11 CULTURAL RESOURCES

This chapter considers the effects of the proposed Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development Project on cultural resources located in the project area. This analysis 1) describes the criteria for determining cultural resource significance, including guidance provided in the TRPA Code of Ordinances, the CEQA Guidelines, and the criteria defined by the California Register of Historical Resources (CRHR); 2) summarizes previous archaeological investigations; 3) provides an inventory of known cultural resources on the project site; 4) evaluates the potential project impacts to cultural resources; and 5) identifies mitigation measures that would reduce those impacts to less-than-significant levels.

11.1 AFFECTED ENVIRONMENT

11.1.1 EXISTING LAND USES

The existing site is largely unpaved and contains the Sandy Beach Campground, a campground and recreation vehicle (RV) park in existence since the late 1920's, and an approximately 7,300 square foot 2-story building that fronts North Lake Boulevard. This building currently houses Spindleshanks Restaurant on the first floor and office space and an apartment on the second floor. There are also nine smaller ancillary buildings ranging in size from about 65 to 690 square feet that are clustered near the main building and near or adjacent to North Lake Boulevard. These buildings house Enviro-Rents, a kayak and bicycle rental office and storage building, the campground office, a small residential building (also known as the "Manager's Cabin"), a plumber's office, and other uses. The campground also includes an existing 510-square foot restroom/shower building.

11.1.2 CULTURAL BACKGROUND AND SETTING

PREHISTORIC SETTING

In the broadest terms, the archaeological signature of the Truckee Basin marks a trend from hunting-based societies in earlier times to populations that were increasingly reliant on diverse resources by the time of historic contact. The shift in ways of living may be attributed to factors such as paleoclimate, a changing subsistence base, and demographic factors (Elston 1982).

Some of the oldest archaeological remains reported for the Tahoe Region suggest occupation by about 9,000 years ago during the Pre-Archaic period (Elston et al. 1977). Other Pre-Archaic to Early-Archaic occupation dates from about 7,000 years ago (Elston 1971). The most intensive period of occupation in the region may have occurred at varying intervals between 4,000 and 500 years ago. The presence in the project area of the protohistoric ancestors of the Washoe Indians, also of Late Archaic times, may date roughly from 500 years ago to historic contact. The Washoe regard all "prehistoric" remains and sites in the Truckee Basin as being associated with their history.

ETHNOGRAPHIC SETTING

The project area falls in the center of historic Washoe territory, with primary use by the northern Washoe (Downs 1966, Nevers 1976, and Stewart 1966). In the project vicinity, Washoe encampments are identified at the outlet of the Truckee River from Lake Tahoe, at "Swallow's Cave" due west of Tahoe City Marina, and at the mouths of Burton and Dollar Creeks, east of Tahoe City (Freed 1996).

The Washoe are part of an ancient Hokan-speaking residual population, which was subsequently surrounded by Numic-speaking intruders, such as the Northern Paiute (Jacobsen 1966). Although they were an informal and flexible political collective, Washoe ethnography hints at a level of technological specialization and social complexity that was uncharacteristic of their surrounding neighbors in the Great Basin. A semisedentary existence

and higher population densities, concepts of private property, and communal labor and ownership are reported and may have developed in conjunction with their residential and subsistence resource stability (Lindström 1992). Their relatively rich environment afforded the Washoe a degree of isolation and independence from neighboring peoples and may account for their long tenure in their known area of historic occupation (d'Azevedo 1986, Price 1962). Even into the 20th century, the Washoe were not completely displaced from their traditional lands.

The contemporary Washoe have developed a Comprehensive Land Use Plan (Washoe Tribal Council 1994). It includes goals of reestablishing a presence in the Tahoe Sierra and revitalizing Washoe heritage and cultural knowledge, including the harvest and care of traditional plant resources and the protection of traditional properties in the cultural landscape (Rucks 1996).

HISTORIC SETTING

Lake Tahoe was not viewed by Euro-American visitors to the area until 1844, when John C. Fremont first observed it from afar (Gudde 1974). Later that same year, members of the Stevens-Murphy-Townsend emigrant party were perhaps the first Euro-American people to venture onto the shore of the lake. The California gold rush of 1849, and the subsequent silver rush a decade later in Nevada, brought many miners through the Tahoe Sierra along opposite migration patterns. The strategic proximity of the Lake Tahoe Basin to the Mother Lode in California and the Comstock Lode in Nevada promoted related development in lumbering, grazing, transportation, market hunting, and fishing, tourism, and urban development. Tahoe's strategic proximity to wood, water, mineral, rangeland, and recreational resources justified the investment of a significant amount of capital and energy into transportation to and through the basin. Wagon roads that connected the mines of California and Nevada, brought travelers near the project's southern boundary (along the present route of State Route [SR] 28) as early as 1852.

In the summer of 1861, the first Euro-American of record settled in a locale that would shortly become Tahoe City; the town site was laid out sometime after 1863, with a post office established by 1864 (Scott 1957). Growing tourism supported the establishment of local inns and resorts. Beginning in 1900, Tahoe City served as a gateway to Lake Tahoe and transit point between the trip by railroad to Lake Tahoe and the trip by steamer to all points around the lake. With the decline of the Comstock mines and the demise of timbering in the Tahoe Basin, the Bliss family (of Carson and Tahoe Lumber and Fluming Company fame) formed a new corporation, the Lake Tahoe Railway and Transportation Company (LTRTC). The company operated a 16-mile narrow gauge line down the Truckee River canyon between Tahoe City and the main line at Truckee. The terminus of a spur track of the narrow gauge line was located at the current site of the Tahoe City marina. In 1925, the LTRTC narrow-gauge railroad was leased to the Southern Pacific Railroad. In exchange, Southern Pacific widened (broad-gauged) the tracks and operated Pullmans with overnight service between San Francisco and Tahoe City (Scott 1957 and Myrick 1962). An extensive publicity campaign was launched, and Lake Tahoe was promoted as an all-year resort. The line was abandoned in 1943, as more automobile traffic moved over the highways (Myrick 1962).

SR 28, adjacent to the southern boundary of the project site, includes portions of the Placer County Emigrant Road established 1852–1855 (Lindström 2002). Improvements in 1874, 1883, and 1889 led to increased usage of the route, and paving was completed by 1939. The project area was subject to logging beginning in the 1860s. Tahoe Vista was established as Pine Grove Station in 1865. Activity in the area was generally limited to logging, as larger-scale development did not begin until after the turn of the century (Lindström 2002).

Outdoor Recreational Movement

The following overview was summarized with modifications from the Historic Context section of the Pacific Southwest Region, Forest Service's Recreational Residence Tracts publication (2000).

The mid-nineteenth century saw a romantic view of nature take place in the American psyche. National movements in both outdoor recreation and conservation were rampant during this time. These movements arose,

in part, as a response to the desire of Americans to temporarily escape their increasingly urban and industrial society. This trend brought about an increased appreciation of natural settings and their resources.

Various books and publications during this time emphasized the many scenic and forested areas, particularly in California. By the late-nineteenth century, these publications were playing an important role in attracting tourists to areas such as the California Sierra, San Gabriel, and San Bernardino mountains. This interest in the natural environment in turn influenced the architecture within those areas. Natural building materials were often favored over materials such as metal, stucco, and concrete.

This back-to-nature movement was also facilitated by the invention of the automobile and the expansion of the state highway system. During the early twentieth century, individual automobile ownership grew rapidly, and improvements in public roads followed. These improvements in transportation influenced many resorts to provide year-round accommodations. These facilities began to accommodate guests with automobiles, often offering amenities like service stations and garages.

Although early resorts catered primarily to the wealthy, middle and lower classes were commonly enjoying this form of recreation by the turn of the 20th century. Camping and other outdoor recreational activities had become a normal part of American life—a trend that continues today.

PRE-FIELD RESEARCH

A review of previously conducted archaeological investigations within the project vicinity, and pertinent published and unpublished literature was completed prior to the commencement of field survey work. Files maintained by the North Central Information Center (NCIC) of the California Historical Resources Information System were examined in order to determine the presence or absence of previously recorded sites in the area. Other listings consulted included the CRHR, California Points of Historical Interest, and the Office of Historic Preservation (OHP) Historic Property Directory. In addition, members of the Washoe Tribe of Nevada and California were contacted and provided opportunity for comment. Attempts at contact included a letter to the Washoe Tribe outlining the nature of the proposed project, and two follow-up phone calls to the director of the cultural program. To date, no responses have been received.

Pre-field research indicated that one archaeological investigation was previously conducted immediately north of the project area. This investigation resulted in the identification and recordation of two archaeological sites. One site is a refuse deposit dating to the early 1940s (TV-1), and the other site (TV-LF1), a dirt road roughly contemporaneous with the dump site. It was determined by the investigators that neither site appeared to meet the eligibility criteria for the CRHR or TRPA (Lindström 2002). No other sites were identified within a ½-mile radius of the project site.

FIELD INVESTIGATION

A survey of the project area was undertaken by an EDAW cultural resource specialist in December 2005. Open ground surfaces were inspected for evidence of prehistoric and historic material. No archaeological resources were observed. Ten historic-era buildings located on the subject parcel were photographed and recorded on the appropriate Department of Parks and Recreation (DPR) forms. The buildings comprise the Sandy Beach Campground and the Spindleshanks Restaurant located at 6873 North Lake Boulevard. These historic-era buildings are described below and are numbered on Exhibit 3-3, Existing (As-Built) Site Plan in Chapter 3, “Project Description.”

RESOURCE DESCRIPTIONS

6873 North Lake Boulevard (APN: 117-071-029)

The property at 6873 North Lake Boulevard includes 10 buildings, identified in Exhibit 3-3. Most of the buildings are grouped together to form a recreational complex roughly six acres in size. Three of the buildings are used for storage, four are used for commercial purposes, one is the campground office, one is known as the "Manager's Cabin," and one is a restroom. All of the buildings have wood frames and wood siding.

The Spindleshanks Restaurant, the largest building on the property fronting SR 28, is a rectangular, 2-story building with a corrugated metal covered gable roof and slightly overhanging eaves. The roof also displays two gabled dormers with fixed windows, and a stone chimney on the western façade. The exterior of this building is covered in cedar bark shingles and features a combination of casement, aluminum sliding, and fixed windows. An exterior-mounted stairway leading to a personnel door is present on the eastern elevation. This door is flanked by two small windows. The main entry-way, located on the southern façade, is covered by a full-width corrugated metal shed roof which is supported by timber posts. A patio addition, using the same exterior and roofing materials, was made to the western elevation. A shed with a corrugated metal roof and wood siding is attached to the northern façade of the restaurant. This building sits on a concrete foundation.

Northwest of the restaurant building is a grouping of storage buildings (Buildings #1, 2, and 3 on Exhibit 3-3). Storage buildings #1 and #3 feature gable roofs with exposed rafters and windows with simple wood surrounds. Storage building #2 displays a shed roof. Just south of the storage buildings are two buildings housing a business Enviro-Rents, and the campground office (Buildings # 4, 5, and 6). These buildings are rectangular in shape and feature gable roofs with exposed rafters, shiplap, and shingle siding, and fixed windows with simple wood surrounds. The Manager's Cabin, Building #7, is located on the northeastern portion of the property. This building, which was moved to this location temporarily, includes a gabled corrugated metal roof, cedar bark siding, and aluminum sliding windows. Northeast of the Spindleshanks Restaurant is the North Shore Plumbing building (Building #8). This building features a gabled corrugated metal roof and wood siding. The windows on this building are aluminum sliders. North of the plumbing office is a campground restroom building (Building #9) that features a wood frame and wood siding.

RESOURCE EVALUATIONS

The property that houses the Sandy Beach Campground and Spindleshanks Restaurant has been used as a campground since at least 1937. It is possible, however, that the area was being used for such purposes prior to that date. The current owner of the parcel asserts that the property was being used as a campground as early as the 1920s. However, archival research does not substantiate that claim and any camping that took place may have been informal or non-commercial in nature. In 1937, the building that houses Spindleshanks was constructed at a cost of $9,000 (County building record). This building served multiple uses over the years beginning as a store/coffee shop/restaurant. Placer County Assessor's records indicate that the upper floor of the building also once served as a hotel. A post office occupied the upper floor space from the 1960s to the 1980s (County building record).

The commercial building record for the restaurant lists unspecified alterations in the amount of $2,000 but the date of this work is not identified. By 1972, most of the building was condemned; the only usable parts were the store/coffee shop on the first floor, the bathrooms on the second floor, and the post office. Extensive remodeling work began in 1980. Later modifications also included a re-roof in 1992 and the installation of a gas line in 2000 (County building record). Historic photographs also show that many of the first floor windows have been replaced, the porch has been covered and partially enclosed, the timber posts on the porch have been replaced with lumber, the entrance has been reoriented (moved west) with a new door installed, and an addition has been added to the western façade.

Many of the ancillary buildings on the property were built in conjunction with the restaurant, which was originally known as Colonel Claire's. Most of these buildings were built in response to storage needs. The building record for the parcel indicates that the outbuildings were constructed between 1937 and 1957. A no longer extant gas station was once located on the site near the western property boundary. The business and associated garage closed, and the buildings were taken over by Enviro-Rents. These buildings have undergone minor alterations over the years in the form of new roofs and some new windows.

The Manager's Cabin that sits on the eastern edge of the property was originally located across the street on the southern side of SR 28. This building was associated with the Sandy Beach Resort, a once larger establishment started by George W. Phillips in conjunction with the restaurant and tent sites on the northern side SR 28. The cabin, constructed in the 1930s, was moved to the subject property in 1990 when the California Tahoe Conservancy acquired the resort property (California Tahoe Conservancy 1989).

11.2 REGULATORY SETTING

The criteria used for determining the significance of cultural resources in the project area was based on the CEQA Guidelines (Section 15064.5[a]) and the TRPA Code of Ordinances, Chapter 29, "Historic Resource Protection." These regulations are described in greater detail below.

11.2.1 CEQA GUIDELINES

The State CEQA Guidelines define historical resources as follows:

- A resource listed, or determined by the State Historical Resources Commission to be eligible for listing, in the CRHR.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code (PRC), or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC Section 5024.1, Title 14 California Code of Regulations, Section 4852). The CRHR criteria involve the assessment of whether the resource:

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

The fact that a resource is not listed, or determined to be eligible for listing, in the CRHR; is not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC); or is not identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

The CEQA Guidelines also require consideration of unique archaeological resources (Section 15064.5). As used in PRC Section 21083.2, a unique archaeological resource means 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:

- Contains information needed to answer important scientific research questions and that 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.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Such integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (Office of Historic Preservation 1999).

11.2.2 TRPA Code Of Ordinances

In compliance with federal and state law, TRPA has adopted guidelines to determine cultural resource significance and impacts in the Lake Tahoe Basin. Chapter 29 of the TRPA Code of Ordinances states that “sites, objects, structures, districts or other resources of historical, cultural, archaeological, paleontological, or architectural significance locally, regionally, state-wide, or nationally” shall meet at least one of the following criteria:

- **Section 29.5.A.** Resources associated with historically significant events such as an important community function in the past, a memorable happening in the past, or that which contains qualities reminiscent of an early stage of development in the Region.
- **Section 29.5.B**. Resources associated with significant persons include buildings or structures associated with a locally, regionally, or nationally known person, notable examples or best surviving works or a pioneer architect, or structures associated with the life or work of significant persons.
- **Section 29.5.C.** Resources embodying distinctive characteristics include those resources of a distinctive type, period, or method of construction, possessing high artistic values, or representing a significant or distinguishable entity.
- **Section 29.5.D.** Resources that are state or federally protected are archaeological or paleontological resources protected or eligible for protection under state or federal regulations (TRPA 1991).
- **Section 29.5.E**. Prehistoric archaeological or paleontological resources that contribute to the knowledge and understanding of early cultural or biological development.

Section 29.2 of the TRPA Code of Ordinances requires the protection of sites, objects, structures, or other resources designated as historic resources or for which designation is pending. Demolition, disturbance, removal, or significant alterations are prohibited unless TRPA has approved a resource protection plan to protect the

historic resources. Section 29.2.A requires the resource protection plan to be prepared by a qualified professional and provide surface or subsurface recovery data and artifacts and recordation of structural and other data. Section 29.2.B requires protection during construction, which includes prohibiting grading or excavation in designated historic resource areas, except with a TRPA-approved resource protection plan (TRPA 1991).

TRPA Code of Ordinances Section 29.6 addresses projects related to historic resources. Projects affecting designated historic resources would be required to supply documentation of compliance with standards in Sections 29.6.A through 29.6.D related to additions to historic structures or adjacent structures or in historic sites or districts; and repair, maintenance, reconstruction, or demolition of historic resources (TRPA 1991).

TRPA Code of Ordinances Section 64.8 addresses the discovery of historic resources during grading activities. This section requires grading to cease and TRPA notification if resources are encountered that appear to be 50 years or older. TRPA would suspend grading and consult with appropriate local, state, or federal entities to determine the significance of the resource, if any. The property owner is required to provide protection for the materials during the investigation period (TRPA 1991).

11.2.3 Other Guidelines

Significant cultural resources are also acknowledged on local registers, including the North Lake Tahoe Historical Society; Washoe Tribe; and the Directory of Properties in the historic property data file for Placer County. Eligibility criteria for the historic registers generally incorporate the basic tenants of criteria established in the National Register of the Historic Places and the CRHR. However, these criteria have been modified to include a broader range of resources that better reflect the history of California at the local level. For example, the State Historic Landmark Program and the Point of Historic Interest Program also recognize buildings, sites, and objects of local or statewide importance.

11.2.4 Project Site Historic Evaluation

CRHR Evaluation

The Cultural Resources Assessment prepared in support of this EA/EIR indicates that the project property has functioned primarily as a recreational use area (EDAW 2006). The investigation did not reveal the property to be associated with any important persons (CRHR Criterion 2). George Phillips, an early owner of the Sandy Beach Resort, was but one of many resort proprietors operating recreational facilities in the Tahoe area during the early twentieth century. He was not noted in published materials listing persons considered important in Placer County's history. The buildings themselves do not embody distinctive characteristics of a type, period, or method of construction. This type of vernacular resort architecture was common in the region, and many such buildings still exist in the Tahoe area (CRHR Criterion 3). The cedar shingle siding present on some of the buildings was a common choice of siding due to its durability and resistance to rot. According to Jane Mitchell of the Tahoe Heritage Commission, cedar siding is often seen on historic-era buildings in the area, and does not represent a rare building material. Moreover, the main commercial building (containing Spindleshanks Restaurant), the largest building on the property, has undergone alterations over the years which have compromised its historic integrity. In certain instances, buildings themselves can serve as sources of important information about historic construction material and technology (Criterion 4); however, these types of buildings are well documented in both written and visual records in California, and do not appear to be primary sources of information.

In terms of Criterion 1, the highest potential for eligibility rests with the property's association with the early outdoor recreational movement in the Sierra Nevada. This potential eligibility is hampered, however, by the relative prevalence of such property types in the Tahoe region. For example, similar resorts such as the Homewood Resort, Camp Richardson Resort, Emerald Bay Resort, Glen Brook Inn and Resort, Thunderbird Resort, Ziegler's Grove Resort, and many others, operated during the same timeframe as the Sandy Beach Resort.

Of those, extant facilities such as Camp Richardson, the Thunderbird Lodge, and the Strawberry Lodge, are older examples that have maintained their original functions since their construction dates. Research did not indicate that the Sandy Beach Resort played a significant role in the Tahoe area's history. It was not the earliest resort facility in the region, nor is it the only remaining example of its kind. Because of a loss of historic integrity and lack of significant association, the buildings on this property do not meet the significance criteria for the CRHR or the TRPA criteria as outlined in Section 29.5 of the Code of Ordinances.

Historic Landscape Evaluation

Research into the 6873 North Lake Boulevard property's potential as a historic landscape was guided by *National Register Bulletin 18, How to Evaluate and Nominate Designed Historic Landscapes*, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1992), and the CRHR eligibility criteria (PRC 5024.1 [c]). These guidelines and regulations, along with the developed eligibility considerations provided below, provided a framework with which to gauge the property's potential significance as a historic landscape.

Beyond the application of the CRHR criteria, a resource must also retain sufficient integrity from its period of significance to be considered eligible for listing. Because of the importance of land, natural features, and vegetation, the seven qualities of integrity (location, design, setting, workmanship, materials, feeling and association) are often applied differently to landscapes. This relationship, involving land patterns of spatial organization, circulation networks, and clusters, is influenced by the cohesiveness of the landscape. Integrity of setting and design, for example, are associated with boundary demarcations, small-scale elements, and vegetation. The final decision about integrity is based on the condition of the overall property and its ability to convey its historically significant appearance. In assessing the overall integrity, it is necessary to consider the nature, extent, and impact of changes made to the property since the period of significance. For example, the repeated loss of buildings and small-scale features over time may result in the cumulative loss of integrity.

Historic Landscape Eligibility Considerations

In considering the characteristics a designed historic landscape must possess in order to be considered eligible under the established historic context, eligibility considerations were developed. Possible research questions for such a landscape within an outdoor resort context include:

- Did the particular property play an important role in the city or state? Did it stand out among others of its type?
- Is the property the oldest of its kind?
- Is it the only extant example? The best surviving representation?
- Do the features that comprise the property indicate unique innovations or adaptations in outdoor recreation?
- Is the property associated with an individual considered important in Tahoe and/or California history?

Historic Landscape Eligibility Assessment

The research conducted as part of the Cultural Resources Assessment prepared for the project site led to the determination that the site lacks sufficient integrity to be considered eligible for listing as a historic landscape. Alterations, missing elements, and differing uses have compromised the historic integrity of the property.

Research has shown that the campground occupied the property in the 1930s. Although the presence of the campground during this period was substantiated in the historical record, the property, in its current condition and configuration, does not reflect that historical association or appearance. The ad-hoc changes that have taken place on the property over the years have compromised several aspects of its historic integrity.

The Sandy Beach Campground was once a part of a larger facility that included property on the southern side of SR 28 known as the Sandy Beach Resort. This resort, begun in 1933 by George W. Phillips, originally consisted

of 12 cabins arranged in a horseshoe shape. Phillips added the restaurant and store on the northern side of the highway in 1937. Four more cabins were added on the southern portion of the property in the 1940s, but were later removed at an unknown date (California Tahoe Conservancy 1989). In 1990, the 12 original cabins, as well as much of the hardscape features, were removed from the property on the southern side of SR 28.

The remaining portion of the property on the northern side of the highway (the current 6.25-acre project site) has a number of surviving features such as some original buildings and circulation networks. However, several elements of the property have been removed and/or modified. These elements include the no longer extant gas station and garage buildings, and the significantly altered restaurant building. There are also some newer infill buildings (primarily storage) on the property. Historic photographs show that some landscaping (softscape) features have been removed and/or changed over the years such as the plantings around the restaurant building and some of the ancillary buildings. These factors combined with the significant reduction in size of the overall property, the prevalence of commercial buildings currently located adjacent to the property (which affect the setting), and the fact that at least one of the structures was moved (Manager's Cabin), results in an overall loss of integrity for the property as a whole. Although the property is associated with outdoor recreation during the early twentieth century, the site, in its current condition and configuration does not adequately reflect that association. The property does not appear to meet the CRHR eligibility criteria or the eligibility considerations established in this document, and therefore does not appear to be eligible for listing as a historical landscape.

11.3 ENVIRONMENTAL CONSEQUENCES AND RECOMMENDED MITIGATION MEASURES

11.3.1 CRITERIA OF SIGNIFICANCE

CEQA CRITERIA

Based on Appendix G of the State CEQA Guidelines, the proposed project would result in a significant impact to cultural resources if it would:

- cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
- directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and
- disturb any human remains, including those interred outside of formal cemeteries.

In addition, a substantial adverse change to a historical resource or important archaeological resource is considered to be significant if the following would result from implementation of the project: physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially altered and eligibility to the CRHR or inclusion on a local register of historical resources would be impaired.

TRPA CRITERIA

The Goals and Policies found in TRPA's Regional Plan for the Lake Tahoe Basin (TRPA 1986) provide for the identification and preservation of culturally and historically significant sites in the Tahoe Basin. Section 29.5 of the TRPA Code of Ordinances codifies these goals, providing regulations for the recognition, protection, and preservation of the region's significant historical, archaeological, and paleontological resources, and setting standards for resource protection, discovery, evaluation, and management. Section 29.2 of the Code of Ordinances

prohibits demolition, disturbance, removal, or significant alteration of designated historic resources, unless TRPA has approved a resource protection plan for the resources. Section 64.8 of the Code of Ordinances also provides measures to protect historic resources discovered during grading activities.

11.3.2 IMPACT ANALYSIS

ALTERNATIVE A—PROPOSED PROJECT

IMPACT 11.A-1	Effects on Known Cultural Resources. *No cultural resources inventoried on the project site are significant according to TRPA, CEQA, or CRHR criteria. Therefore, Alternative A would have no effect on any known significant cultural site, feature, or artifact.*
Significance	*Less Than Significant*
Mitigation	*No Mitigation Is Required*
Significance after Mitigation	*Less Than Significant*

Alternative A would have no effect on any known significant cultural site, feature, or artifact. No cultural resources inventoried during this study, including previously recorded archaeological sites TV-1 and TV-LF1, appear significant according to TRPA, CEQA or CRHR criteria. The onsite buildings have been documented in the Cultural Resources Assessment Report, and no further research or project constraints are necessary. This impact is **less than significant**.

IMPACT 11.A-2	Previously Undiscovered Cultural Resources. *Although the Cultural Resources Assessment did not identify any significant historic resources or archaeological material on the project site, it is possible that buried or concealed cultural resources could be present and detected during ground-disturbing activities associated with Alternative A. If previously undiscovered, significant cultural resources are disturbed during construction, this could be a significant impact.*
Significance	*Potentially Significant*
Mitigation	*Mitigation Measure 11.A-2. Mitigate for Previously Undiscovered Cultural Resources.*
Significance after Mitigation	*Less Than Significant*

Although the Cultural Resources Assessment conducted on the project site identified no archaeological material, the project vicinity is known to have been rich in prehistoric and historic-era activity. Therefore, the potential exists that buried or concealed cultural resources could be present on the project site. If important archaeological resources were disturbed during project-related ground disturbing activities, this would be a **potentially significant** impact.

IMPACT 11.A-3	Previously Undiscovered Burials. *Although the cultural resources investigation did not produce evidence suggesting that any prehistoric or historic-era marked or un-marked human interments are present on the project site, it is possible that unmarked previously unknown graves could be present and detected during ground-disturbing activities associated with Alternative A. If previously undiscovered human remains are disturbed during construction, this could be a significant impact.*

Significance	*Potentially Significant*
Mitigation	*Mitigation Measure 11.A-3. Mitigate for Previously Undiscovered Burials.*
Significance after Mitigation	*Less Than Significant*

Based on the Cultural Resources Assessment conducted for the project site, no evidence suggests that any prehistoric or historic-era marked or un-marked human interments are present on the project site. However, there is a possibility that un-marked previously unknown graves could be present on the project site. Potential disturbance of previously undiscovered human remains during project construction activities would be a **potentially significant** impact.

ALTERNATIVE B—REDUCED DEVELOPMENT

IMPACT 11.B-1	Effects on Known Cultural Resources. *This impact is the same as Impact 11.A-1 described above for Alternative A. No cultural resources inventoried on the project site are significant according to TRPA, CEQA, or CRHR criteria. Therefore, Alternative B would have no effect on any known significant cultural site, feature, or artifact.*
Significance	*Less Than Significant*
Mitigation	*No Mitigation Is Required*
Significance after Mitigation	*Less Than Significant*

IMPACT 11.B-2	Previously Undiscovered Cultural Resources. *This impact is the same as Impact 11.A-2 described above for Alternative A. Although the Cultural Resources Assessment did not identify any significant historic resources or archaeological material on the project site, it is possible that buried or concealed cultural resources could be present and detected during ground-disturbing activities associated with Alternative B. If previously undiscovered, significant cultural resources are disturbed during construction, this could be a significant impact.*
Significance	*Potentially Significant*
Mitigation	*Mitigation Measure 11.B-2. Mitigate for Previously Undiscovered Cultural Resources.*
Significance after Mitigation	*Less Than Significant*

IMPACT 11.B-3	Previously Undiscovered Burials. *This impact is the same as Impact 11.A-3 described above for Alternative A. Although the cultural resources investigation did not produce evidence suggesting that any prehistoric or historic-era marked or un-marked human interments are present on the project site, it is possible that unmarked previously unknown graves could be present and detected during ground-disturbing activities associated with Alternative B. If previously undiscovered human remains are disturbed during construction, this could be a significant impact.*

Significance	*Potentially Significant*
Mitigation	*Mitigation Measure 11.B-3. Mitigate for Previously Undiscovered Burials.*
Significance after Mitigation	*Less Than Significant*

ALTERNATIVE C—REDUCED DEVELOPMENT WITH RECREATION ELEMENTS

IMPACT 11.C-1	Effects on Known Cultural Resources. *This impact is the same as Impact 11.A-1 described above for Alternative A. No cultural resources inventoried on the project site are significant according to TRPA, CEQA, or CRHR criteria. Therefore, Alternative C would have no effect on any known significant cultural site, feature, or artifact.*
Significance	*Less Than Significant*
Mitigation	*No Mitigation Is Required*
Significance after Mitigation	*Less Than Significant*

IMPACT 11.C-2	Previously Undiscovered Cultural Resources. *This impact is the same as Impact 11.A-2 described above for Alternative A. Although the Cultural Resources Assessment did not identify any significant historic resources or archaeological material on the project site, it is possible that buried or concealed cultural resources could be present and detected during ground-disturbing activities associated with Alternative C. If previously undiscovered, significant cultural resources are disturbed during construction, this could be a significant impact.*
Significance	*Potentially Significant*
Mitigation	*Mitigation Measure 11.C-2. Mitigate for Previously Undiscovered Cultural Resources.*
Significance after Mitigation	*Less Than Significant*

IMPACT 11.C-3	Previously Undiscovered Burials. *This impact is the same as Impact 11.A-3 described above for Alternative A. Although the cultural resources investigation did not produce evidence suggesting that any prehistoric or historic-era marked or un-marked human interments are present on the project site, it is possible that unmarked previously unknown graves could be present and detected during ground-disturbing activities associated with Alternative C. If previously undiscovered human remains are disturbed during construction, this could be a significant impact.*
Significance	*Potentially Significant*
Mitigation	*Mitigation Measure 11.C-3. Mitigate for Previously Undiscovered Burials.*
Significance after Mitigation	*Less Than Significant*

ALTERNATIVE D—NO PROJECT

Under this alternative, no action would be taken, and the existing conditions would remain. Because there would be no ground disturbance at the project site, there would be no potential disturbance of unknown cultural resources or human interments.

11.3.3 MITIGATION MEASURES

ALTERNATIVE A—PROPOSED PROJECT

Mitigation Measure 11.A-2. Mitigate for Previously Undiscovered Cultural Resources.

In the event that previously unknown archaeological resources are discovered during ground-disturbing activities, the construction crew shall immediately halt work in the vicinity of the find. A qualified archaeologist shall be consulted to evaluate the resource in accordance with State and TRPA guidelines. If the discovered resource is determined to be significant, mitigation measures consistent with the State CEQA Guidelines and TRPA Code of Ordinances shall be devised and a mitigation plan submitted for approval by the Placer County Planning Department and TRPA. Any necessary archaeological excavation and monitoring activities shall be conducted in accordance with prevailing professional standards. Mitigation, in accordance with a plan approved by TRPA and the County, shall be implemented prior to resumption of work within the area of the resource find.

Mitigation Measure 11.A-3. Mitigate for Previously Undiscovered Burials.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project applicant shall immediately halt potentially damaging excavation in the area of the burial and notify the Placer County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project applicant, an archaeologist, and the NAHC-designated Most Likely Descendent (MLD) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9.

Implementation of Assembly Bill 2641 requires that if the discovery of human remains is made after January 1, 2007 the following procedures will be implemented:

Upon the discovery of Native American remains, the procedures above regarding involvement of the Placer County Coroner, notification of the NAHC, and identification of a MLD shall be followed. The landowner shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being are granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendents, or other culturally appropriate treatment may be discussed. AB 2641 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the landowner shall comply with one or more of the following:

(1) Record the site with the NAHC or the appropriate Information Center.
(2) Utilize an open-space or conservation zoning designation or easement.
(3) Record a document with the county in which the property is located.

The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner. Adherence to these procedures and other provisions of the California Health and Safety Code and AB 2641(e) will reduce potential impacts to human remains to a less-than-significant level.

ALTERNATIVE B—REDUCED DEVELOPMENT

Mitigation Measure 11.B-2. Mitigate for Previously Undiscovered Cultural Resources.

See Mitigation Measure 11.A-2 described above for Alternative A. The same mitigation measure discussion would apply.

Mitigation Measure 11.B-3. Mitigate for Previously Undiscovered Burials.

See Mitigation Measure 11.A-3 described above for Alternative A. The same mitigation measure discussion would apply.

ALTERNATIVE C—REDUCED DEVELOPMENT WITH RECREATION ELEMENTS

Mitigation Measure 11.C-2. Mitigate for Previously Undiscovered Cultural Resources.

See Mitigation Measure 11.A-2 described above for Alternative A. The same mitigation measure discussion would apply.

Mitigation Measure 11.C-3. Mitigate for Previously Undiscovered Burials.

See Mitigation Measure 11.A-3 described above for Alternative A. The same mitigation measure discussion would apply.

ALTERNATIVE D—NO PROJECT

No mitigation is required.