

SUMMARY

Based on information provided by the literature search and field survey, the project site does not contain any archaeological resources that would be significantly affected by the proposed project. Development of the project area could result in disruption or adverse effects to unknown prehistoric archaeological resources where construction involves land alteration activities; this impact would be mitigated through monitoring and recovery (if significant resources are discovered). The Lent Ranch complex is not considered a significant historic resource under CEQA and therefore, no significant impacts would result from its demolition.

INTRODUCTION AND METHODOLOGY

The following analysis is summarized from a document entitled "Cultural Resource Assessment for the Lent Ranch General Plan Amendment and Rezone, Sacramento County, California" prepared by Peak & Associates in August of 1998. Peak & Associates performed a search of existing documents (e.g., maps, site record forms, survey reports, published literature, and County building records), consulted with the Native American Community, and conducted a site walkover to inspect and document potential resources on the project site. A copy of this report is contained in **Appendix 4.10** to this Draft EIR.

EXISTING CONDITIONS

Cultural History

The southern portion of Sacramento County was occupied by the Plains Miwok. The political organization of the Miwok centered around a triblet, which comprised 300 to 500 individuals that controlled a specific area of resources. The Miwok are characterized as intensive hunter-gatherers, and their diet depended upon acorns, pine nuts, seeds and fresh greens as well as game and fish. Native people in the immediate project area were likely part of the Newachumne triblet, whose main village was located approximately one mile southeast of the project site along the Cosumnes River (CA-SAC-211).

Historical Background

The project area was a remote part of the original Murphy's Ranch, which was assembled by Martin Murphy, Jr., around 1845 from land associated with Rancho Cazadores. In 1846, American settlers overpowered Mexican soldiers and took their horses from Murphy's corral. His son, James Murphy, sold

the ranch in 1856 wherein the land transferred ownership several times until the McConnel Brothers (Thaddeus, Thomas, and Samuel) acquired the property. During their ownership, the brothers operated a small grocery/supply business before turning to raising high-grade sheep. McGillveray acquired the land in the late 1920s. He operated a large construction company in the Sacramento area. McGillveray constructed a large Spanish style home during 1929, just before losing his fortune in the market crash of the great Depression. Henry and Sophie Lent acquired the home and land in 1939, and it has operated as a ranch since that time.

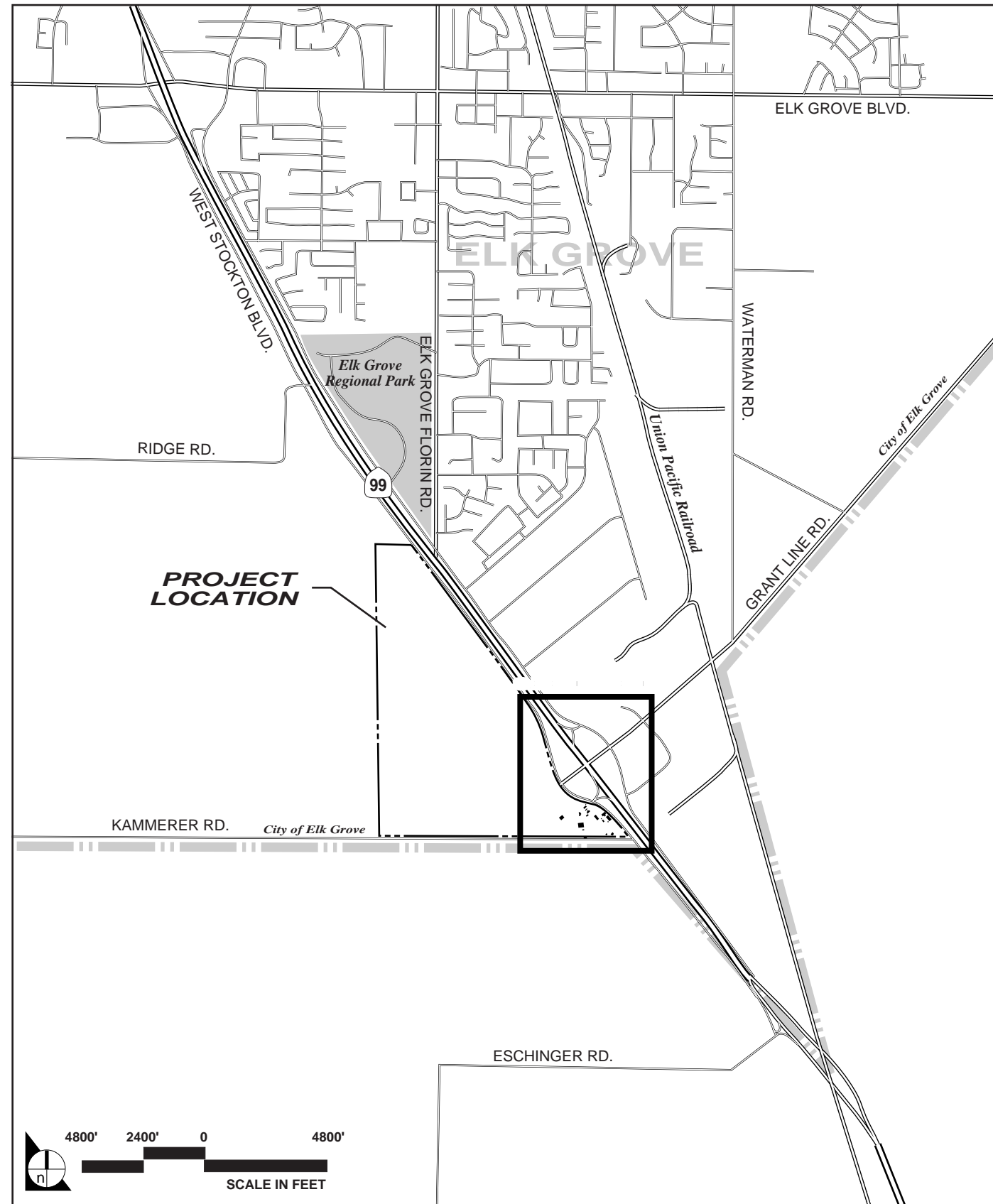
Research Results

Several studies have been conducted within the immediate vicinity of the project study area (Fung 1993; Peak & Associates, Inc. 1980a, 1980b, 1997; Boghosian 1994; Slaymaker 1990). No prehistoric resources have been recorded within 1/4 mile of the study area; two historic buildings have been recorded within this radius. A monument marking Murphy's corral and recognizing the beginning of the United States conquest of California is located at the eastern edge of the study area (but within the easement for SR 99, which is outside of the project site). The monument stands at a corner of the land grant claimed by the Murphys, but the physical site of the corral is approximately 1.5 miles south of the study area.

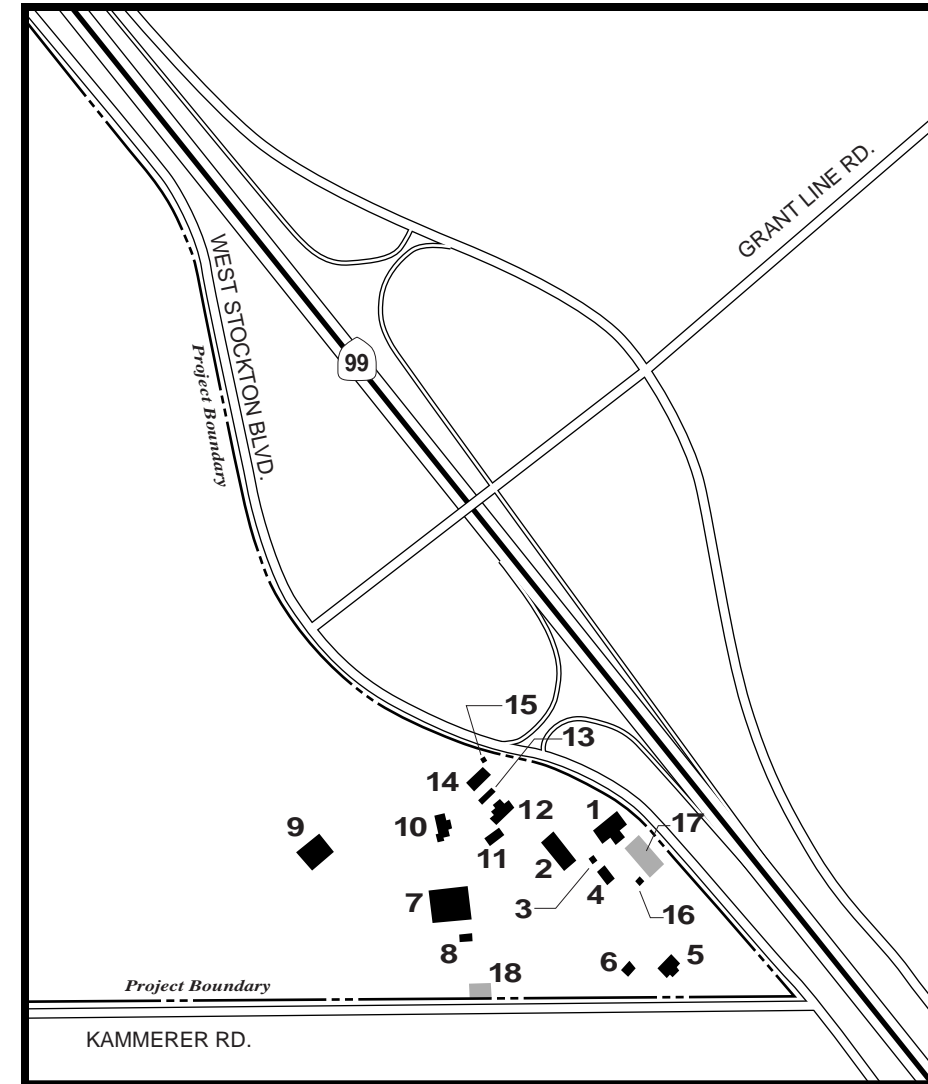
Field Survey Results

The project site was surveyed in May and July of 1998. The investigators covered the site in 15 meter transects. A portion of the project site was under cultivation, which prevented observation of the ground surface in those areas. Of particular focus was the Lent Ranch complex, which is a discrete group of buildings that functioned as the residences and working buildings for the ranch. Some of the buildings that form the complex are no longer present, although remains are visible. A total of 18 distinct buildings and/or remains form the complex. Many are simple storage sheds, mobile homes, or modern structures. The location of each building is depicted on **Figure 4.10-1**, and a description of the primary buildings is provided below (the other buildings are described in the Peak & Associates report in **Appendix 4.10**).

Building one is the main residence constructed by McGillveray in the late 1920s. It is found along the northeast edge of the complex. The structure is constructed in a Spanish eclectic style characterized by a tile roof, stuccoed walls, multiple-pane casement windows, high chimney with elaborated top, tiled awnings over some of the windows and multi-level roofs. However, the house is missing railed balconies, which are a particularly characteristic architectural feature of the Spanish style. Additionally, there are two shallow bay windows at one corner of the house; this feature is atypical for a house associated with this style.



INSET



KEY TO ON-SITE BUILDINGS

- 1 Main residence built in 1929
- 2 Garage/storehouse/workshop
- 3 Smokehouse
- 4 Bunkhouse
- 5 Building moved from Allen property
- 6 Garage associated with building "5"
- 7 Main barn
- 8 Hay shed
- 9 Barn
- 10 Mobile home
- 11 Garage associated with building "12"
- 12 Small residence
- 13 Building moved from Allen property
- 14 Mobile home
- 15 Prefabricated aluminum storage shed
- 16 Gazebo/changing room
- 17 Swimming pool
- 18 Location of former hay barn

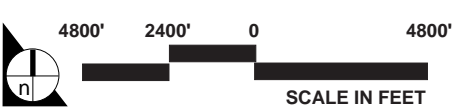
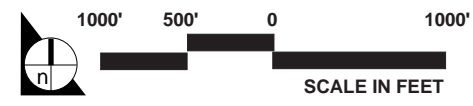


FIGURE 4.10-1

Location of On-Site Buildings

SEE INSET

Building five is a one- and one-half story frame building with a hipped roof, in the southern portion of the complex. Six hipped dormers form the small upper floor. The building has a full width covered porch on the front supported by wood columns. The main front window consists of a large fixed pane with a decorative row of small panes at the top. The other windows are double-hung sashes. The building has a corrugated metal roof and the siding is horizontal planking. The building contains no distinct or unusual decorative features. This building is not an original component of the ranch complex.

Building seven is the main barn located centrally in the complex. This structure is a frame building with pitched front gabled roof clad in wood shingles. The barn is approximately 30 x 44 in size. Siding is vertical planking and windows are a mix of modern aluminum sliders and single fixed panes.

Building nine is an ancillary barn located on the western edge of the complex. It is a frame building with moderately pitched front gabled roof of corrugated metal. Siding is a mix of vertical planking, metal and fiberglass sheets. Three fixed-pane windows are present along the northeast elevation.

PROJECT IMPACTS

Thresholds of Significance

Archaeological Resources

According to Appendix G of the CEQA *Guidelines* (Environmental Checklist Form), a project could have a significant effect on the environment if it would cause a substantial adverse change in the significance of an archaeological resource or disturb any human remains. Pursuant to Section 15064.5 of the CEQA *Guidelines*, archaeological resources, not otherwise determined to be historical resources, may be significant if they are unique. Pursuant to PRC Section 21083.2, a unique archaeological resource is defined 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 one of the following criteria:

- Contains information needed to answer important scientific 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.

According to Section 15064.5 of the CEQA *Guidelines*, all human remains are significant.

A non-unique archaeological resource means an archaeological artifact, object, or site that does not meet the above criteria. Non-unique archaeological resources receive no further consideration under CEQA.

Historic Resources

Section 15065 of the CEQA *Guidelines* mandates a finding of significance if a project would eliminate important examples of major periods of California history or pre-history.

In addition, pursuant to Section 15064.5 of the CEQA *Guidelines*, a project could have a significant effect on the environment if it “may cause a substantial adverse change in the significance of an historical resource.” A “substantial adverse change” means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource is impaired.” Material impairment means altering “in an adverse manner those characteristics of an historical resource that convey its historical significance and its eligibility for inclusion in the California Register of Historical Resources.”

Pursuant to Section 15064.5 of the CEQA *Guidelines*, an historical resource (including both built environment and prehistoric archaeological resources) is presumed significant if it is listed on the California Register of Historical Resources (CRHR) or has been determined to be eligible for listing by the State Historical Resources Commission. An historical resource may also be considered significant if the lead agency determines, based on substantial evidence, that the resource meets the criteria for inclusion in the CRHR. Any resource that is listed on or considered eligible for inclusion on the National Register of Historic Places is automatically considered eligible for the CRHR.

Paleontological Resources

As shown on Figure II-2 of the Safety Element of the City of Elk Grove General Plan, the project site is underlain by Quaternary alluvium terraces. These alluvial deposits have a low potential for yielding unique paleontological resources, due to the geologic age of the deposits. Therefore, this issue will not be analyzed in the EIR.

Analysis

On-Site Development

Impact 4.10-1 Project construction has the potential to disturb previously unknown archaeological resources, including artifacts and human remains. This is considered a potentially significant impact.

Based on information provided by the literature search and field survey, the project site does not contain any significant archaeological resources. The project site has been subject to disturbance associated with active agricultural production, so surficial evidence of such resources has either been disturbed or covered over.

Although no prehistoric archaeological sites were found during the field survey, development of the project area could result in disruption or adverse effects to unknown prehistoric archaeological resources where construction involves land alteration activities. No prehistoric resources have been recorded within 1/4 mile of the study area, but no portion of the overall study area has been systematically surveyed. Based on the potential presence of prehistoric resources of unknown extent, impacts related to disturbance of such resources would be significant.

With regard to historic resources, the Lent Ranch complex is not eligible for the California Register of Historical Resources (and thus by definition is not eligible for the National Register of Historic Places). Although the main house constructed by McGillveray is old enough to qualify, the architecture of the home has been modified and altered to the extent that it is now a mixture of elements and features from several architectural styles. The house is not considered notable for its architecture, nor was the house associated with persons or events important in local history. The remainder of the buildings present on-site lack consistency in design and materials, and several are of recent origin. Finally, the complex of buildings has been documented and photographed and this material will be stored at the North Central Information Center for future researchers. Based on the above, no significant impacts to historic resources are expected as a result of project implementation.

Off-Site Infrastructure

Impact 4.10-2 Development of off-site infrastructure has the potential to disturb previously unknown cultural resources. This is considered a significant impact.

Off-site infrastructure needed to serve the project will be constructed on previously disturbed areas located along either existing roadway alignments or land disturbed by agricultural activity. Consequently, surficial evidence of cultural or historic resources has either been disturbed or covered over. However infrastructure construction could result in disruption or adverse effects to unknown prehistoric archaeological resources where construction involves land alteration activities. This would be considered a significant impact.

PROJECT MITIGATION MEASURES

MM4.10-1(a)

MM4.10-2(a) In the event artifacts or unusual amounts of stone, bone, or shell are uncovered during excavation and grading operations, all construction activity shall cease until a qualified archeologist can be consulted to determine the extent and importance of the find and recommend appropriate mitigation. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the archeologist.

Timing/Implementation: **As a condition of approval and implemented during construction activities.**

Enforcement/Monitoring **City of Elk Grove Planning Department and Public Works Department**

MM4.10-1 (b)

MM4.10-2 (b) If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendent. The descendent will then recommend to the landowner appropriate disposition of the remains and any grave goods

Timing/Implementation: **As a condition of approval and implemented during construction activities.**

Enforcement/Monitoring **City of Elk Grove Planning Department and Public Works Department**

CONSISTENCY WITH GENERAL PLAN POLICIES

Table 4.10-1 identifies the General Plan Conservation Element policies that are directly applicable to the proposed project, and presents an evaluation of the consistency of the project with these statements. The

final authority for interpretation of these policy statements, and determination of the project's consistency rests with the City Council.

**Table 4.10-1
General Plan Conservation Element Policy Consistency**

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy CO-155: Utilize the California Archeological and the Sacramento History and Science Division to assist in determining need for survey.</p>	Yes	<p>Peak & Associates performed a search of existing documents (e.g., maps, site record forms, survey reports, published literature and County building records), consulted with the Native American Community, and determined that a site survey should be performed to inspect and document potential resources on the project site. They surveyed the project site in May and July of 1998. The investigators covered the site in 15 meter transects.</p>
<p>Policy CO-156: Refer projects with identified archaeological and cultural resources to the Cultural Resources Committee to determine significance of resource and recommend appropriate means of protection and mitigation. The Committee shall coordinate with the Native American Heritage Commission in developing recommendations.</p>	Yes	<p>Based on the literature search and on the field survey, it was concluded that the project site does not contain any archaeological resources that would be significantly affected by the project. The project site has been subject to disturbance associated with active agricultural production, so surficial evidence of such resources has either been disturbed or covered over. Development of the project, however, could result in disruption or adverse effects to unknown prehistoric archaeological resources where construction involves land alteration activities. Per mitigation measure MM4.10-1, this impact would be mitigated through monitoring and recovery (if significant resources are discovered). With respect to historic resources, the Lent Ranch Complex on the site is not eligible for the California Register of Historical Resources as the architecture of the home has been modified and altered and is not notable, nor was the house associated with notable persons or events. The remainder of the buildings lack consistency in design and materials.</p>
<p>Policy CO-157: Significant archaeological, prehistoric, or historic sites shall be protected as open space for potential future excavation.</p>	Yes	<p>The project site does not contain any known significant archaeological, prehistoric, or historic sites. See analysis of Policy CO-156, above.</p>
<p>Policy CO-158: Native American burial sites encountered during preapproved survey or during construction shall, whenever possible, remain in situ. Excavation and reburial shall occur when in situ preservation is not possible or when the archaeological significance of the site merits excavation and recording procedure. On-site reinterment shall have priority. The project developer shall provide the burden of proof that off site reinterment is the only feasible alternative. Reinterment shall be the responsibility of local tribal representatives.</p>	Yes	<p>No indications of burial sites were encountered during the survey of the project site, nor have prehistoric resources been recorded within 1/4 mile of the study area. A sacred lands check with the Native American Heritage Commission was conducted. No sacred lands were determined to be on the project site. However, per mitigation measure MM4.10-2, if any Native American burial sites are encountered during construction, excavation and reburial will occur in accordance with the provisions of this policy.</p>

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy CO-159: The cost of all excavation conducted prior to completion of the project shall be the responsibility of the project developer.</p>	Yes	The cost of all excavation conducted prior to completion of the project would be the responsibility of the project developer.
<p>Policy CO-160: Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.</p>	Yes	Construction crews will be instructed that, in the event artifacts or unusual amounts of stone, bone, or shell are uncovered during excavation and grading operations, all construction activity shall cease until a qualified archaeologist can be consulted to determine the extent and importance of the find. Any artifacts uncovered will be removed for storage to a location to be determined by the archaeologist.
<p>Policy CO-162: As a condition of approval for discretionary projects which are in areas of cultural resource sensitivity, the following procedure shall be included to cover the potential discovery of archaeological resources during development or construction: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Sacramento County Department of Environmental Review and Assessment shall be immediately notified. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p>	Yes	The project would comply with the provisions of this Policy. See also the analysis of Policies CO-156, 158 and 160, above.

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy CO-167: Restrict the circulation of cultural resource locational information to prevent potential site vandalism. This information is exempt from the "Freedom of Information Act."</p>	Yes	This Policy comes under the Objective of protecting known cultural resources from vandalism, unauthorized excavation, or accidental destruction. The project site does not contain any known cultural resources. Also, see analysis of Policy CO-156, above.

CUMULATIVE IMPACTS

Buildout of approved and planned uses such as the East Franklin Specific Plan, Laguna Ridge Specific Plan area, South Point planning area, and associated infrastructure projects such as the Grant Line Road interchange improvements has the potential to uncover previously unknown resource sites. Each site is a unique contributor to the overall scientific understanding of a region's pre-history. Evaluation of cultural finds and resources within their original context is a critical component of their value. Disturbance, movement, and destruction of such resources removes or precludes the analysis of the resource within its origin and therefore adversely affects the understanding of the development of human cultural history. Increased population and intensified land use patterns associated with cumulative growth could also increase the potential for vandalism and/or inadvertent destruction of such resources. Consequently, the City of Elk Grove General Plan EIR found that cumulative development would create a significant impact to cultural resources. However, the Lent Ranch project would not significantly contribute toward cumulative impacts related to known historic or prehistoric resources because such resources are not present on the Lent Ranch site.

CUMULATIVE MITIGATION MEASURES

Other than complying with the same mitigation as required for the proposed project, no further mitigation is recommended for the cumulative projects.

UNAVOIDABLE SIGNIFICANT IMPACTS

Pursuant to Section 15064.5 of the CEQA *Guidelines*, archaeological monitoring during construction and other "discovery provisions" may be identified as a measure to avoid impacts to deposits that might be uncovered during construction. With implementation of the monitoring measure identified above, potential impacts related to the discovery of unknown resources would be reduced to a less-than-

significant level, and no unavoidable significant project or cumulative impacts to cultural resources would occur.