



United States Department of the Interior

NATIONAL PARK SERVICE

Yosemite National Park
P. O. Box 577
Yosemite, California 95389

IN REPLY REFER TO:
L7615(YOSE-PM)

Memorandum

To: Ron Gaunt, Project Manager, Yosemite National Park

From: Superintendent, Yosemite National Park

Subject: NEPA and NHPA Clearance: 2012-010 Wawona Hotel Complex HVAC and Hot Water System Improvements (42675)

The Executive Leadership Team has reviewed the proposed project/action and completed its environmental assessment documentation, and we have determined that there:

- Will not be any effect on threatened, endangered, or rare species and/or their critical habitat.
- Will not be any effect on historical, cultural, or archeological resources.
- Will not be serious or long-term undesirable environmental or visual effects.

The subject proposed project, therefore, is now cleared for all NEPA and NHPA compliance requirements as presented above. Project plans and specifications are approved and construction and/or project implementation can commence.

For the proposed project actions to be within compliance requirements during construction and/or project implementation, the following mitigations must be adhered to:

- Detailed archeological monitoring is required during all ground disturbing activities. Monitoring is to include expanded excavations in the event any intact, buried features are discovered.
- Preliminary determination pending on final design. This determination is contingent upon the National Park Service historical architect monitoring during construction and further review of construction documents.

For complete compliance information see PEPC Project 42675.

//Don L. Neubacher//
Don L. Neubacher

Enclosure (with attachments)

cc: Statutory Compliance File

*The signed original of this document is on file at
Environmental Planning and Compliance Office
Yosemite National Park.*



National Park Service
U.S. Department of the Interior

Yosemite National Park
Date: 10/09/2012

Categorical Exclusion Form

Project: 2012-010 Wawona Hotel Complex HVAC and Hot Water System Improvements

PEPC Project Number: 42675

Project Description:

This project will provide a comprehensive upgrade of the heating and water heating systems of the Wawona Hotel Complex, a National Historic Landmark located in Yosemite National Park. The new system will replace the aging heating systems serving the six historic hotel buildings included in the Wawona Historic Hotel Complex (Main Hotel Building, Clark Cottage, Manager's Cottage, Washburn Cottage, Moore Cottage, and the Annex). The purpose of this project is to cost effectively improve the visitor experience as well as the operational efficiency of the historic hotel complex without adverse effects to the historic character of the buildings. Currently, visitors are faced with extreme temperature fluctuations in the system and no ability to modulate control of the heat delivery to their room.

Specifically, this project involves:

- Converting the existing steam heat radiators and baseboard electric heaters in the Hotel Complex to a hot-water "Hydronic" heating system
- Removing the existing boiler (located outside the Annex Building)
- Providing two new hydronic boilers in the Annex Building's boiler room
- Refurbish the cast iron radiators in the Annex Building and the Main Hotel Building to receive hot water
- Remove the assorted steam radiators and baseboard heaters in the Clark, Washburn, Moore and Little White Buildings and replacing them with new flat plate low profile hot water radiators
- Re-plumb the site distribution lines to provide hot water for heat instead of the existing steam heat

Ground disturbance will be required to extend distribution lines to all six buildings from the new Annex boilers. The new distribution system will run in existing trenches in previously disturbed areas.

The design for this project meets the Secretary of the Interiors Standards for Preservation for the Treatment of Historic Properties and is guided by recommendations in the Draft Cultural Landscape Report and Draft Historic Structures Report for the Wawona Hotel Complex.

Consultation with the Park Historical Architect, Historic Preservation Officer, Archaeology, State Historic Preservation Office and traditionally associated American Indian Tribes and groups is on-going and will continue through construction. Selective demolition and subsequent patching of historic finishes will be necessary to route new piping and wiring. Quality control is crucial in order to avoid an adverse effect on this project. NPS historical architects will provide final review of device locations and acceptance of patching methods and finishes.

This project will be implemented over two winter seasons beginning in the winter of 2013.

Project Locations:

Mariposa County, CA

Mitigations:

- Detailed archeological monitoring is required during all ground disturbing activities. Monitoring is to include expanded excavations in the event any intact, buried features are discovered.
- Preliminary determination pending final design. Determination is contingent upon the National Park Service historical architect monitoring during construction and further review of construction documents.

Describe the category used to exclude action from further NEPA analysis and indicate the number of the category (see Section 3-4 of DO-12):

C.4 Routine maintenance and repairs to cultural resource sites, structures, utilities and grounds under an approved Historic Structures Preservation Guide or Cyclic Maintenance Guide; or if the action would not adversely affect the cultural resource.

On the basis of the environmental impact information in the statutory compliance file, with which I am familiar, I am categorically excluding the described project from further NEPA analysis. No exceptional circumstances (e.g. all boxes in the ESF are marked "no") or conditions in Section 3-6 apply, and the action is fully described in Section 3-4 of DO-12.

Superintendent //Don L. Neubacher//

Date 10/26/12

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National Park Service
U.S. Department of the Interior

Yosemite National Park
Date: 10/09/2012

ENVIRONMENTAL SCREENING FORM (ESF)

DO-12 APPENDIX 1

Date Form Initiated: 10/09/2012

Updated May 2007 - per 2004 Departmental Manual revisions and proposed Director's Order 12 changes

A. PROJECT INFORMATION

Park Name: Yosemite National Park
Project Title: 2012-010 Wawona Hotel Complex HVAC and Hot Water System Improvements
PEPC Project Number: 42675
PMIS Number: 158406
Project Type: Capital Improvement (CI)
Project Location:
 County, State: Mariposa, California
Project Leader: Ron Gaunt

Is project a hot topic (controversial or sensitive issues that should be brought to attention of Regional Director)? No

B. RESOURCE EFFECTS TO CONSIDER:

Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine/Notes
1. Geologic resources – soils, bedrock, streambeds, etc.		Negligible			Trenching includes 400 linear feet at three feet wide and two feet deep.
2. From geohazards	No				
3. Air quality		Negligible			There will be minimal dust emissions during the ground disturbing activities.
4. Soundscapes		Negligible			Temporary construction noises will occur during the installation of the

Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine/Notes
					HVAC system.
5. Water quality or quantity	No				
6. Streamflow characteristics	No				
7. Marine or estuarine resources	No				
8. Floodplains or wetlands	No				
9. Land use, including occupancy, income, values, ownership, type of use	No				
10. Rare or unusual vegetation – old growth timber, riparian, alpine	No				
11. Species of special concern (plant or animal; state or federal listed or proposed for listing) or their habitat	No				
12. Unique ecosystems, biosphere reserves, World Heritage Sites	No				Yosemite National Park is a World Heritage Site.
13. Unique or important wildlife or wildlife habitat	No				
14. Unique or important fish or fish habitat	No				
15. Introduce or promote non-native species	No				

Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine/Notes
(plant or animal)					
16. Recreation resources, including supply, demand, visitation, activities, etc.	No				
17. Visitor experience, aesthetic resources	No				The HVAC system installation will occur during the hotel's closure so there will be no impact to visitors. There will be beneficial impacts once the system is installed.
18. Archeological resources		Negligible			Archeological monitoring will occur during all ground disturbing activities.
19. Prehistoric/historic structure		Negligible			Preliminary determination pending final design. Determination contingent upon NPS historical architect monitoring during construction and further review of construction documents.
20. Cultural landscapes	No				The temporary boiler is currently located outside and visually intrudes the viewscape; therefore there will be a beneficial impact to the landscape of the Wawona Hotel and Pavilion Historic District.
21. Ethnographic resources	No				
22. Museum collections (objects, specimens, and archival and manuscript collections)	No				
23. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	No				

Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine/Notes
24. Minority and low income populations, ethnography, size, migration patterns, etc.	No				
25. Energy resources	No				
26. Other agency or tribal land use plans or policies	No				
27. Resource, including energy, conservation potential, sustainability	No				
28. Urban quality, gateway communities, etc.	No				
29. Long-term management of resources or land/resource productivity	No				
30. Other important environment resources (e.g. geothermal, paleontological resources)?	No				

C. MANDATORY CRITERIA

Mandatory Criteria: If implemented, would the proposal:	Yes	No	N/A	Comment or Data Needed to Determine
A. Have significant impacts on public health or safety?		No		

Mandatory Criteria: If implemented, would the proposal:	Yes	No	N/A	Comment or Data Needed to Determine
B. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas?		No		
C. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA section 102(2) (E))?		No		
D. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		No		
E. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		No		
F. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?		No		
G. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office?		No		
H. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated		No		

Mandatory Criteria: If implemented, would the proposal:	Yes	No	N/A	Comment or Data Needed to Determine
Critical Habitat for these species?				
I. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?		No		
J. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?		No		
K. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?		No		
L. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?		No		

D. OTHER INFORMATION

1. Are personnel preparing this form familiar with the site? Yes
- 1.A. Did personnel conduct a site visit? No
2. Is the project in an approved plan such as a General Management Plan or an Implementation Plan with an accompanying NEPA document? No
3. Are there any interested or affected agencies or parties? No
4. Has consultation with all affected agencies or tribes been completed? Yes, June 2012
5. Are there any connected, cumulative, or similar actions as part of the proposed action? (*e.g., other development projects in area or identified in GMP, adequate/available utilities to accomplish project*) No

E. INTERDISCIPLINARY TEAM SIGNATORIES

<u>Interdisciplinary Team</u> Don L. Neubacher Woody Smeck	<u>Field of Expertise</u> Superintendent Deputy Superintendent
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Michael Gauthier	Chief of Staff
Kathleen Morse	Chief of Planning
Randy Fong	Chief of Project Management
Teri Austin	Chief of Administration Management
Ed Walls	Chief of Facilities Management
Linda C. Mazzu	Chief of Resources Management & Science
Sheri Ogden	Acting Chief of Business and Revenue Management
Tom Medema	Chief of Interpretation and Education
Charles Cuvelier	Chief of Visitor and Resource Protection
Ron Gaunt	Project Leader
Madelyn Ruffner	Acting Environmental Planning and Compliance Program Manager
Renea Kennec	NEPA Specialist

F. SUPERVISORY SIGNATORY

Based on the environmental impact information contained in the statutory compliance file and in this environmental screening form, environmental documentation for this stage of the subject project is complete.

Recommended:

Compliance Specialists	Date
<u>//Renea Kennec//</u> Compliance Specialist – Renea Kennec	<u>10/24/12</u>
<u>//Madelyn Ruffner//</u> Acting Compliance Program Manager – Madelyn Ruffner	<u>10/24/12</u>
<u>//Randy Fong//</u> Chief, Project Management – Randy Fong	<u>10/24/12</u>

Approved:

Superintendent	Date
<u>//Don L. Neubacher//</u> Don L. Neubacher	<u>10/26/12</u>

The signed original of this document is on file at the Environmental Planning and Compliance Office in Yosemite National Park.



National Park Service
U.S. Department of the Interior

Yosemite National Park
Date: 10/09/2012

PARK ESF ADDENDUM

Today's Date: October 9, 2012

PROJECT INFORMATION

Park Name: Yosemite National Park
Project Title: 2012-010 Wawona Hotel Complex HVAC and Hot Water System Improvements
PEPC Project Number:
Project Type: Capital Improvement (CI)
Project Location:
County, State: Mariposa, California
Project Leader: Ron Gaunt

PARK ESF ADDENDUM QUESTIONS & ANSWERS

ESF Addendum Questions	Yes	No	N/A	Data Needed to Determine/Notes
SPECIAL STATUS SPECIES CHECKLIST				
Listed or proposed threatened or endangered species (Federal or State)?		No		
Species of special concern (Federal or State)?		No		
Park rare plants or vegetation?		No		
Potential habitat for any special-status species listed above?		No		
NATIONAL HISTORIC PRESERVATION ACT CHECKLIST				
Entail ground disturbance?	Yes			Trenching includes 400 linear feet at three feet wide and two feet deep. Detailed archeological monitoring is required during ground disturbance. Monitoring is to include expanded excavations in the event any intact, buried features are discovered.
Are any archeological or ethnographic sites located within the area of potential effect?	Yes			The assessment of effect is "No Adverse Effect."

Entail alteration of a historic structure or cultural landscape?	Yes			Preliminary determination pending final design. Determination is contingent upon NPS historical architect monitoring during construction and further review of construction documents
Has a National Register form been completed?	Yes			The Wawona Hotel and Pavilion is a National Historic Landmark.
Are there any structures on the park's List of Classified Structures in the area of potential effect?	Yes			Wawona Hotel, Main Building #7158 Little Brown, (Moore Cottage) #7159 Long Brown (Washburn Cottage) #7160 Long White (Clark Cottage) #7161 Manager's Cottage (Little White) #7162 Annex #7163

WILD AND SCENIC RIVERS ACT CHECKLIST

Fall within a wild and scenic river corridor?	Yes			South Fork of the Merced River.
Fall within the bed and banks AND will affect the free-flow of the river?		No		
Have the possibility of affecting water quality of the area?		No		
Remain consistent with its river segment classification?	Yes			
Fall on a tributary of a Wild and Scenic River?		No		
Will the project encroach or intrude upon the Wild and Scenic River corridor?		No		
Will the project unreasonably diminish scenic, recreational, or fish and wildlife values?		No		
Consistent with the provisions in the Merced River Plan Settlement Agreement?	Yes			

WILDERNESS ACT CHECKLIST

Within designated Wilderness?		No		
Within a Potential Wilderness Addition?		No		



National Park Service
U.S. Department of the Interior

Yosemite National Park
Date: 10/09/2012

ASSESSMENT OF ACTIONS HAVING AN EFFECT ON CULTURAL RESOURCES

A. DESCRIPTION OF UNDERTAKING

1. **Park:** Yosemite National Park

2. **Project Description:**

Project Name: 2012-010 Wawona Hotel Complex HVAC and Hot Water System Improvements

Prepared by: Renea Kennec

Date Prepared: 10/09/2012

PEPC Project Number: 42675

Area of potential effects (as defined in 36 CFR 800.16[d])

3. **Has the area of potential effects been surveyed to identify cultural resources?**

No

Yes

Source or reference:

Check here if no known cultural resources will be affected. (If this is because area has been disturbed, please explain or attach additional information to show the disturbance was so extensive as to preclude intact

cultural deposits.)

4. **Potentially Affected Resources:**

Archeological resources affected:

Name and numbers: Wawona Archeological District

NR status: 1 - Listed in Register and documented

Historical Structures/Resources Affected:

Name and numbers: Wawona Hotel National Historic Landmark

NR status: 1 - Listed in Register and documented

Historical Structures/Resources Notes: NPS to provide Historical Architect for project oversight during construction

5. **The proposed action will: (check as many as apply)**

- No Destroy, remove, or alter features/elements from a historic structure
- Yes Replace historic features/elements in kind
- Yes Add non-historic features/elements to a historic structure
- No Alter or remove features/elements of a historic setting or environment (inc. terrain)
- No Add non-historic features/elements (inc. visual, audible, or atmospheric) to a historic setting or cultural landscape
- No Disturb, destroy, or make archeological resources inaccessible
- No Disturb, destroy, or make ethnographic resources inaccessible
- No Potentially affect presently unidentified cultural resources
- No Begin or contribute to deterioration of historic features, terrain, setting, landscape elements, or archeological or ethnographic resources
- No Involve a real property transaction (exchange, sale, or lease of land or structures)
- Other (please specify): _____

6. Supporting Study Data:

(Attach if feasible; if action is in a plan, EA or EIS, give name and project or page number.)

B. REVIEWS BY CULTURAL RESOURCE SPECIALISTS

The park 106 coordinator requested review by the park's cultural resource specialist/advisors as indicated by check-off boxes or as follows:

Archeologist
 Name: Laura Kirn
 Date: 10/04/2012

Check if project does not involve ground disturbance
 Assessment of Effect: No Historic Properties Affected No Adverse Effect Adverse Effect Streamlined Review

Recommendations for conditions or stipulations: Detailed archeological monitoring is required during ground disturbance. Monitoring is to include expanded excavations in the event any intact, buried features are discovered.

Doc Method: Park Specific Programmatic Agreement

Historical Architect
 Name: Shawn Lingo
 Date: 07/18/2012
 Comments: Preliminary determination pending final design

Check if project does not involve ground disturbance
 Assessment of Effect: No Historic Properties Affected No Adverse Effect Adverse Effect Streamlined Review

Recommendations for conditions or stipulations: Determination is contingent upon NPS historical architect monitoring during construction and further review of construction documents.

Doc Method: Stipulations/Conditions

Historical Landscape Architect

Name: Kevin McCardle

Date: 10/18/2012

Check if project does not involve ground disturbance

Assessment of Effect: No Historic Properties Affected No Adverse Effect Adverse Effect Streamlined Review

Recommendations for conditions or stipulations:

Doc Method: Park Specific Programmatic Agreement

No Reviews From: Curator, Historian, 106 Advisor, Other Advisor, Anthropologist

C. PARK SECTION 106 COORDINATOR'S REVIEW AND RECOMMENDATIONS

1. Assessment of Effect:

No Historic Properties Affected **No Adverse Effect** **Adverse Effect**

2. Documentation Method:

A. STANDARD 36 CFR PART 800 CONSULTATION

Further consultation under 36 CFR Part 800 is needed.

B. STREAMLINED REVIEW UNDER THE 2008 SERVICEWIDE PROGRAMMATIC AGREEMENT (PA)

The above action meets all conditions for a streamlined review under section III of the 2008 Servicewide PA for Section 106 compliance.

APPLICABLE STREAMLINED REVIEW Criteria
(Specify 1-16 of the list of streamlined review criteria.)

C. PLAN-RELATED UNDERTAKING

Consultation and review of the proposed undertaking were completed in the context of a plan review process, in accordance with the 2008 Servicewide PA and 36 CFR Part 800.

Specify plan/EA/EIS:

D. UNDERTAKING RELATED TO ANOTHER AGREEMENT

The proposed undertaking is covered for Section 106 purposes under another document such as a statewide agreement established in accord with 36 CFR 800.7 or counterpart regulations.

Specify: 1999 Programmatic Agreement

E. COMBINED NEPA/NHPA Document

Documentation is required for the preparation of an EA/FONSI or an EIS/ROD has been developed and used so as also to meet the requirements of 36 CFR 800.3 through 800.6

F. No Potential to Cause Effects [800.3(a)(1)]

G. Memo to SHPO/THPO

H. Memo to ACHP

3. Additional Consulting Parties Information:

Additional Consulting Parties: No

4. Stipulations and Conditions:

Following are listed any stipulations or conditions necessary to ensure that the assessment of effect above is consistent with 36 CFR Part 800 criteria of effect or to avoid or reduce potential adverse effects.

5. Mitigations/Treatment Measures:

**Measures to prevent or minimize loss or impairment of historic/prehistoric properties:
(Remember that setting, location, and use may be relevant.)**

- **Detailed archeological monitoring is required during all ground disturbing activities. Monitoring is to include expanded excavations in the event any intact, buried features are discovered.**
- **Preliminary determination pending final design. Recommend full four step consultation with California SHPO to avoid any possible adverse effect. Determination is contingent upon the National Park Service historical architect monitoring during construction and further review of construction documents.**

D. RECOMMENDED BY PARK SECTION 106 COORDINATOR:

**NHPA
Specialist**

Kimball Koch //Kimball Koch//

Date: 10/23/12

E. SUPERINTENDENT'S APPROVAL

The proposed work conforms to the NPS *Management Policies and Cultural Resource Management Guideline*, and I have reviewed and approve the recommendations, stipulations, or conditions noted in Section C of this form.

//Don L. Neubacher//

Date: 10/26/12

Superintendent: _____
Don L. Neubacher

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Yosemite National Park.*