Pine View Homes Development Project involving ten separate and adjacent parcels totaling approximately 53.75-acres, and located adjacent to the north side of East Bennett Road, a short distance east of Golden Center Freeway, immediately adjacent to the Grass Valley corporate boundary, in Nevada County, California.

The proposed project would involve development of the majority of the land area for residential use (apartments and single-family homes), open space, and a smaller portion of the land area to be utilized as light industrial.

Existing records at NCIC document that all of the present APE had been subjected to previous archaeological investigation, and that one (1) cultural resource had been documented within the APE. An intensive-level pedestrian survey of the entire APE successfully relocated this one previously recorded. This resource, P-29-839, was previously determined, through a consensus of agencies, to not be eligible for either the National Register of Historic Places or the California Register of Historical Resources, due to the fact that the site had been subjected to intensive and extensive disturbance. Therefore, this resource is recommended not eligible due to a substantial lack of integrity. As such, no treatment is recommended for this resource.

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on January 13, 2022. The NAHC responded on February 2, 2022, indicating that a search of their Sacred Lands File was negative.

Based on the absence of significant historical resources/unique archaeological resources within the APE, archaeological clearance is recommended for the project/undertaking as presently proposed, although the following general provisions are considered appropriate:

1. **Consultation in the event of inadvertent discovery of cultural material:** The present evaluation and recommendations are based on the findings of an inventory-level surface survey only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future ground disturbing activities. This possibility is particularly relevant considering the constraints generally to archaeological field survey, and particularly where past ground disturbance activities (e.g., ranching, demolition, tree and brush removal, etc.) may have obscured historic ground surface visibility. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.
2. **Consultation in the event of inadvertent discovery of human remains:** In the event that human remains are inadvertently encountered during trenching or other ground-disturbing activity or at any time subsequently, State law shall be followed, which includes, but is not limited to, immediately contacting the County Coroner's office upon any discovery of human remains.

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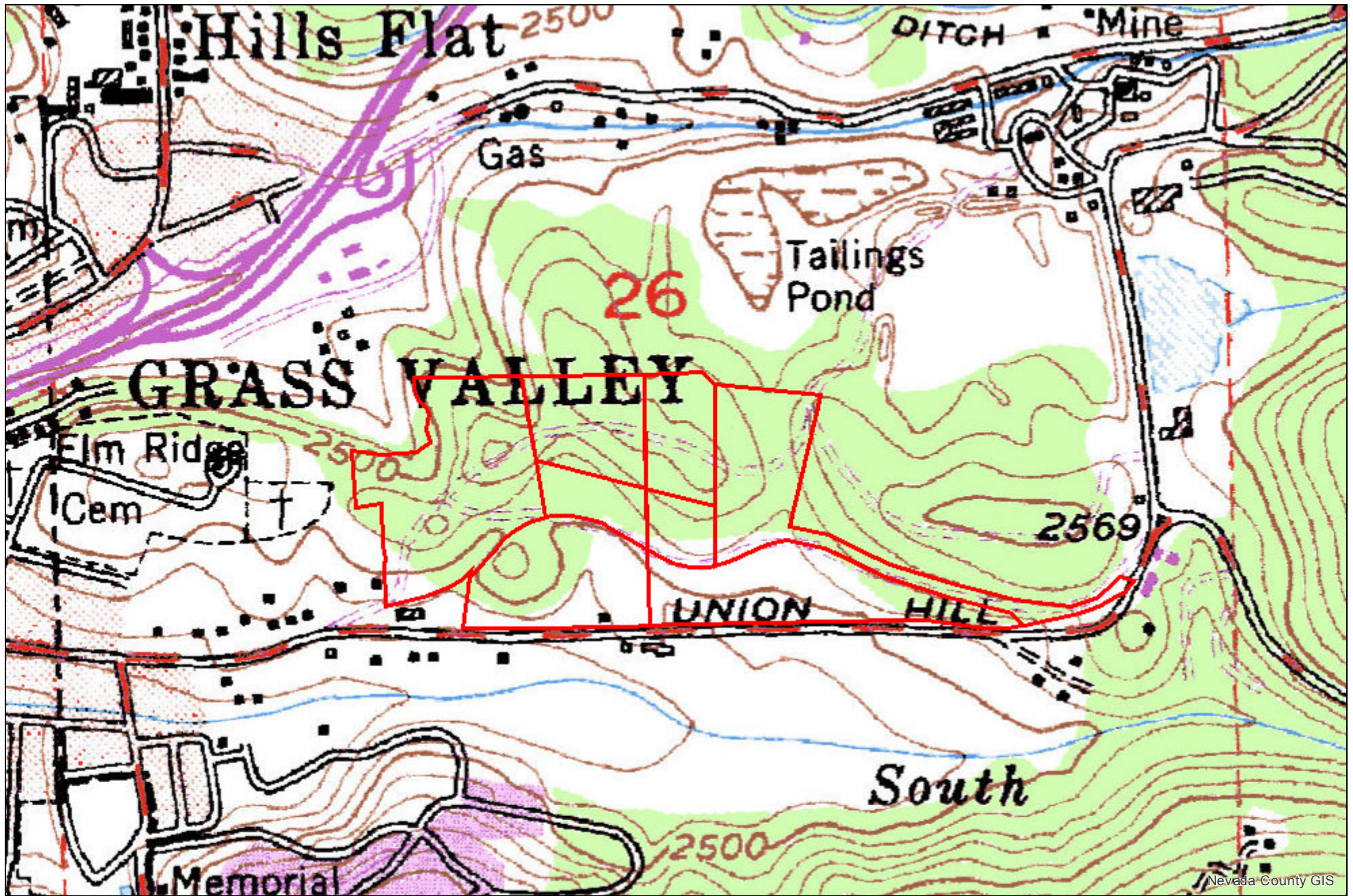
CULTURAL RESOURCES INVENTORY SURVEY

**Pine View Homes Development Project
circa 54-acres
Nevada County, California.**

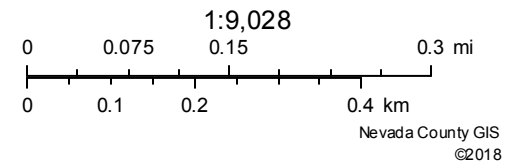
ATTACHMENTS

- APE Map
- Records Search from North Central Information Center
- Consultation letter to the Native American Heritage Commission (NAHC)
- Response from the NAHC
- Site record for P-29-839

Tim Snow_Pine View Homes (USGS Map)



January 13, 2022





1/14/2022

NCIC File No.: NEV-22-4

Sean Jensen
Genesis Society
123 East Swift Creek Way
Kalispell, MT 59901

Re: Pine Meadows

The North Central Information Center (NCIC) received your records search request for the project area referenced above, located on the Grass Valley USGS 7.5' quad. The following reflects the results of the records search for the project area and a ¼-mi radius.

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ shapefiles

Recorded resources within project area:	P-29-839
Recorded resources outside project area, within radius:	See list below
Known reports within project area:	4654 12635 13178
Known reports outside project area, within radius:	See list below

Resource Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Database Printout (details): ☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Digital Database Records: ☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Database Printout (details): ☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Digital Database Records: ☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Record Copies: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Copies: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Built Environment Resources Directory: ☐ enclosed ☐ not requested ☒ nothing listed/NA

Archaeological Determinations of Eligibility: ☐ enclosed ☐ not requested ☒ nothing listed/NA

CA Inventory of Historic Resources (1976): ☐ enclosed ☐ not requested ☒ nothing listed/NA

<u>Caltrans Bridge Survey:</u>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>Ethnographic Information:</u>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>Historical Literature:</u>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>Historical Maps:</u>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>Local Inventories:</u>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>GLO and/or Rancho Plat Maps:</u>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>Shipwreck Inventory:</u>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA
<u>Soil Survey Maps:</u>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed/NA

Please forward a copy of any resulting reports and resource records from this project to NCIC as soon as possible. The lead agency/authority and cultural resources consultant should coordinate sending documentation to NCIC. Please note that local planning agencies rarely, if ever, send reports and resource records to our office. Digital materials are preferred and can be sent to our office through our file transfer system or on a CD by mail via USPS to the address on the top of the first page. Hard copies may also be mailed. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, it is possible that not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the records search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,

Paul Rendes, Coordinator
North Central Information Center

Recorded resources outside project area, within radius:

P-29-001447
P-29-001463
P-29-001474
P-29-001475
P-29-001514
P-29-001515
P-29-002465
P-29-003144
P-29-003580
P-29-003701
P-29-003702
P-29-003703
P-29-003704
P-29-003705
P-29-003706
P-29-003707
P-29-003708
P-29-003795
P-29-003796
P-29-003797
P-29-003798
P-29-003799
P-29-003800
P-29-003803
P-29-003804
P-29-003805
P-29-003819
P-29-003820
P-29-003821
P-29-003822
P-29-003823
P-29-003824
P-29-004634
P-29-004655
P-29-004665
P-29-005114
P-29-005115
P-29-005116
P-29-005117
P-29-005122

Known reports outside project area, within radius:

000198
001148
001667
001939
002105
002249
004608
004610
004618
004639
004646
004650
006690
006706
006718
006853
008034
009678
010295
010383
011011
011922
012113
012502
013344
013417

GENESIS SOCIETY

a Corporation Sole

Historic Preservation Services

January 13, 2022

Native American Heritage Commission

1550 Harbor Boulevard,
West Sacramento, California 95691

Subject: Pine Meadows Development Project, circa 54-acres, Nevada County, California.

Dear Commission:

We have been requested to conduct an archaeological survey, for the above-cited project, and are requesting any information you may have concerning archaeological sites or traditional use areas for this area. Any information you might supply will be used to supplement the archaeological and historical study being prepared for this project.

Project Name: Pine Meadows Development Project
County: Nevada
Maps: USGS Grass Valley, CA 7.5'
Location: Portion of Section 26 of T16N, R8E

Thanks in advance for your assistance.

Regards,

Sean Michael Jensen

Sean Michael Jensen, Administrator

(530) 680-6170

California

2398 Azalea Street
Kingsburg, CA 93631

Montana

123 E Swift Creek Way
Kalispell, MT 59901

seanjensen@comcast.net



NATIVE AMERICAN HERITAGE COMMISSION

February 2, 2022

Sean Jensen
Genesis Society

Via Email to: Seanjensen@comcast.net

CHAIRPERSON
Laura Miranda
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VICE CHAIRPERSON
Reginald Pagaling
Chumash

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COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Pine Meadows Development Project, Nevada County

Dear Mr. Jensen:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cameron.Vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Nevada County
2/2/2022**

Tsi Akim Maidu

Grayson Coney, Cultural Director
P.O. Box 510
Browns Valley, CA, 95918
Phone: (530) 383 - 7234
tsi-akim-maidu@att.net

Maidu

***Colfax-Todds Valley
Consolidated Tribe***

Clyde Prout, Chairperson
P.O. Box 4884 none
Auburn, CA, 95604
Phone: (530) 577 - 3558
miwokmaidu@yahoo.com

Maidu
Miwok

***United Auburn Indian
Community of the Auburn
Rancheria***

Gene Whitehouse, Chairperson
10720 Indian Hill Road
Auburn, CA, 95603
Phone: (530) 883 - 2390
Fax: (530) 883-2380
bguth@auburnrancheria.com

Maidu
Miwok

***Colfax-Todds Valley
Consolidated Tribe***

Pamela Cubbler, Treasurer
P.O. Box 4884
Auburn, CA, 95604
Phone: (530) 320 - 3943
pcubbler@colfaxrancheria.com

Maidu
Miwok

***Washoe Tribe of Nevada and
California***

Darrel Cruz, Cultural Resources
Department
919 Highway 395 North
Gardnerville, NV, 89410
Phone: (775) 265 - 8600
darrel.cruz@washoetribe.us

Washoe

Wilton Rancheria

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9728 Kent Street
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
Fax: (916) 863-6015
shutchason@wiltonrancheria-
nsn.gov

Miwok

Wilton Rancheria

Jesus Tarango, Chairperson
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Miwok

Wilton Rancheria

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Administration
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Miwok

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Pine Meadows Development Project, Nevada County.