

CHAPTER 7

HISTORIC AND ARCHAEOLOGICAL RESOURCES

This chapter reviews the potential effects of development permitted under the *General Plan* on Woodland's historic and archaeological resources. Detailed background information on the historic and archaeological resources can be found in Chapter 6 of the *General Plan Background Report*.

ENVIRONMENTAL SETTING

Historic Resources

Woodland has many significant historic buildings, districts, events and artifacts which relate to the development of the community. Of architectural significance is a wide range of structures built between 1860 and 1940 that exhibit styles ranging from Classical Revival farmhouse through the Victorian Gothic era and the Queen Ann style to the Modern and International styles. Woodland also contains numerous places of cultural significance, such as the Opera House, schools, museums and religious structures.

In 1971, the City adopted an ordinance providing for the creation of a Historic Landmark Advisory Committee and Historic District Zoning. This ordinance was replaced in 1981 by the current ordinance. There are currently three City Historic Districts, four City Historic Landmarks, three State Historic Landmarks and nine National Register structures in Woodland.

In 1981, the City obtained a federal grant through the California Office of Historic Preservation to prepare a historical resources inventory of structures in Woodland built prior to 1940. The inventory was completed in 1982 and 1,000 sites were surveyed and photographed. A detailed survey form was prepared for 364 sites. In 1993 the City authorized the completion of a historic resource inventory of commercial and industrial structures within the Redevelopment District. This survey is nearing completion and will supplement the 1982 inventory.

Archaeological Resources

The Woodland area was initially inhabited by the Poo-e-win Indians, a dialect group of the Patwin or Southeastern Wintun. Knowledge of the Poo-e-win is somewhat sparse due to several factors, including the proselytization and enslavement of the Poo-e-win by the Spanish missionaries, which had the effect of vastly reducing their numbers through hardship and disease. Thus, when Woodland was established in the late 1850's, there would have been very few Native Americans occupying their traditional environments.

The Northwest Information Center of the California Archaeological Inventory at Sonoma State University completed a record search for the Woodland area in September 1995 (See letter dated September 14, 1995, from Historic Resources Information System, on file at the City of Woodland Community Development Department, 300 First Street in Woodland) to identify any cultural and archaeological resources. It showed no recorded sites within the Planning Area. The Northwest Information System indicated that there is a moderate possibility of Native American cultural resources in the Woodland area. Most of the agricultural areas are unsurveyed, so it is possible that there are archaeological resources in the Planning Area, although the most likely locations would be springs or possibly along the earlier shores of Cache Creek or a slough that once traversed the region.

METHODOLOGY

The analysis was conducted qualitatively by considering known and anticipated cultural resources and locations described in the *Background Report* in relationship to the Land Use Diagram.

Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, impacts are considered significant if the *General Plan* would do any of the following:

- Disrupt or adversely affect a prehistoric or historic archeological site determined to be an "important archeological resource" as defined by Appendix K of the *CEQA Guidelines*;
- Disrupt or adversely affect a property of historic or cultural significance to a community or ethnic or social group;
- Disrupt or adversely affect a paleontological site; or
- Disrupt or adversely affect a property that may be eligible for inclusion in the California Register of Historic Places

IMPLICATIONS OF THE LAND USE DIAGRAM

Historic Resources

Redevelopment in accordance with the Land Use Diagram could result in the demolition or alteration of historically significant buildings, or disrupt or adversely affect a property that may be eligible for inclusion in the California Register of Historic Places. In addition, new construction could occur in a manner which detracts from or is disharmonious with surrounding historic buildings and sites.

Archaeological Resources

The records search showed no sites of known cultural or archaeological resources. However, this does not rule out their existence, either at unknown springs or possibly along the earlier shores of Cache Creek or a slough that once traversed the region. Given the lack of survey data within the area, it is difficult to assess potential impacts on cultural resources.

Areas that are considered sensitive (i.e., likely to have archaeological or historic cultural resources) are often located near natural water courses, springs, sloughs or at elevated ground. Many archaeological sites in the Sacramento Valley have been buried by silt and might not be evident by surface surveys. The channels of natural waterways change over the years and springs dry up, therefore, archaeological sites may be found in areas that are distant from present sources of water. Further, any area where groves of native oaks are present, or where stands of native grasses still remain, could be sensitive to prehistoric utilization.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* includes several policies and programs that are intended to protect Woodland's cultural resources by mitigating the potential impacts of new development in areas containing important

archaeological, historic, or paleontological resources. The following policies and programs address the potential implications of the Land Use Diagram on cultural resources.

Historic Preservation--General

- 6.A.1. *The City shall update and expand the City's Historic Resources Inventory on a regular basis to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.*
- 6.A.2. *The City shall establish historic areas to provide for the restoration and preservation of those districts, buildings, and sites in Woodland that are of historic, cultural, or architectural significance.*
- 6.A.3. *The City shall seek to develop incentives for owners of historically-significant income-producing buildings to have their buildings designated a City Historic Landmark or included in a City Historic District.*
- 6.A.4. *The City shall require that environmental review be conducted on demolition permit applications for buildings designated as, or potentially eligible for designation as, historic structures. The City shall follow the guidelines of the California Environmental Quality Act (CEQA) in reviewing demolition requests for such structures and shall prohibit demolition without a structural and architectural analysis of the structure's ability to be rehabilitated and/or relocated.*
- 6.A.5. *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.*
- 6.A.6. *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.*
- 6.A.7. *The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant*

Economic Incentives for Historic Preservation

- 6.B.1. *The City shall encourage the preservation, maintenance, and adaptive reuse of existing historic buildings in the Redevelopment Area and other commercial areas of the city in order to prevent demolition and disrepair.*
- 6.B.2. *The City shall promote reuse of underutilized historic buildings consistent with the Downtown Specific Plan.*
- 6.B.3. *The City shall encourage relocation of reusable historic buildings from or into the Redevelopment Area as a means of historic preservation.*
- 6.B.4. *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.*

- 6.B.5. The City shall seek the assistance of the Redevelopment Agency and/or local lending institutions to provide below-market rate financing to private property owners for the rehabilitation and restoration of historically-significant structures, and to encourage home ownership in Downtown neighborhoods.*
- 6.B.6. The City shall aggressively pursue federal and state grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.*
- 6.B.7. The City shall conduct design competitions when commissioning significant new public buildings within the Redevelopment Area to ensure that new structures are constructed that are compatible with and enhance the surrounding historic built environment.*
- 6.B.8. The City shall implement the design guidelines in the Downtown Specific Plan to ensure that new construction, renovations, and additions are compatible with existing adjacent structures, especially those that are on the National Register or are eligible or potentially eligible for listing on the National Register.*
- 6.B.9. The City shall seek to fully implement the Main Street Program, designed by the National Trust for Historic Preservation, which emphasizes historic preservation and economic development.*
- 6.B.10. The City shall support and recognize the annual "Stroll Through History" event as a City tourism program consistent with the Economic Development Strategic Plan. The City shall provide support for the Stroll through expanded advertising and will encourage volunteer staff support to ensure that the Stroll continues to flourish as a largely volunteer event.*
- 6.B.11. The City shall encourage the involvement of the Woodland Joint Unified School District, private schools, adult education classes, Yuba College, local non-profit groups, and the Yolo County Historical Museum in historic preservation and education efforts in Woodland.*
- 6.B.12. The City shall encourage the Chamber of Commerce and Redevelopment Agency to promote the city's historic resources in visitor and tourist-oriented brochures.*
- 6.B.13. The City Redevelopment Agency shall seek to provide technical assistance to private property owners as an incentive to rehabilitate historic buildings. Such technical assistance could include grants or deferred loans to develop conceptual designs and cost estimates for rehabilitating historic properties currently underutilized or in disrepair.*

Historic Residential Neighborhoods

- 6.C.1. The City shall promote the formation and maintenance of neighborhood organizations to foster neighborhood conservation programs, giving special attention to transitional areas.*
- 6.C.2. The City shall carefully review proposals for increased densities in historic neighborhoods, especially in deep lots in the Neighborhood Preservation designation to ensure that such proposals do not have negative effects on the historic and residential character of the neighborhood.*

- 6.C.3. *The City shall encourage historic neighborhoods to establish historic streetscape districts for historic street lamps and landscaping, including reconversion of parkway hardscape to landscape strips with trees.*
- 6.C.4. *The City shall encourage the formation of neighborhood conservation districts to promote neighborhood pride and awareness of historic resources.*
- 6.C.5. *The City shall continue to make available housing rehabilitation loans to low-income residents in historic neighborhoods through the use of grants and outside funding.*
- 6.C.6. *The City shall upgrade City parks in historic neighborhoods as deemed necessary.*
- 6.C.7. *The City shall encourage property owners to retain historic sidewalks or make repairs to deteriorated sidewalks with materials that replicate the appearance of historic sidewalks.*

Coordination of Historic Preservation Efforts

- 6.D.1. *The City shall coordinate the activities of various City departments and agencies (including the Redevelopment Agency, Public Works Department, and Community Development Department) non-profit organizations, and other associations concerning historic preservation to ensure a unified approach to encourage the preservation, protection, and restoration of historic sites, properties, and public works.*
- 6.D.2. *The City shall fully implement the California Historical Building Code and train local building officials to use the code as a tool to foster appropriate and efficient rehabilitation of historic buildings.*

Historic Education and Awareness

- 6.E.1. *The City shall continue to formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies (e.g., Heritage Home awards and Certificates of Appreciation for commercial and public building rehabilitation work).*
- 6.E.2. *The City shall continue to recognize and promote Historic Preservation Week through City proclamation and by networking with other history groups to develop a calendar of activities during Historic Preservation Week.*
- 6.E.3. *The City shall participate in booths at "Stroll Through History" and the Yolo County Fair to promote historic preservation activities and sell Walking Tour booklets.*
- 6.E.4. *The City shall encourage Woodland schools to integrate local architectural history into their curriculum.*
- 6.E.5. *The City shall network with other agencies and organizations, including the Yolo County Historical Society, Yolo County Archives, Yolo County Historical Museum, and other local history groups...The City will also continue its liaison with the Woodland Downtown Improvement Association and Neighbors for Historic Preservation ("Stroll Through History Committee") to promote historic preservation.*

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- 6.E.6. *Where inappropriate alterations have been made to historic structures, the City shall endeavor to explain to the property owner how such alterations detract from the property, how they may be removed, and the economic and cultural benefits of restoration.*
- 6.E.7. *The City shall continue to promote the Woodland Historic Landmarks program and develop a model for historic markers and signs for historic sites and buildings.*
- 6.E.8. *The City shall annually designate landmark trees as part of Arbor Day activities.*
- 6.E.9. *The City shall, in coordination with the Woodland Public Library, hold regularly scheduled public workshops, lectures, and slide shows on historic preservation and restoration.*
- 6.E.10. *The City shall communicate with owners of historically-designated properties informing them of the benefits of such a designation.*

Archaeological Resources

- 6.F.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.*
- 6.F.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.*

These policies provide a comprehensive framework for preservation of historic and archaeological resources.

IMPACTS

Historic Resources

Development and redevelopment in the city could result in the demolition or alteration of historically-significant buildings. The *General Plan* includes an extensive set of policies and programs to preserve historic and architecturally significant sites from development and redevelopment, and to ensure that surrounding development is compatible with the surrounding buildings in historic districts. The impacts of the *General Plan* on historic resources, are therefore considered less-than-significant.

Archaeological Resources

No records of archaeological resources have been identified, and agricultural activities and discing have likely disrupted or destroyed any cultural resources that were in the area. Without field examination, this *EIR* cannot predict where prehistoric resources would be found. However, there do appear to be certain spots which may contain prehistoric deposits, albeit out of context due to historic land modifications, which should be further investigated. This includes:

1. All areas where possible pre-Pleistocene and/or Holocene waterways may be buried by alluvium. These areas can best be discovered through geological investigations, and their locations revisited by an archaeologist, to check for buried paleosols, megafaunal fossils, or stone implements. If

indications of buried drainages are found in the study area, typical archaeological surface reconnaissance may be insufficient to observe them. A program of random monitoring of trenching activities in these potentially sensitive areas could be used to recover such finds and recommend future protective measures.

2. Any area where groves of native oaks are present, or where stands of native grasses still remain, could be sensitive to prehistoric utilization. Recently proposed state legislation seeks to protect and preserve areas where Native Americans gather raw materials such as grasses, seeds, quarry rocks and shellfish for food, implements, or ornaments. A precedent has been set with the establishment of a grove of native oaks near the Nelson Ranch as a significant historic resource by the YMCA of Woodland. Examination of similar groves of oaks as well as certain kinds of ethnically significant trees such as the Tree of Heaven (to the Chinese) could help increase the data base appreciably.

While it is possible that there are archaeological resources in the Planning Area, the *General Plan* includes policies to protect archaeological resources from new development. The impact of the *General Plan* is, therefore, considered less-than-significant.

MITIGATION MEASURES

No mitigation measures beyond the policies and programs of the *General Plan* are necessary.