

ANSEL ADAMS GALLERY COMPLEX REHABILITATION

ENVIRONMENTAL ASSESSMENT
APRIL 2014

Ansel Adams Gallery Complex Rehabilitation Environmental Assessment

Yosemite National Park
National Park Service

ABSTRACT

The Ansel Adams Gallery complex, originally known as Best's Studio, comprises four buildings and their associated landscape located at the eastern end of Yosemite Valley. The Gallery is historically significant for its association with the internationally acclaimed photographer and conservationist, Ansel Easton Adams. Built by Harry and Anne Best beginning in 1925, these buildings became the place where Ansel Adams initially pursued photography and developed his most famous photographs. The Gallery later became known as his photographic workshop for visitors, today, this historic tradition continues. The concessioner-operated Ansel Adams Gallery comprises a complex of four historic buildings located near the middle of Yosemite Village, and is listed in the National Register of Historic Places as contributing to the Yosemite Village Historic District and the Yosemite Valley Historic District.

After over 90 years of continuous operation and occupation, the Ansel Adams Gallery buildings are in need of major repair and rehabilitation to provide adequate structural stability and maintainable building conditions. National Park Service policy calls for necessary improvements in fire protection, seismic safety, and accessibility to continue commercial and residential service. Aging and failing mechanical, electrical, and sewer systems are in need of replacement or updating. Site drainage needs to be corrected to prevent continued deterioration of exterior and interior building components and foundations. Rehabilitation work is needed to preserve and protect the historic integrity and character of the complex.

This document analyzes four alternatives for the comprehensive rehabilitation of the Ansel Adams Gallery complex for public review and comment, in accordance with the requirements of the National Environmental Policy Act and the National Historic Preservation Act. The No Action Alternative represents continuing the existing operation and management of the Ansel Adams Gallery. The three action alternatives represent a reasonable range of options to satisfy the purpose of and need for the project.

Following the release of this environmental assessment, there will be a 30-day public comment period. Please refer to the project website for the review and comment period and Yosemite National Park open house dates, and to submit comments electronically:

<http://parkplanning.nps.gov/AnselAdamsEA>.

Comments postmarked within the 30-day comment period can also be submitted to:

Mail: Superintendent, Yosemite National Park, P.O. Box 577, Yosemite, CA 95389
Fax: (209) 379-1294 Attn: Ansel Adams Gallery Complex Rehabilitation

To request a printed copy of this environmental assessment (available in limited number), please email: Yose_Planning@nps.gov.

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EXECUTIVE SUMMARY

INTRODUCTION

The National Park Service (NPS) has prepared an environmental assessment identifying and evaluating four alternatives for the rehabilitation of the Ansel Adams Gallery complex. This document is intended to meet the environmental analysis and public review requirements of section 102(2) (C) of the National Environmental Policy Act (NEPA) and section 106 of the National Historic Preservation Act (NHPA).

The Ansel Adams Gallery complex is near the middle of Yosemite Village, between the Visitor's Center and Post Office. The complex includes the Gallery (Building 900A) and Family Residence (Building 900B), the Darkroom (Building 901), the Duplex (Building 902), and the Upper Residence (Building 904). The buildings stand on a sloped site of rough terrain that features boulders, bedrock outcroppings, and mature vegetation. Other features include site access and circulation pathways between buildings and employee parking.

The Gallery, originally known as Best's Studio, was designed by Daniel Hull and completed in 1925. The Family Residence, Duplex, and Upper Residence were completed between 1925 and 1927. A Gallery expansion was completed 1969–71 and the Darkroom was built in 1970 as a replacement to the original Darkroom that was badly damaged by fire.

The Ansel Adams Gallery complex is a contributing resource to two historic districts listed in the National Register of Historic Places: the Yosemite Village Historic District (listed in 1978), and the Yosemite Valley Historic District (listed in 2006). In addition, the four buildings are located within an archeological site (CA-MRP-56/H) and the Yosemite Valley Archeological District (listed in 1978). The complex is significant in the categories of art and conservation for its strong historical connections with Best's Studio and Ansel Adams.

The Ansel Adams Gallery buildings have maintained the same commercial and residential uses since the mid-1920s. After over 90 years of continuous operation and occupation, the Ansel Adams Gallery buildings are in need of major repair and rehabilitation. The facilities have received periodic upgrades and repairs. Nonetheless, the Ansel Adams Gallery buildings need fire protection, and accessibility and seismic safety improvements. Many utility system components are aging and need to be replaced or upgraded. Issues of inadequate site drainage also need to be corrected to prevent continued deterioration of exterior and interior building components and foundations.

PURPOSE AND NEED

A comprehensive plan for rehabilitation and improvement of the Ansel Adams Gallery complex is needed in order to achieve park policy goals and directives established to implement public law and regulations, as well as the 1980 General Management Plan and the 1992 Concessions Services Plan. Specifically, the objectives of this planning effort are to improve the living and working environment for staff, and preserve historic integrity and connection to Ansel Adams, identifying actions to:

- Correct building structural deficiencies, and improve their stability and longevity.
- Improve accessibility and fire/life safety.
- Protect and preserve cultural and historic resource integrity and character.

- Improve envelope weather-proofing and thermal performance.
- Improve site access, circulation, and drainage.
- Replace aging and failing building and underground site utility systems.

A condition assessment of the facilities recommended major repair, substantial stabilization, and rehabilitation for the Ansel Adams Gallery buildings. The assessment identified the need for rehabilitation, repair, replacement, and/or improvement of structural, mechanical, electrical, and underground utility components, and rehabilitation of deteriorated historic features and finishes. In addition, opportunities to improve accessibility and energy efficiencies have been identified. Minor upgrades and repairs have been made since the condition assessment; however, substantial repairs remain in order to rehabilitate the buildings and attain policy objectives for fire/life safety and accessibility, while still preserving the historic character of the buildings.

RELATIONSHIP TO OTHER PLANS

The Ansel Adams Gallery Complex Rehabilitation Environmental Assessment is informed by the 1980 General Management Plan. The goals for the Ansel Adams Gallery complex described in the General Management Plan, as amended by the 1992 Concession Services Plan, relate to visitor use and retaining “Best’s Studio.”

OVERVIEW OF THE ALTERNATIVES

The Ansel Adams Gallery Complex Rehabilitation Environmental Assessment describes and analyzes four alternatives.

Alternative 1: The No Action Alternative

The No Action Alternative is required by NEPA and NPS Director’s Order 12: Conservation Planning, Environmental Impact Analysis and Decision-making, to provide the baseline against which to compare the other alternatives. This alternative assumes that existing conditions at the Ansel Adams Gallery complex would continue. Actions designed to address structural deficiencies, protect cultural and historic resources, improve accessibility and fire/life safety, and enhance building conditions for visitors and staff are included in the action alternatives, but are not considered part of the No Action Alternative for the purposes of this assessment.

Alternative 2: Conservation

Alternative 2 proposes retaining distinctive historic fabric and features throughout the Ansel Adams Gallery complex while correcting major structural deficiencies. This alternative focuses on preservation and repair of existing fabric and intact character-defining features. Elements too deteriorated to be retained and repaired would be replaced in kind. Major components identified in the Ansel Adams Gallery Historic Structures Report (Architectural Resources Group 2013) as being structurally deficient would be strengthened under this alternative, but seismic and wind load protection of exterior walls would not be included. Existing materials, windows, and doors of exterior walls would be retained to the greatest possible extent, only replacing elements when beyond repair while making building thermal performance improvements where possible. Only necessary accessibility, safety, and site circulation and drainage improvements would be made

and existing underground utilities would be maintained and only a failing sewer section would be replaced.

Alternative 3: Building Performance

Alternative 3 would maximize building performance by providing a higher degree of seismic safety and energy efficiency than Alternative 2 while rehabilitating historic fabric. Additional seismic construction and energy efficiency elements for this alternative would result in replacement of some intact historic building materials and elements with new ones that reproduce the historic appearance of the buildings. In addition to necessary improvements in accessibility, safety, and site circulation and drainage, as shown for Alternative 2, Alternative 3 would also take a greater level of intervention in the site to retrofit a residence to make it accessible to the greatest extent possible, and to provide full site circulation and drainage improvements to ensure safe foot travel throughout the site and prevent water damage. Also, the existing underground sewer and electric utilities would be replaced.

Alternative 4: Balanced Rehabilitation (Preferred)

Alternative 4, the NPS preferred alternative, balances conservation of historic fabric and optimization of building performance. This alternative rehabilitates the Ansel Adams Gallery complex using architectural and structural design tailored to improve building performance and retain historic integrity. In order to implement comprehensive seismic and structural strengthening and energy efficiencies, this alternative would preserve and repair certain historic materials and elements where feasible, and replace in kind others. Alternative 4 would provide reasonable accessibility and safety and site circulation and drainage improvements while retaining the historic materials and features that characterize the property.

ENVIRONMENTAL ANALYSIS

Chapter 3 of this document presents the Affected Environment and the Environmental Consequences for the Ansel Adams Gallery complex rehabilitation. The Affected Environment section describes the existing conditions of resources that could be affected by the project. The Environmental Consequences section under each resource topic analyzes the potential environmental effects associated with each of the alternatives described in Chapter 2. Table 3 in Chapter 2 presents a summary comparison of the environmental consequences for each alternative.

ENVIRONMENTALLY PREFERABLE ALTERNATIVE

The Council on Environmental Quality (CEQ) regulations implementing NEPA and the NPS NEPA guidelines require that “the alternative or alternatives which were considered to be environmentally preferable” be identified (CEQ Regulations, section 1505.2). Environmentally preferable is defined as “the alternative that will promote the national environmental policy as expressed in NEPA’s section 101. Ordinarily, this means the alternative that causes the least damage to the biological and physical environment; it also means the alternative that best protects, preserves, and enhances historic, cultural, and natural resources” (CEQ 1981).

Upon full consideration of the elements of section 101 of NEPA, Alternative 4 represents the environmentally preferable alternative for the Ansel Adams Gallery complex rehabilitation. This conclusion is analyzed in detail in Chapter 2.

CONSULTATION AND COORDINATION PROCESS

Public scoping was initiated for the Ansel Adams Gallery Complex Rehabilitation Environmental Assessment on July 20, 2011. The National Park Service accepted public scoping comments through September 2, 2011. The park received nine comment letters from seven individuals.

Internal scoping and consultation with other government agencies and traditionally associated American Indian tribes and groups also informed the planning process.

This environmental assessment is intended to meet environmental analysis and public review requirements of NEPA and the requirements of section 106 of NHPA.

CHAPTER 1: PURPOSE AND NEED

INTRODUCTION

The National Park Service (NPS) has prepared this environmental assessment identifying and evaluating four alternatives for the rehabilitation of the Ansel Adams Gallery¹ complex in Yosemite National Park (Figure 1-1). The buildings that comprise the Ansel Adams Gallery complex include the Gallery (Building 900A) and Family Residence (Building 900B), the Darkroom (Building 901), the Duplex (Building 902), and the Upper Residence (Building 904) (Figure 1-2). The complex is located in Yosemite Valley adjacent to the Visitor Center and is within the Yosemite Village Historic District, which was added to the National Register of Historic Places (National Register) in 1978 and the Yosemite Valley Historic District listed in 2006. In addition, the four buildings are located within an archeological site complex (CA-MRP-56/H) and the Yosemite Valley Archeological District. All four buildings are outside the Merced River corridor and the Merced River 100-year floodplain.



The Ansel Adams Gallery

This environmental assessment is intended to meet environmental analysis and public review requirements of the National Environmental Policy Act and the implemented regulations promulgated by the Council on Environmental Quality (CEQ), and also to meet the requirements of section 106 of the National Historic Preservation Act (NHPA).

BACKGROUND

At the turn of the 20th century, Best's Studio was one of several artists' studios operating in Yosemite Valley. Harry Best opened his studio in Yosemite Valley in 1902 and relocated the business in 1925 from Old Yosemite Village (near the Chapel) to its present location (between the Visitor Center and the Yosemite Post Office). Best's Studio's current location was designed by Daniel Hull and completed in 1925. It was constructed similar to the buildings in the village at the time, with a broad, front-facing gable set on battered stone columns, and a base of uncoursed river stone.



Best's Studio - 1926

¹ The Ansel Adams Gallery is a registered trademark of Best's Studio, Inc. The use of the name "The Ansel Adams Gallery" in this document does not confer a right by the National Park Service nor any subsequent concessioner to assign or use the name in any way.



FIGURE 1-1. REGIONAL LOCATION, ANSEL ADAMS GALLERY COMPLEX, YOSEMITE NATIONAL PARK



FIGURE 1-2. DETAILED MAP OF ANSEL ADAMS GALLERY COMPLEX

The Ansel Adams Gallery (Best's Studio) and associated buildings have been listed in the National Register of Historic Places under multiple criteria and periods of significance as presented in Table 3-1, Summary of National Register Listings of the Ansel Adams Gallery, in Chapter 3. In 1978, buildings of the Ansel Adams Gallery were listed in the National Register as contributing to the Yosemite Village Historic District, and archeological site CA-MRP-56/H, on which the Ansel Adams Gallery sits, was listed as a contributing element in the Yosemite Valley Archeological District. In 1995, in an amendment to the Yosemite Village Historic District nomination, the significance of the Ansel Adams Gallery was expanded to include its association with the internationally acclaimed photographer Ansel Adams.

In the 2006 nomination, the Best Studio and Ansel Adams Darkroom, the Ansel Adams Residence, and the Ansel Adams Duplex Residence were identified as contributing features to the Yosemite Valley Historic District. Because of this, the association with Harry Best, the artist who established Best's Studio and built the original buildings, is also significant.

In addition to its established significance, the Ansel Adams Gallery property is potentially significant for an association with the development of concessions in Yosemite National Park, as the buildings are part of the longest-running concession in the national park system managed continuously by members of the same family; the Best and Adams families have operated the concession since 1902, with Virginia Best Adams, the daughter of Harry and Anne Best, an operator of Best's Studio for over 30 years (Architectural Resources Group [ARG] 2012). The Adams family still operates the Gallery today.

Additions were made to the Ansel Adams Gallery between 1969–71 with an improvement project designed by Spencer, Lee & Busse in collaboration with Virginia and Ansel Adams (ARG 2012).

PURPOSE OF AND NEED FOR THE PROJECT

Purpose

After over 90 years of continuous operation and occupation, the Ansel Adams Gallery buildings are in need of major repair and rehabilitation. Increased deterioration of historic material, as well as the desire to efficiently accommodate the demands of a contemporary retail business, has led the National Park Service to prepare plans for a construction project.

The 1985 *Best's Studio, Yosemite National Park: Historic Structures Report* (1985 HSR) recommended preservation as the standard for treatment, including restoration to the pre-1969–71 condition. After nearly 30 years, the recent HSR (ARG 2012) identifies rehabilitation of the buildings comprising the Ansel Adams Gallery as the recommended treatment in view of the expanded period of significance identified in the 1995 amendment to the Yosemite Village Historic District nomination. The amendment identifies the buildings as being historically important for their association with photographer Ansel Adams and extended the period of significance of the complex from 1951 to 1981, the year that he taught his last photography class in Yosemite Valley. This change conveyed significance upon the alterations and additions to the Best Studio carried out by Ansel and Virginia Adams from 1969 to 1971. This has resulted in the change of focus of the project from restoration and preservation to rehabilitation.

These buildings are historically significant for their association with Best's Studio and the late Ansel Adams. The site and this area of Yosemite Valley is part of the Yosemite Valley Archeological District. Rehabilitation plans for this project will seek to preserve the integrity of these cultural resources.

A comprehensive plan will be developed to rehabilitate the buildings within the Ansel Adams Gallery complex and include necessary site improvements to achieve park policy goals and directives to implement public law and regulations, as well as the 1980 General Management Plan and the 1992 Concessions Services Plan.

Need

In December 2002, a Facility Assessment/Design Implementation Study recommended major repair and rehabilitation for Building 900 (the Ansel Adams Gallery), Building 901 (Darkroom), and Buildings 902 and 904 (two residences located behind the Gallery). The Facility Assessment/Design Implementation Study developed recommendations based on a survey of existing conditions. The Facility Assessment recommended that the main building undergo substantial stabilization and rehabilitation, and the residences either be substantially stabilized and rehabilitated or completely replaced due to their deteriorating condition.

Minor upgrades and repairs have been made since the report; however, substantial repairs are still needed in order to rehabilitate the structures and attain standards for fire/life/safety and accessibility, while still preserving the historic character of the buildings. The objectives of this design effort are to:

- Correct building structural deficiencies, and improve their stability and longevity.
- Improve accessibility and fire/life safety.
- Protect and preserve cultural and historic resource integrity and character.
- Improve envelope weather-proofing and thermal performance.
- Improve site access, circulation, and drainage.
- Replace aging and failing building and underground site utility systems.

REGULATIONS AND POLICIES

The *NPS Organic Act of 1916* (Organic Act) (16 United States Code [USC] 1, 2–4) and the *General Authorities Act* (16 USC 1a–8) direct the NPS to conserve the scenery, natural and historic objects, and wildlife, and to provide for the enjoyment of those resources in such a manner as to leave them unimpaired for future generations. The *Redwood Act* (16 USC 1a-1) reaffirmed the mandates of the *Organic Act* and provided additional guidance on the national park system management as follows:

The authorization of activities shall be construed and the protection, management, and administration of these areas shall be conducted in light of the high public value and integrity of the national park system and shall not be exercised in derogation of the values and purposes for which these various areas have been established. (16 USC 1a-1)

National Park Service Organic Act

In 1916, the Organic Act established the National Park Service in order to “promote and regulate the use of parks...” The stated purpose of national parks is “to conserve the scenery and natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations.” The Organic Act establishes the management responsibilities of the National Park Service. While Congress has given the National Park Service the management discretion to allow

certain impacts within parks, that discretion is limited by the statutory requirement that park resources and values be left unimpaired. It ensures that park resources and values will continue to exist in a condition that allows future generations to enjoy them. NPS Management Policies provide additional guidance on impairment of park resources and values (NPS 2006). A non-impairment determination will be prepared for the selected action and appended to the final decision document.

1970 National Park Service General Authorities Act (as amended by the 1978 Redwood amendment) (16 USC Section 1a)

This act prohibits the National Park Service from allowing any activities that would cause derogation of the values and purposes for which the parks have been established (except as directly and specifically provided by Congress in the enabling legislation for the parks). Parks also adhere to other applicable federal laws and regulations, such as the Endangered Species Act, the NHPA, the Wilderness Act, and the Wild and Scenic Rivers Act. To articulate its responsibilities under these laws and regulations, the National Park Service has established management policies (NPS 2006) for all units under its stewardship.

National Environmental Policy Act (NEPA) (1969) (42 USC 4341 *et seq.*)

NEPA requires the identification and documentation of the environmental consequences of federal actions. Regulations implementing NEPA are set by the President's CEQ (Title 40, Code of Federal Regulations [40 CFR] Parts 1500-1508). CEQ regulations establish the requirements and process for agencies to fulfill their obligations under the act. In compliance with NEPA, this environmental assessment will evaluate potential project impacts on the human environment. Compliance with the NHPA (see below) is integrated into the NEPA compliance process, using NHPA criteria for the analysis of impacts on cultural resources.

The NEPA process is also used to coordinate compliance with other federal laws, regulations, and orders applicable to this environmental assessment, including but not limited to:

- Endangered Species Act (16 USC 1531*et seq.*)
- Executive Order 11593: Protection and Enhancement of the Cultural Environment
- Executive Order 13514: Federal Leadership in Environmental, Energy, and Economic Performance

National Historic Preservation Act (NHPA, 1966, as amended) (16 USC 470)

Section 106 of the NHPA directs federal agencies to take into account the effect of any undertaking (a federally funded or assisted project) on historic properties. A "historic property" is any district, building, structure, site, or object, including any resource considered by American Indians to have cultural and religious significance that is eligible for listing in the National Register because the property has significance to the history of its community, state, or the nation. Section 106 also provides the Advisory Council on Historic Preservation (ACHP) and the State Historic Preservation Officer (SHPO) an opportunity to comment on assessment of effects anticipated from the undertaking. In compliance with section 106 of the NHPA, this environmental assessment evaluates potential project effects on historic properties and the park has been consulting with SHPO and traditionally associated American Indian tribes and groups in accordance with the standard review process (per 36 CFR Part 800).

Architectural Barriers Act of 1968 (ABA) (as amended) (42 USC 4151 *et seq.*)

The ABA requires access to facilities designed, built, altered, or leased with federal funds. An Access Board develops and maintains accessibility guidelines under this law. These guidelines serve as the basis for the standards used to enforce the law. Federal agencies are responsible for ensuring compliance with the ABA standards when funding the design, construction, alteration, or leasing of facilities. Achieving standards with ABA guidelines also is an NPS goal, as detailed in Director's Order 16A, Reasonable Accommodation for Applicants and Employees with Disabilities, and Director's Order 42, Accessibility for Visitors with Disabilities in National Park Service Programs and Services.

The Archeological Resources Protection Act of 1979 (ARPA) (16 USC 470aa- 470ll)

ARPA prohibits unauthorized excavation of archeological sites on federal land and other acts involving cultural resources, and implements a permitting process for excavation of archeological sites on federal or Indian lands (refer to regulations at 43 CFR Part 7). ARPA also provides civil and criminal penalties for removal of, or damage to, archeological and cultural resources. The analysis of historic properties included in Chapter 3 complies with ARPA.

The Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) (25 USC 3001 *et seq.*)

NAGPRA provides for the protection and repatriation of Native American human remains and cultural items and requires notification of the relevant Native American tribe(s) upon accidental discovery of cultural items (refer to implementing regulations at 43 CFR Part 10).

The American Indian Religious Freedom Act of 1978 (AIRFA) (as amended) (42 USC 1996)

AIRFA preserves for American Indians and other indigenous groups the right to express traditional religious practices, including access to sites under federal jurisdiction.

Executive Order No. 13007: Indian Sacred Sites

Executive Order 13007 directs federal agencies with statutory or administrative responsibility for the management of federal lands, to the extent practicable, to accommodate access to and ceremonial use of Indian sacred sites by American Indian religious practitioners and to avoid adversely affecting the physical integrity of such sacred sites.

Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)

The Standards are prepared under the authority of NHPA sections 101(f) (g), and (h), and NHPA section 110. The Standards are intended to promote responsible preservation practices that help protect irreplaceable cultural resources. The Standards are not intended to make decisions about which features of a historic building should be saved and which can be changed. Rather, once a treatment is selected, the Standards provide guidance for consistency in the proposed work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction². Preservation places a high premium on the retention of all historic fabric through conservation, maintenance, and repair. Rehabilitation emphasizes the retention and

² *Secretary of the Interior's Standards for the Treatment of Historic Properties*, retrieved August 17, 2011 from <http://www.nps.gov/hps/tps/standguide/index.htm>.

repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give the property its historic character. Restoration focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. Reconstruction establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials. As described in previous and subsequent sections of this report, the buildings that comprise the Ansel Adams Gallery are in need of architectural and structural repair. As identified above in Purpose of and Need for the Project, Rehabilitation is the most appropriate for the Ansel Adams Gallery facilities of the four basic treatment approaches.

National Park Service Management Policies

Management Policies 2006 is the service-wide policy document of the National Park Service. The following excerpts from the Management Policies specifically pertain to the proposed project. NPS Management Policies state:

The National Park Service will employ the most effective concepts, techniques, and equipment to protect cultural resources against theft, fire, vandalism, overuse, deterioration, environmental impacts, and other threats without compromising the integrity of the resources (NPS 2006, Chapter 5).

The National Park Service will provide persons with disabilities the highest feasible level of physical access to historic properties that is reasonable, consistent with the preservation of each property's significant historical features. Access modifications for persons with disabilities will be designed and installed to least affect the features of a property that contribute to its significance (NPS 2006, Chapter 5).

“The Service will design, construct, and operate all buildings and facilities so they are accessible to and usable by persons with disabilities to the greatest extent reasonable... Accessibility will be provided consistent with preserving park resources and providing visitor safety and high quality visitor experiences” (Park Management Policies 2006 offers the following as guidance, p. 126, Park Facilities, Section 9.1.2 Accessibility for Persons with Disabilities).

In addition, Park Management Policies 2006 offers the following as guidance, p. 66, Cultural Resources Management, Section 5.3.2 Physical Access for Persons with Disabilities, which states, “However, if it is determined that modification of particular features would impair a property's integrity and character in terms of the Advisory Council's regulations at 36 CFR 800.9, such modifications will not be made.”

The National Park Service will provide visitor and administrative facilities that are necessary, appropriate, and consistent with the conservation of park resources and values. Facilities will be harmonious with park resources, compatible with natural processes, esthetically pleasing, functional, energy and water efficient, cost-effective, universally designed, and as welcoming as possible to all segments of the population. NPS facilities and operations will demonstrate environmental leadership by incorporating sustainable practices to the maximum extent practicable in planning, design, siting, construction, and maintenance (NPS 2006, Chapter 9).

Through the use of concession contracts or commercial use authorizations, the National Park Service will provide commercial visitor services that are necessary and appropriate for public

use and enjoyment. Concession operations will be consistent to the highest practicable degree with the preservation and conservation of resources and values of the park unit. Concession operations will demonstrate sound environmental management and stewardship (NPS 2006, Chapter 10).

National Park Service Director's Orders

The proposed action is consistent with, but not limited to, the following NPS Director's Orders:

- Director's Order 12: Conservation Planning, Environmental Impact Analysis and Decision making
- Director's Order 16A: Accessibility for Employees and Job Applicants
- Director's Order 28: Cultural Resource Management
- Director's Order 42: Accessibility for Visitors with Disabilities in National Park Service Programs and Services
- Director's Order 50B: Occupational Safety and Health Program
- Director's Order 58: Structural Fire Management

Park Plans and Guidelines

The purpose of and need for the proposed project must be, to a large degree, consistent with existing park planning documents. Documents that pertain to this rehabilitation planning effort include the following:

1980 Yosemite National Park General Management Plan

The goals for The Ansel Adams Gallery complex described in the *General Management Plan* primarily relate to visitor use; such as "Retain Best's Studio".

1992 Concessions Services Plan

The Concessions Services Plan/Supplemental Environmental Impact Statement provided guidance for management of concession services in Yosemite National Park to meet General Management Plan goals. The Concession Services Plan amended the General Management Plan.

This final Concession Services Plan/Environmental Impact Statement supplements the 1980 General Management Plan and the 1980 Environmental Impact Statement for Yosemite National Park, California. Revisions to certain concession services action items of the General Management Plan are described and the environmental consequences of those items are evaluated.

APPLICABLE CODES AND STANDARDS

National Fire Protection Association Codes

Per NPS *Director's Order 58, Structural Fire Management*, the National Park Service has adopted the most current version of the National Fire Protection Association (NFPA) codes and standards as recommended practices for fire prevention, protection, and life safety (NPS 2010a). Codes applicable to this project include NFPA 1-Fire Code, NFPA-101 Life Safety Code, and NFPA 914-

Code for Fire Protection of Historic Structures. Director's Order 58 recognizes that NPS-adopted standards may sometimes conflict with state or local codes; in these cases, the National Park Service will defer to the most stringent requirement (NPS 2010a). For this project, fire and life safety provisions are generally per the applicable portions of NFPA 101.

2010 California Building Code (Health and Safety Code of 18950, et seq.) and (Title 24, Part 2, California Code of Regulations)

The California Building Code is based directly on the 2006 International Building Code, but the 2010 California Building Code adds special provisions for seismic design and accessibility to the 2006 International Building Code. For this project, the California Building Code is used for occupancy classification, determination of construction types and the related height and areas allowed by those building codes. Fire and life safety provisions would generally be per the applicable portions of NFPA code (see above).

2010 California Historical Building Code (Health and Safety Code of 18950, et seq.) and (Title 24, Part 8, California Code of Regulations)

While the 2010 California Building Code (above) makes provisions for the special treatment of qualified historic buildings (California Building Code, section 3403.5), the current NFPA amplifies and codifies this protection. The California Historical Building Code governs all other statues or regulations as they may apply to qualified historical buildings; thus, it modifies the California Building Code. The California Historical Building Code endorses a case-by-case approach to find and adopt reasonable alternatives or reasonable levels of equivalency for situations where strict compliance with established statues or regulations would negatively affect a historic resource. For this project, application of the California Historical Building Code affected alternatives for meeting accessibility standards, seismic design, and design of mechanical, electrical, and plumbing systems.

Building Codes

For this project, the design will be based on most recent International Building Code and State of California Building Codes. This includes the California Title 24 Standards for energy use and conservation. This project also applies the 2010 California Electrical Code, which is based on the 2005 National Electric Code.

PUBLIC SCOPING PROCESS

Public Scoping was initiated for the Ansel Adams Gallery complex rehabilitation project on July 20, 2011. A 45-day scoping period extended through September 2, 2011. The project was featured at the July Park Public Open House at the Visitor Center Auditorium in Yosemite Valley. The project was presented to a live and web audience. Public scoping comments were accepted online through the Planning, Environment, and Public Comment (PEPC) website (<http://parkplanning.nps.gov/AnselAdamsEA>), through U.S. mail, by fax, and at the public scoping meeting. Scoping comments helped the park were used to identify impact topics and are considered in the development of a range of alternatives. During the 45-day public scoping period, the park received a total of nine letters from seven individuals. All comments, substantive or nonsubstantive, received during the scoping period have been duly considered and are now part of the administrative record for this project.

Issues and Concerns Addressed in this Document

During the 45-day public scoping period, the park received a total of nine letters from seven individuals.

The following issues and concerns were identified during the public scoping process:

- Safety improvements are necessary including pathways.
- Increase energy efficiency by replacing windows and doors, upgrading plumbing, and improving the mechanical systems.
- Use restored residences for a museum or meeting space/workshop center.
- Need back up power supply such as a permanent generator.
- Concern for the potential impact to American Indian resources.
- Concern that repair and rehabilitation will lessen the building's historic character.

Impact Topics

The following impact topics are considered in this environmental assessment.

Historic properties
Archeological resources
American Indian traditional cultural resources and practices
Wildlife
Visitor experience
Park operations

Issues and Concerns Not Addressed in this Document

Internal and external scoping identified several impact topics that did not warrant further analysis. These topics are as follows:

Geology: There are no geologic resources that would be affected by the proposed action. Therefore, geology was dismissed from further analysis as a distinct resource topic in this document.

Wetlands: A wetland delineation has not been conducted in the project area. However, evaluation of existing vegetation data in areas where work is proposed indicates that there are no wetland vegetation types in the project area. With the implementation of a Storm Water Pollution Prevention Plan and general construction Best Management Practices, the proposed action would not have impacts on downstream wetlands. Therefore, this resource topic has been dismissed from further analysis in this document.

Hydrology: There are no hydrological resources within the project area, nor are there any nearby that would be affected by the proposed action. With the implementation of a Storm Water Pollution Prevention Plan and general construction Best Management Practices, the proposed action would not have impacts on downstream resources. Therefore, this resource topic has been dismissed from further analysis in this document.

Floodplains: The NPS Water Resource Division considers the 1997 flood extent to be the predicted 100-year floodplain despite being approximately a 90-year flood, as the 100-year event would not differ substantially in lateral extent from the 90-year event. Yosemite Valley has a well-

developed floodplain, with major roads and structures along or within both sides of the floodplain. The character of the floodplain varies in different locations due to local hydraulic controls. The Merced River watershed has had 11 winter floods since 1916. The January 1997 flood was the largest recorded within the park; it was estimated to have a recurrence interval of 90 years (NPS 1997a). The Ansel Adams Gallery complex rehabilitation project area was not inundated by the 1997 flood and is not considered to be within the 100-year regulatory floodplain. Therefore, floodplains have been dismissed from further analysis in this document.

Lightscares: Exterior lighting, as well as interior lighting emanating out of windows at the Ansel Adams Gallery complex, does have a local impact on dark night skies in the project area. However, this project does not propose changes to lighting on the interior or exterior of the buildings that would appreciably increase or decrease the amount of light emitted at the Gallery. Therefore, lightscares has been dismissed from further analysis in this document.

Scenic Resources: There would be no changes to scenic views from rehabilitation of the Ansel Adams Gallery complex, and impacts to historic scenic resources are addressed under the Historic Properties section and the Visitor Experience section. Therefore, this has been dismissed from further analysis as a separate resource topic in this document.

Public Health and Safety: Public health and safety is a fundamental element of the purpose and need for the Ansel Adams Gallery complex rehabilitation project. As such, it is analyzed under the following topics, rather than as one separate topic: Visitor Experience (which considers visitor safety) and Park Operations (which considers employee safety).

Wilderness Experience: The project area does not overlap with designated wilderness, and implementation of the Ansel Adams Gallery complex rehabilitation project would not have any effect on the wilderness experience or wilderness access. Therefore, this resource topic has been dismissed from further analysis in this document.

Transportation: The Ansel Adams Gallery complex rehabilitation project does not propose to change existing vehicular or pedestrian circulation patterns, transportation corridors, or the configuration of parking lots. Therefore, this resource topic has been dismissed from further analysis in this document.

Orientation and Interpretation: Implementation of the Ansel Adams Gallery complex rehabilitation project could have negligible impacts on park orientation and interpretation. Therefore, this topic has been dismissed from further analysis as a separate resource topic in this document; visitor experience is included as an analyzed impact topic.

Environmental Justice: The Ansel Adams Gallery complex rehabilitation project does not propose to change existing visitor access or levels of visitor service at the Ansel Adams Gallery, with the exception of improved accessibility. No aspect of this project would result in disproportionately high and adverse human health or environmental effects on minority or low-income populations; destruction or disruption of community cohesion and economic vitality; displacement of public and private facilities and services; increased traffic congestion; and/or exclusion or separation of minority or low-income populations from the broader community. Therefore, this resource topic has been dismissed from further analysis in this document.

Prime and Unique Agricultural Lands: There are no agricultural lands in the project area and the proposed action would not have any indirect effects to downstream agricultural lands. Therefore, this resource topic has been dismissed from further analysis in this document.

Land Use: Land uses within Yosemite National Park are classified as “parklands,” regardless of the individual types of land uses within the park. Implementation of the Ansel Adams Gallery complex rehabilitation project would not affect land uses within the park. Therefore, this resource topic has been dismissed from further analysis in this document.

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CHAPTER 2: ALTERNATIVES

This chapter describes the alternatives associated with the Ansel Adams Gallery complex rehabilitation that will be carried forward for analysis, which include three action alternatives and the No Action Alternative. In addition, this chapter also addresses components of the action that are common to all action alternatives, alternatives considered but dismissed, summarizes environmental consequences for each alternative, and identifies the environmentally preferred alternative.

DESCRIPTIONS OF THE ALTERNATIVES

As described in “Chapter 1: Purpose and Need,” the National Park Service is proposing to rehabilitate the Ansel Adams Gallery buildings to address major repairs and improve fire/life/safety and accessibility, while preserving historic integrity and character. The following project categories guided the development of the alternatives and ensured that the objectives of the rehabilitation will be addressed:

- Fire Protection and Life Safety
- Energy Conservation and Building Performance
- Accessibility
- Seismic Safety and Structural Integrity
- Utilities, Site Circulation and Drainage

Alternative 1: The No Action Alternative

The NPS Director’s Order 12 and CEQ regulation 40 CFR § 1502.14(d) specifically requires analysis of the “No Action” alternative in all NEPA documents. Under the No Action, the Ansel Adams Gallery complex would not be rehabilitated and no repairs would be made with the exception of emergency repairs and routine and periodic maintenance activities. Conditions under this alternative serve as a baseline from which the impacts from other alternatives can be analyzed. Because no rehabilitation of the Ansel Adams Gallery complex would occur, under this alternative there would not be any improvements to fire protection, energy conservation, accessibility, seismic safety and structural systems, utilities services, or site circulation and drainage.

The following is a summary of existing conditions at the Ansel Adams Gallery complex in regard to the project categories listed above.

Fire Protection and Life Safety. All the exterior doors at all buildings meet the code-required minimum width and height requirements for egress. Existing travel distance to exits is within the travel distance limitations required by code. In addition, sleeping rooms in residential buildings also require emergency escape and rescue openings in each room. Without fire suppression, some existing window configurations in the residential buildings do not provide adequate fire safety. Fire egress throughout the complex, however, is adequate.

There are no fire sprinklers anywhere throughout the Ansel Adams Gallery facilities. A standard fire alarm panel with fire alarm pull stations and fire alarm horn/strobe devices, which are normally provided in public spaces, are absent from the Gallery. The Gallery has at least one stand-alone smoke detector, but it is residential style. The upper level of the Gallery includes an

exit sign. The Family Residence (Building 900B) has some heat detectors, and the Darkroom (Building 901) has heat detectors and some stand-alone smoke detectors.

Energy Conservation and Building Performance. Buildings 900B, 901, 902, and 904 currently lack adequate thermal insulation, and windows are generally in fair to poor condition.

Accessibility. The Ansel Adams Gallery visitor areas are partially accessible. The following summarizes the existing conditions with regards to accessibility.

Gallery Complex Access

- Visitor access to the Ansel Adams Gallery complex is mostly pedestrian via the main paved promenade through Yosemite Village
- Accessible parking and loading zones are available west of the Visitor Center and Yosemite Museum.
- A small employee and supply delivery parking area is behind the Darkroom, but accessible parking is not available at the Gallery complex.

Gallery (Building 900A)

- An existing ramp with handrails was built to make the Gallery main entrance accessible, but this access does not adequately meet park policy.
- The south entrance threshold from the Gallery porch exceeds variance restrictions.
- The lower retail level is approximately 16 inches higher than the upper retail level.
- The Gallery's west entrance door swings opposite of the direction of exit travel.
- There is no accessible employee restroom. (The closest accessible restroom is in the public restrooms located to the west, between the Visitor Center and Museum.)



Building 900A



Building 900B

Family Residence (Building 900B)

- East entry terrain is steep and rocky.
- East entry porch elevated 3 feet above grade.
- Vestibule area of entry does not provide adequate clearance for door swing.
- Door width and swing inadequate throughout.
- No accessible bath fixtures and grab bars.



Building 901

Darkroom (Building 901)

- There is no accessible path of travel from a parking area to an entrance door.
- There is no accessible restroom.

Duplex (Building 902)

- South and west entry terrain is steep and rocky.
- South entry is considerably above grade.
- Vestibule areas of entry areas do not provide adequate clearance for door swing.
- Door width and swing inadequate throughout.
- No accessible bath fixtures and grab bars.



Building 902

Upper Residence (Building 904)

- East and west entry terrain is steep and rocky considerably elevated above grade.
- Vestibule areas of entry areas do not provide adequate clearance for door swing.
- Door width and swing inadequate throughout.
- No accessible bath fixtures and grab bars.



Building 904

Seismic Safety and Structural Conditions

The following section on the current structural condition of the Ansel Adams Gallery buildings is excerpted from the Ansel Adams Gallery Historic Structures Report (ARG 2012).

Framing Members

Gallery (Building 900A) — The Gallery is in good condition, with no signs of substantial settlement or structural distress. Decay or other deterioration was noted at limited areas of exterior framing members, including log poles, deck beams, and exposed glu-lam beams. Past repair work of portions of floor joists that had deteriorated due to soil moisture identified that the floor joists in the gallery and retail spaces rest almost entirely on soil.

Family Residence (Building 900B) — Building 900B is in fair to poor condition. There is a sharp slope at the floor in the northeast bedroom at the Family Residence, and wall finishes in the hallway area outside the north bathroom exhibit several vertical cracks. A foundation block at the entrance porch is undermined, and decay can be seen throughout the roof rafter tails at the east wall. There is a bulge in the roof plate at the eave on the east wall. Grade separation is poor at the north and east walls, which is contributing to deterioration of the floor and wall framing at those locations.

Darkroom (Building 901) — Structurally, the Darkroom is in good condition. There are instances of insect or bird-related damage to the siding and roof fascia, but the framing does not appear to have been compromised.

Duplex (Building 902) — The Duplex residence is structurally in fair condition, although poor grade separation at the exterior, particularly at the north and east walls, has led to some deterioration of foundation posts, floor beams, floor joists, and wall framing. There is a small separation at the interface between the wall and ceiling at the west wall, a moderate floor slope at the northeast bedroom, and rot at the base of the stair stringers at the south entrance. Several foundation posts near the southwest corner of the building are leaning.

Upper Residence (Building 904) — Building 904 is in fair condition. Poor grade separation at the north wall and north end of the east and west walls has contributed to deterioration of the floor and wall framing at these locations. There is a dramatic floor slope in both kitchens and decay was observed in fascia boards, roof sheathing, and a rafter tail. Several foundation posts are leaning. There is insect damage at the interior wall adjacent to the north kitchen, which includes significant damage to the wall sheathing and possible damage to the studs. At the time of the structural survey, the exterior stair and deck at the west elevation were substantially deteriorated.

Lateral Systems and Elements

Single-story, light-framed structures such as those at the Ansel Adams Gallery generally perform well in resisting lateral forces. It is unlikely any of the buildings will collapse. The primary life-safety risks include the possibility of the building racking with some portion falling off existing inadequate foundations. The deficiencies of each building are described in the following paragraphs.

Gallery (Building 900A) — At the Gallery, existing exterior walls that contribute to the lateral system are adequate except at the front entrance, where there are only window walls in the east-west direction. These window walls are structurally insufficient, with the possibility of roof support beams coming loose from their supports. Considerable racking deformation is likely during an earthquake, although the log pole and glu-lam beam framing will probably prevent collapse. Additionally, several existing interior walls do not provide sufficient strength. The chimney is a collapse hazard above the roof as calculations indicate it is not able to cantilever from the roof framing.

Family Residence (Building 900B) — The Family Residence exterior walls are not adequate to resist seismic forces, and they are not anchored to the foundations below. Unreinforced masonry, such as the stone foundations, can be unreliable with respect to resisting lateral loads from walls above. The stone chimney at the Family Residence is not at risk of collapse.

Darkroom (Building 901) — No deficiencies in capacity were observed. Modern detailing for lateral forces would require a tie between the roof beam and the parallel interior wall at the clerestory, but this is a minor deficiency.

Duplex (Building 902) — There is no lateral bracing below the floor plate and the existing foundation is inadequate. In the event of an earthquake or very high wind, the superstructure could simply fall off the post supports. The skip-sheathed roof diaphragm and existing wall structure and sheathing are also inadequate. This weak roof diaphragm coupled with a lack of adequate shear walls could allow substantial leaning and racking of the walls, resulting in substantial damage during an earthquake.

Upper Residence (Building 904) — Building 904 has similar structural issues as Building 902; however, the east-west lateral resistance of Building 904 is inadequate. As with Building 902, Building 904 has no lateral bracing below the floor plate and the existing foundation is inadequate. In the event of an earthquake or very high wind, the superstructure could simply fall off the post supports. The skip-sheathed roof diaphragm and existing wall structure and sheathing are also inadequate. This weak roof diaphragm coupled with a lack of adequate shear walls could allow substantial leaning and racking of the walls, resulting in substantial damage during an earthquake. The chimney is too narrow above the roof and is a collapse hazard. The unmortared stone foundation of the chimney is also a structural deficiency.

Gravity Load-Carrying Elements

Gallery (Building 900A) — Foundations are adequate at the Gallery except where required to act as retaining walls at the north side of the building. The existing foundation configuration is not compatible with a retaining structure, so it is not possible to calculate the capacity of the wall. There are no signs of deformation or distress at the visible portions of the retaining walls. Roof framing elements at the east-west running gable roof over the Gallery are overstressed when calculating for dead and snow loads. The north end of the ridge of the north-south running gable roof sags because of inadequate roof trusses, which have been reinforced with additional truss members. The strength of the remaining roof trusses is inadequate.

Family Residence (Building 900B) — Perimeter foundations at the Family Residence are adequate for vertical support. Interior post foundations are adequate except where founded on sloped edges of rocks, and the system lacks connections between posts and rocks and between posts and beams. The floor beam below the east side of the main gable roof is inadequate for the existing loading due to the post spacing.

Roof framing members at the Family Residence are overstressed when calculating for dead and snow loads, and the hip beams are not adequately supported at the ridge.

Darkroom (Building 901) — The reinforced concrete slab on grade foundation is adequate for support. A minor crack was noted in the concrete slab at the storage area, near the interior door to the workroom.

Duplex (Building 902) — The foundation posts and the floor beam and joist system are adequate. There is no positive connection between posts and the beams, or between the posts and their supports, which should be corrected. The handrail at the south entrance stair is not adequately supported. Additionally, the roof framing at both the main gable roof and the shed roof is inadequate for snow loads.

Upper Residence (Building 904) — The foundation posts and the floor beam and joist system are adequate except at the room directly east of the west kitchen, where a lack of joists leads to the floor sheathing spanning 4 feet. The system also lacks connections between posts and their supports and between posts and beams. Additionally, the roof framing is greatly inadequate for snow loads. Nearly all roof framing components are substantially undersized.

Utilities, Site Circulation and Drainage

Mechanical

The heating, ventilation, and air conditioning systems at Buildings 900B and 901 were recently installed and are in very good condition. The heating, cooling, ventilation, and plumbing systems in Building 900A is in good condition, and they appear to be serviceable for a number of years into the future. The restrooms in Buildings 900A and 901 rely on windows for air circulation.

There are ceiling exhaust fans at bathrooms and kitchens in Building 902, but no range hood over the stove. Building 904 has an exhaust fan at one of two bathrooms, but no range hood over either stove.

Propane used for heating Buildings 900A, 900B, and 901 is stored in an existing 500-gallon tank located in a highly visible place on the east side of the site. Heat is provided at Buildings 902 and 904 by electric heaters only. The electric heaters are outdated.

Galvanized water piping at Buildings 900A, 900B, 902 is in poor condition and should be replaced soon. Building 901 has copper piping, which is in good condition. Building 904 had multiple types of piping, including galvanized iron, copper, and cross-linked polyethylene, but the galvanized iron piping should still be replaced.

Typically water heaters at all buildings do not have seismic straps. It is not possible to determine the condition of the cast iron waste piping found throughout the complex.

Electrical

In general, the existing electrical systems are outdated and in poor condition. The electric service equipment on the east exterior wall of the Gallery (Building 900A) is old and contains both live and dead wires, visibly scarred wiring, and poorly taped splices, and combustible cardboard inserts are used to contain the wiring within the metallic electrical gutter. This could cause an electrical short or fire if left unchecked. Two electrical panels that are old, obsolete, and overloaded serve the Gallery, and lighting includes new modern track lighting with incandescent lamps and hidden cove lighting.

The Gallery is without electrical service when power outages occur, which is inconvenient and hazardous. The frequency of occurrence and the cost of not being able to operate the Gallery business requires a temporary, gasoline-driven, standby power generator.

At Building 900B (Family Residence), conditions are typical of aged residential occupancies, with standard residential receptacles, some of which are grounded and others not; residential switch ceiling lighting; and some battery-operated fire alarm smoke detectors. The electrical system is in fairly good condition, based on its age, and appears to have received regular maintenance over its life.

Building 901 (Darkroom) has more modern electrical infrastructure with typical receptacles, fluorescent ambient lighting, some track lighting, and modern audio-visual (AV) projector and computer equipment. It also has its own security keypad and includes additional electrical infrastructure for a washer and dryer.

Electricity for Buildings 902 and 904 was previously provided from the Gallery electrical equipment, but the lines were cut at some point in the past. Electricity is currently provided through a more recently installed overhead service lines. Building 50 is not in the scope of this report, but would be affected by modifications to the overhead electric lines. It is recommended that these lines be installed underground if and when other construction work is accomplished in this area. The existing underground metallic conduit and cable that used to feed Building 904 is visible at several locations as it runs towards the building. The cables were confirmed not active and the raceway and cables could be removed in the future without affecting any existing services.

The interior electrical distribution systems of both Building 902 and Building 904 are typical of older residential occupancies, with standard receptacles and switched ceiling lighting. The electrical distribution system in each residence is a mix of more recent distribution wiring and older fabric insulated wiring. Existing electrical receptacles do not appear to be grounded. The two existing electrical panels in Building 902 are outdated and provide inadequate protection.

Underground Utilities

The underground utilities are inadequately buried. In some instances, sewer sections are at the soil surface, and have low points causing solids accumulation. Offset and separated joints were also identified during a video inspection from November 2008. Annual root removal of the sewer section between Buildings 901 and 902 is required. Buildings 902 and 904 are served by a small sewer service with a history of blockages, in part due to the multiple bends in the line necessary to avoid rocks and trees. The sewer service connection for the Gallery complex was recently replaced, and is located in an existing manhole immediately adjacent to the Gallery porch. The Yosemite Valley wastewater collection system conveys wastewater from the Gallery to the treatment plant in El Portal.

Water service is provided from the main line immediately south of the Gallery building porch. Water service to the Darkroom, Duplex, and Upper Residence are extensions that do not have shut-off valves, making repairs troublesome. There are indications that some exterior irrigation pipelines have been abandoned in place.

Site Circulation

Employee and visitor access between buildings is accomplished on foot using established routes or maneuvering across rough and, at times, steep terrain that becomes slippery in winter months. A covered walkway provides adequate access between the Family Residence (Building 900B) and the Darkroom (Building 901). An interior stairway is available between the Gallery (Building 900A) retail area and the attached Family Residence along the east wall. Both of these established routes are restricted to employees.

There are also two informal paths on either side of the Gallery main buildings: one on the east, a stepped asphalt and stone path that is a character-defining feature of the historic landscape, and the other on the west. Employees often use the west pathway to move large objects between the Darkroom and the Gallery retail area rather than using the interior stairway, both of which present a safety concern.

Visitors attending workshops in the Darkroom often navigate these pathways rather than using the employee parking area northeast of the Darkroom. However, at times, visitors may park in the small employee parking area to avoid these pathways, which have irregular steps and surfaces, to attend workshops. In addition, the potential of head injury exists along the section of the east path that is contiguous to the east elevation of the Family Residence, as taller people often hit their heads on the protruding rafter tails that are at a relatively low height.

Site Drainage

Downspouts for the buildings discharge runoff in ways that create hazardous foot travel and exacerbate building deterioration. Some downspouts discharge directly to walkways adjacent to the buildings, such as occurs on the section of the east walkway parallel to the Family Residence. Other downspouts discharge to existing grades where soils convey runoff underneath the buildings, causing accelerated failure of existing foundations and exterior walls.

Components Common to All Action Alternatives

The following list identifies components of each of the project categories that are common to all action alternatives.

Fire Protection and Life Safety

- Installation of a fire suppression (sprinkler) system in all the Ansel Adams Gallery buildings.
- Installation of a hard wire fire detection alarm system and an illuminated exit sign in the lower level of the Gallery (Building 900A).

Energy Conservation and Building Performance

- Installation of insulation in the ceilings, walls, and floors where crawlspace areas can be accessed in Buildings 900A, 900B, 902, and 904.
- Installation of lamps and fixtures where necessary, consistent with the period of significance, to attain energy conservation goals.

Accessibility

- Raising and widening the existing grade of pathway from the pedestrian promenade to provide accessible path to Gallery (Building 900A) retail areas.
- Establishment of an accessible parking space in the parking area behind the Darkroom.

Seismic Safety and Structural Integrity

- For Building 900B, installation of new insulated, reinforced concrete grade beams and cripple wall construction using shallow footings and sill plates anchored to either the new grade beams or the existing rock. Additionally, providing a foundation of blocks or existing rock to existing interior posts and one row of new posts to the foundation, and anchoring the posts to the foundations. Work space to undertake the foundation improvements would be provided by excavating along the perimeter of the building.
- For covered walkway on west side of Building 900B, reconstruction of deck foundation structural members to avoid contact with bedrock mortar
- For Buildings 902 and 904, installation of new insulated, reinforced concrete grade beams and cripple wall construction using shallow footings, and sill plates anchored to the existing stone foundation and to the new grade beams. Additionally, providing a foundation of blocks or existing rock to existing interior posts, and anchoring the posts to the foundations. Work space to undertake the foundation improvements would be provided by lifting up and excavating along the perimeter of the buildings.
- Strengthening roofs of Buildings 900A, 900B, 902, and 904 to support snow loads by fastening additional framing members to the existing rafters, and where necessary, strengthening pony wall construction.
- Repairing and treating the log poles and glu-lam beams of the porch canopy of Building 900A to arrest decay and other deterioration.
- Replacement in kind of all insect-damaged framing and sheathing at the wall in the north kitchen of Building 904.

Utilities, Site Circulation and Drainage

Mechanical

- For all buildings, installation of exhaust fans in bathrooms.

- For Buildings 900B, 902, and 904, installation of range hood and exhaust fan in kitchens.
- For Buildings 902 and 904, installation of new condenser unit, electric heater, and heat pumps with evaporators in each residential unit.
- For all buildings, replacement of existing buildings' plumbing (piping, fixtures, and appurtenance) with modern materials and equipment.
- For all buildings, installation of seismic straps, backflow preventers, and expansion tanks for water heaters.

Electrical

- For Buildings 900B, 902 and 904, replacement of existing buildings' electrical distribution system (conduits, wiring, receptacles, lighting) with new, modern system.
- For all buildings, retain existing historic light fixtures where feasible and necessary, otherwise replace fixtures with ones consistent with the historic character of the period of significance.
- For Building 900A, replacement of the existing electrical service panels, subpanels, and the isolation transformer, and removal of abandoned wiring and replacement of deficient wiring.
- Relocation of the propane tank and generator to the east of the Darkroom (Building 901).

Underground Utilities

- Replacement of the failing sewer section under the Gallery (Building 900A).

Site Circulation

- Improving the existing walkway on the west side of the Gallery (Building 900A), extending it further north, and relocating a gate to redirect foot traffic away from a bedrock mortar and establish a code compliant visitor and employee walkway between the Gallery and Darkroom (Building 901).

Site Drainage

- Construct swale on north side of the Family Residence (Building 900A)

Site drainage improvements, where needed, would be made in conjunction with building foundation construction. Where roof drainage is discharged from leaders, water would be diverted from building foundations using a combination of concrete diverters and soil surface regrading.

Where site improvements are to be made, such as developing accessible walkways, existing grades would be raised with imported fill material.

During site construction or ground disturbance, including foundation strengthening, new underground utility alignment, and installation of site drainage improvements, measures would be taken to preserve and protect the site's bedrock mortars and an old black oak tree on the east side of Building 900B.

Alternative 2: Conservation

Alternative 2 proposes retention of distinctive historic materials throughout the Ansel Adams Gallery complex while correcting major structural deficiencies. This alternative places a high emphasis on retaining historic integrity and preservation of character-defining features. Elements in a condition considered to be beyond using treatments of preservation would be replaced in kind. Major components identified in the recent HSR (ARG 2012) as being structurally deficient would be strengthened under this alternative, but seismic and wind load protection of exterior walls would not be included. The energy efficiency and accessibility elements of this alternative would implement measures that affect the building and historic fabric only where other work is occurring or where there otherwise would be no impact on the historic resources. Likewise, to avoid impacts to the site, minimal site circulation and drainage improvements would be implemented, and existing underground sewer alignment would be maintained and only a failing sewer section would be replaced.

Alternative 2 comprises actions in the Components Common to All Action Alternatives plus additional actions to meet the purpose and need objectives identified in Chapter 1 with minimally invasive measures. For a summary of the work proposed under Alternative 2, refer to Table 2-1.

Fire Protection and Life Safety. The proposed fire protection and life safety compliance components of the action are addressed in the Components Common to All Action Alternatives.

Energy Conservation and Building Performance. Alternative 2 proposes to emphasize the use of preservation treatments to the greatest extent reasonable, only replacing in kind if condition is beyond repair.

The existing doors and windows would be retained or otherwise replaced in kind if not in repairable condition. Weatherstripping and new glazing putty would be added. Alternative 2 retains the existing roof shingles on the buildings, replacing them in kind only when necessary.

In conjunction with structural improvement of foundations, deteriorated exterior wall shingles 2 to 4 feet above the foundations of Buildings 900B, 902, and 904 would be replaced in kind. The exterior wood shingles on Building 900A and plywood cladding on Building 901 are in good condition and would remain in place under this alternative. To conserve existing exterior finishes, this alternative includes adding insulation to exterior walls from the interiors of the buildings and installing window and door weather stripping to improve building thermal performance.

Accessibility. Alternative 2 provides necessary access to the Gallery (Building 900A) and the Darkroom (Building 901) for people with disabilities. In addition, this alternative also provides restrooms in the Gallery and Darkroom that are accessible. However, the Gallery porch threshold would not be modified and the complex would remain without an employee residence that is accessible.

Access to these buildings would be accomplished by regrading and repaving the site's existing walkways to an accessible slope and width. For the Gallery, the walkway extending from the Yosemite Village asphalt promenade to the Gallery porch would be raised. For the Darkroom, a new accessible parking space in the existing parking area northeast of the Darkroom would be built with an accessible walkway to the Darkroom's south entrance. To eliminate the need for a step from the walkway to the courtyard between the Darkroom and the Family Residence (Building 900B), the courtyard would be raised. Handrails would be added to the Darkroom entrance ramp with vegetation planted adjacent to screen their visual intrusion.

To provide accessible restrooms in both the Gallery and Darkroom, Alternative 2 includes the expansion of existing restrooms into adjacent space and replacement of existing restroom fixtures and appurtenances with accessible ones. In the Gallery, the existing restroom would be expanded into the fine print room, removing a janitorial closet and a space used for a safe. In the Darkroom, the restroom expansion would involve removing the north wall of the existing restroom, which would open it to the north exterior wall, and removing the east wall, and then building a new wall 1 foot to the east to gain additional space. The restroom entrance would remain on the east side of the restroom.

Seismic Safety and Structural Integrity. Alternative 2 focuses on strengthening the foundations of the residences and the roofs of all the buildings except for Building 901 (refer to Components Common to All Action Alternatives). Alternative 2 also would provide repairs and improvements to the floors of Buildings 900A, 900B, 902, and 904 by repairing and replacing in kind existing wood joists and wood floors. In areas where floor joists currently rest on soil, minor excavation to would be performed to achieve proper clearance.

This alternative would not strengthen exterior walls for seismic and wind load protection as only shingles would be replaced where needed on these buildings under Alternative 2. The stone chimneys of Buildings 900A and 904 would continue to be maintained under this alternative, but stabilization measures would not be implemented.

Utilities, Site Circulation and Drainage. In addition to the mechanical and electrical actions in the Components Common to All Action Alternatives, Alternative 2 would replace the sewer line section between Buildings 901 and 902 to correct deficiencies.

Under this alternative, no improvements would be made to the east side Gallery pathway. The path would be removed for foundation construction along the east exterior wall of the Family Residence (Building 900B), and the section of the path contiguous to this wall would not be replaced, leaving the Family Residence without established site access to the main entry. The lower portion of the east side path would not be improved, remaining an informal path.

The proposed site drainage components of the action are addressed in the Components Common to All Action Alternatives.

Alternative 3: Building Performance

Alternative 3 would maximize building performance by providing a higher degree of seismic safety and energy efficiency than Alternative 2 while rehabilitating historic components. Additional seismic construction and energy efficiency measures for this alternative would result in replacement in kind of considerable historic building materials and elements. Additionally, this alternative would implement necessary measures to provide adequate accessibility, site utility systems, and circulation and drainage improvements that require greater intervention into the historic integrity and character of the Gallery complex than other action alternatives.

Alternative 3 comprises actions in the Components Common to All Action Alternatives and components developed separately from Alternative 2. However, unlike Alternative 2, Alternative 3 would also include lateral strengthening of major building components identified in the HSR (ARG 2012) as being structurally deficient. For a summary of the work proposed under Alternative 3, refer to Table 2-1.

Fire Protection and Life Safety. The proposed fire protection and life safety compliance components of the action are addressed in the Components Common to All Action Alternatives.

Energy Conservation and Building Performance. Alternative 3 proposes to substantially increase thermal performance and weatherproofing by removing considerable historic fabric, particularly doors, windows, and exterior wall and roof finishes, from the Ansel Adams Gallery buildings and replacing these building components with new ones to match the existing. Specifically, this alternative consists of replacing all windows and doors in all the Ansel Adams Gallery buildings with new ones that reproduce the historic appearance. The new windows would have double pane glass. All exterior wood shingles from Buildings 900B, 902, and 904 would be removed and replaced to match existing. In this process, batt insulation and building paper (to resist water penetration) would be added under new plywood (refer to Seismic Safety and Structural Integrity below) and shingles. Additionally, window and door strapping and blocking would be installed. As in Alternative 2, the exterior wood shingles on Building 900A and plywood cladding on Building 901 would remain in place. Under this alternative, the roof finishes of Buildings 901, 902, and 904 and those of the flat roofs of Building 900A would be removed and replaced in kind. In conjunction with this work, new plywood sheathing would be installed underneath the roof coverings of Buildings 902 and 904.

Accessibility. Alternative 3 would implement several measures to address accessibility deficiencies at the Ansel Adams Gallery site, including providing necessary paths of travel to the Gallery (Building 900A) and Darkroom (Building 901) and providing an accessible restroom in both of these buildings for people with disabilities. In addition, Building 902 would be retrofitted to furnish an accessible employee dwelling.

Under Alternative 3, the existing wood ramp and handrails on the west side of the porch of the Gallery would be removed and replaced with a raised grade walkway with no handrails. The raised grade walkway would extend from the existing Yosemite Village asphalt promenade to the porch at the south entrance of the Gallery. Additionally, a new ramp with handrails would be built contiguous to the west exterior wall of the Gallery and lead to its west entrance. The ramp would require a landing that would extend the Gallery porch to the west. Over the new ramp, a protective roof assembly attached to and extending from the west elevation of the Gallery would help keep snow and ice accumulation to a minimum. The wood deck of the Gallery's porch would be removed and replaced with a new wood deck at a higher elevation to create a level threshold and attain adequate access to the south entrance. The two existing sets of wood stairs to the porch would also be replaced with new wood stairs with galvanized metal handrails.

The footprint of the Gallery would be expanded to gain an accessible restroom without modifying the configuration of adjacent interior spaces. Specifically, the north exterior wall of the existing restroom would be removed to build a 2- to 3-foot-wide addition that would provide sufficient interior space for an accessible restroom. Existing restroom fixtures and appurtenances would be replaced with accessible ones.

As in Alternative 2, the existing restroom in the Darkroom would be expanded into adjacent storage space. Under Alternative 3, the north wall of the existing restroom would be removed and the east wall would be extended to the north exterior wall of the Darkroom. The restroom entrance would be moved to the south wall. The existing restroom fixtures and appurtenances would be replaced with accessible ones.

Under Alternative 3, an existing walkway to the Darkroom from the parking area northeast of the building would be improved with a ramp with handrails to avoid raising adjacent existing grades. Steps with handrails would also be needed to transition between newly established walkway and

grade elevations created by adding the ramp. As in Alternative 2, existing parking would be made accessible.

Implementation of Alternative 3 includes providing an employee dwelling unit in the Duplex (Building 902) that is accessible. In particular, the existing one-bedroom unit (the east unit) would be converted to an accessible unit. A ramp with handrails would be built to the entrance, and the bathroom would be made accessible too. Appropriate kitchen and bathroom fixtures and appurtenances would be provided. Because of severe space restrictions, the bathroom and bedroom would have sliding pocket doors, which would not quite meet necessary requirements for some people with disabilities.

Seismic Safety and Structural Integrity. As in Alternative 2, Alternative 3 strengthens the foundations of the residences and the roofs of all the buildings except for Building 901 (refer to Components Common to All Action Alternatives). Alternative 3 also would provide floor repairs and improvements. For Building 900A, existing wood floors would be replaced throughout with concrete slab on grade. Some excavation may be necessary to build the slab on grade floor, which would be finished with vinyl flooring. In Building 900B, the existing wood floors in areas where adequate crawlspace clearance is not feasible (primarily the north rooms) would be replaced with concrete slab on grade. In Buildings 902 and 904, damaged wood floors in areas where floor joists rest on soil or adequate crawlspace clearance is not feasible (primarily the north rooms) would be replaced with pressure treated wood floor joist construction. In all areas of Buildings 900B, 902, and 904 where there is accessible crawlspace clearance, existing wood floors would be repaired where necessary.

Additionally, Alternative 3 also would provide seismic and wind load protection to Buildings 900A, 900B, 902, and 904, and stabilize the stone chimneys of Buildings 900A and 904. For seismic and wind load protection, shear wall construction would be added to the interior walls of Building 900A and the exterior walls of Buildings 900B, 902, and 904. Shear wall construction would comprise applying plywood siding to the wall framing. The shear walls would be added at the same time as the exterior wall improvements (refer to Energy Conservation and Building Performance).

Light moment frame construction would be added to both Building 900A and Building 904 under Alternative 3. Moment frames consist of rigidly connected steel columns and beams that resist lateral loads from winds and earthquakes. A light moment frame would be added on the south wall of the Gallery (Building 900A) by anchoring it into concrete footings and connecting it to the roof framing. Additionally, two light moment frames would be added in the east dwelling unit of the Upper Residence (Building 904). Both of these moment frames would be anchored to footings and include a plywood-sheathed pony wall across the top. The moment frames in both buildings would be encased in drywall and appear in the interiors as bump outs in the walls.

Alternative 3 includes measures to stabilize the stone chimneys of Buildings 900A and 904. Under this alternative the flue of the chimney in the former building, which is partially filled with grout, would be filled with additional grout and rebar, thus continuing its non-functional status. A grouted steel flue would be installed in the chimney of the latter building; this chimney would remain functional. This alternative also includes tuck-pointing the mortar and repairing the flashing of both chimneys.

Utilities, Site Circulation and Drainage. In addition to the mechanical and electrical actions in the Components Common to All Action Alternatives, Alternative 3 would establish new underground alignment primarily along the east side of the site for both sewer and electric lines, but would retain the existing location of Building 902 sewer and electric service connections. The

new sewer and electric lines would be consolidated into a single utility corridor beginning at a point east of the southeast corner of Building 901.

Site circulation improvements would be completed largely in conjunction with providing higher levels of building accessibility as noted above. Alternative 3 would include the west walkway improvements as developed for Alternative 2. Further, east pathway improvements would be also be provided under Alternative 3, including the addition of handrails and lighting for purposes of improved safety and security. Stabilized granular or decomposed granite would be used to repave the existing paths, and asphalt or stabilized decomposed granite would be used to pave a new path built out several feet away from the exterior east wall of Building 900B on an existing terrace and around the old black oak. This design would need approximately two sets of three stone steps with handrails to accomplish changes in elevation to access the higher grade near the Darkroom.

Alternative 3 addresses site drainage issues by including several improvements to prevent water damage to foundations and other historic building components from storm runoff and snow melt. In particular, this alternative would complete minor regrading and repaving of site paths next to Buildings 900A, 900B, and 901, and an existing pathway from the parking area to Building 902. In addition, Alternative 3 would remove an existing asphalt path directly adjacent to the east wall of Building 900B that directs runoff under the building. The new walkway alignment, as noted above, would allow runoff to flow away from the building. Additionally, under Alternative 3 swales would be constructed behind Buildings 900B and 901, splash blocks would be installed at down drains at all four buildings, and a storm drain behind Building 900B would be connected to an existing storm drain and a cleanout would be installed. Each swale would be 2 feet wide and extend most of the length of Building 900B and the entire length of Building 901.

Alternative 4: Balanced Rehabilitation (Preferred)

Alternative 4, the NPS preferred alternative, offers a balance between conservation of historic integrity and character and optimization of building performance to provide improvements considered necessary to ensure safety and adequate visitor access and residential accommodations.

Alternative 4 consists of actions in the Components Common to All Action Alternatives, components selected from both Alternative 2 and Alternative 3, and components developed separately. Refer to Table 2-1 for a summary of the work proposed under Alternative 4.

Fire Protection and Life Safety. The proposed fire protection and life safety compliance components of the action are addressed in the Components Common to All Action Alternatives.

Energy Conservation and Building Performance. Under this alternative, it is proposed to increase thermal performance and weatherproofing of the exterior envelopes while maintaining and preserving the existing historic fabric. Under this alternative the windows and doors of the Ansel Adams Gallery buildings would be restored or rehabilitated as the situation dictates. When replacement of a door or window is necessary, then each unit would be replaced in kind. Weather stripping and new glazing putty would be added to all doors and windows under this alternative.

The treatment for the exterior wall finishes of the residences under this alternative would provide a structurally sound weatherproof assembly. It consists of removing all exterior wood shingles except those on the west elevation of Building 900B, adding batt insulation, structural plywood and building paper, and then installing new shingles to match the existing. The wood shingles removed from the north and east elevations of Building 900B would be salvaged and used to

replace damaged shingles on the west elevation under the covered walkway. The exterior wood shingles on Building 900A and the plywood cladding on Building 901 are in good condition and would remain in place under this alternative. However, to increase the thermal performance of Building 900A, interior finishes would be removed as needed to install batt insulation at the perimeter walls. Interior wall finishes then would be replaced to match the existing.

As in Alternative 3, the roof finishes of Buildings 901, 902, and 904 and those of the flat roofs of Building 900A would be removed and replaced in kind. In conjunction with this work, new plywood sheathing would be installed underneath the roof coverings of Buildings 902 and 904. The existing asphalt shingles on the roofs of Buildings 900A and 900B would remain and be replaced when needed.

Accessibility. Alternative 4 provides necessary access to the Gallery (Building 900A) and the Darkroom (Building 901) for people with disabilities. At the front Gallery entrance, the existing wood deck of the porch would be raised to be level with the interior floor for an accessible threshold. In addition, this alternative also provides restrooms in the Gallery and Darkroom that are accessible. This alternative does not propose changes to provide an accessible employee residence.

Access to the Gallery and Darkroom for people with disabilities would be accomplished by regrading and repaving the site's existing walkways to an accessible slope and width. For the Gallery, the walkway extending from the Yosemite Village asphalt promenade to the Gallery porch would be raised. For the Darkroom, a new accessible parking space added to the existing parking area northeast of the Darkroom would be built with an accessible walkway to the Darkroom's south entrance. Raising the grade of the courtyard would also be included in this alternative to eliminate the need for a step from the walkway to the courtyard. A small rock wall would be added to retain the raised area of the courtyard. Handrails would be added to the Darkroom entrance ramp with vegetation planted adjacent to screen their visual intrusion. Two new concrete steps up to the south entrance would also be added.

To provide accessible restrooms in both the Gallery and Darkroom, Alternative 4 provides expansion of existing restrooms into adjacent space and replacement of existing restroom fixtures and appurtenances with accessible ones. In the Gallery, the existing restroom would be expanded into the fine print room, removing a janitorial closet and a space used for a safe. In the Darkroom, the restroom expansion would involve removing the north wall of the existing restroom, which would open it to the north exterior wall, and removing the east wall, and then building a new wall 1 foot to the east to gain additional space. The restroom entrance would remain on the east side of the restroom.

Seismic Safety and Structural Integrity. Alternative 4 would stabilize the foundations of the residential buildings and strengthen the roofs of all the buildings (refer to Components Common to All Action Alternatives). Alternative 4 also would provide repairs and improvements to the floors of Buildings 900A, 900B, 902, and 904 by repairing and replacing in kind existing wood joists and wood floors. In areas where floor joists currently rest on soil, minor excavation to would be performed to achieve proper clearance.

For seismic and wind load protection, Alternative 4 would add shear wall construction to the interior walls of Building 900A and the exterior walls of Buildings 900B, 902, and 904 except as noted above for the west elevation under the covered walkway of Building 900B (refer to Energy Conservation and Building Performance). The shear walls would be added at the same time as the exterior wall improvements. In addition, light moment frame construction would be added to both Buildings 900A and 904. A light moment frame would be added on the south wall of the

Gallery (Building 900A) by anchoring it into concrete footings and connecting it to the roof framing. Additionally, two light moment frames would be added in the east dwelling unit of the Upper Residence (Building 904). Both of these moment frames would be anchored to footings and include a plywood-sheathed pony wall across the top. The moment frames in both buildings would be encased in drywall and appear in the interiors as bump outs in the walls.

The stone chimneys of Buildings 900A and 904 would also be stabilized under Alternative 4. This alternative proposes carefully dismantling the stone chimney of Building 900A from the roof line up, adding a steel flue liner and grouting around it, and using the existing stones to rebuild the chimney to reproduce its historic appearance. A grouted steel flue would be installed in the stone chimney of Building 904. Both chimneys would retain functionality by implementing these proposed treatments under Alternative 4. This alternative also includes tuck-pointing the mortar and repairing the flashing of both chimneys.

Utilities, Site Circulation and Drainage. Alternative 4 would replace and upgrade the Ansel Adams Gallery complex sewer system largely within the existing disturbed trenchlines, and relocate Building 902 sewer and electric service connections using a more direct alignment. The complex's electrical distribution system would be replaced with overhead electrical lines to avoid ground disturbance.

To facilitate relocation of the kitchen in the east unit of the Duplex (Building 902), Alternative 4 would relocate the existing door in the location of an earlier door, which was converted to a window some time ago. The existing door and opening are not historic. A new wood porch and stairs with handrail would be built to the relocated entrance.

Site circulation improvements would be the same as those provided under Alternative 2 except that the upper section of the east path immediately adjacent to the Family Residence (Building 900B) would be removed and relocated on a terraced area to the east and around the old black oak. The pathway is a contributing feature of the designed historic landscape. The design for the new pathway would use steps and a handrail at the rock revetment leading up to the courtyard. The lower portion of the east side path would not be improved, remaining an informal path.

As in Alternative 3, Alternative 4 would complete minor regrading and repaving of site paths next to Buildings 900A, 900B, and 901, and an existing pathway from the parking area to Building 902. In addition, Alternative 4 would remove an existing asphalt path directly adjacent to the east wall of Building 900B that directs runoff under the building. The new walkway alignment, as noted above, would allow runoff to flow away from the building. Additionally, swales would be constructed behind Buildings 900B and 901, splash blocks would be installed at down drains at all four buildings, and a storm drain behind Building 900B would be connected to an existing storm drain and a cleanout would be installed. Each swale would be 2 feet wide and extend most of the length of Building 900B and the entire length of Building 901.

This project would focus on Buildings 900A, 900B, and 901 in the initial stages. Rehabilitation of Buildings 902 and 904 would initially include foundation and exterior envelope improvements (siding, windows, and doors) with the remaining rehabilitation activities to occur dependent on available funding.

TABLE 2-1. DESCRIPTION OF THE NO ACTION AND ACTION ALTERNATIVES.

Component	Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation
FIRE PROTECTION AND LIFE SAFETY				
Fire Suppression	Do not provide fire suppression system.	For all buildings, install a fire suppression system.	Same as Alternative 2	Same as Alternative 2
Fire Detection and Egress	Retain existing exit sign in upper level of Gallery. Do not install fire detection alarm.	Install hard wire fire detection alarm and illuminated exit sign in lower level of Gallery.	Same as Alternative 2	Same as Alternative 2
ENERGY CONSERVATION AND BUILDING PERFORMANCE				
Doors/Windows	Retain existing doors and windows. Continue routine maintenance and repairs.	For all buildings, retain and repair when necessary if in repairable condition, otherwise replace in kind; add weather stripping and new glazing putty.	For all buildings, replace all windows and doors with new ones to reproduce historic appearance.	Same as Alternative 2
Exterior Wall Improvements	Retain existing shingles and continue routine maintenance and repairs. Do not add insulation. Do not add shear walls.	For Buildings 900B, 902, and 904, replace deteriorated shingles in kind 2-4 feet above foundation, repair/replace in kind for rest of wall areas; add blown-in insulation from the interior.	For Buildings 900B, 902, and 904, remove/replace all shingles to match existing and add structural plywood, batt insulation, building paper, and window and door strapping and blocking.	For Buildings 902 and 904, remove and replace all shingles to match existing. For Building 900B, remove and salvage shingles on east and north elevations and replace in kind; use salvaged shingles to replace damaged shingles on west elevation. For all three buildings, add structural plywood, batt insulation, building paper, and window and door strapping and blocking where siding is entirely removed.
Roof Covering Treatment	Retain existing shingles. Continue routine maintenance and repairs.	For all buildings, retain existing and repair/replace in kind when necessary.	Replace in kind (wood shakes at 901 and 902, asphalt shingles at 904 and flat roofs of Building 900A).	Same as Alternative 3
Insulation	No new insulation	For Buildings 900A, 900B, 902, and 904, install insulation in ceilings, walls, and floors that have accessible crawlspace areas.	Same as Alternative 2	Same as Alternative 2

Component	Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation
Lighting	Retain current lamps and fixtures	Install lamps and fixtures where necessary to attain energy conservation goals.	Same as Alternative 2	Same as Alternative 2
ACCESSIBILITY				
Gallery (Building 900A) Path of Travel	Retain inadequate wood ramp with handrails.	Raise existing walkway grades to the porch and replace to an accessible width.	Replace existing wood ramp with handrails with a raised grade walkway; provide a new ramp with handrails contiguous to the west exterior wall to the west entrance, including a landing that extends the porch to the west; add a protective roof assembly to the west elevation over the new ramp.	Same as Alternative 2
Gallery (Building 900A) South Entrance Threshold	Do not modify the height difference between south entrance threshold and porch.	Do not modify the height difference between south entrance threshold and porch.	Replace existing wood deck of porch with new wood deck at higher elevation to provide level threshold.	Raise existing wood deck of porch to provide level threshold.
Gallery (Building 900A) Restroom	Maintain current non-compliant restroom.	Expand restroom into fine print room, removing janitorial closet and space used for safe.	Expand the building footprint: extend the existing restroom 2 to 3 feet to north by building new foundation and exterior wall.	Same as Alternative 2
Darkroom (Building 901) Path of Travel	Retain existing non-compliant walkway. Do not provide accessible parking.	Establish a raised grade walkway from accessible parking and add a ramp with handrails at the entrance. Raise grade elevations of the courtyard to eliminate a step from path along the east side of building.	Establish a ramp with handrails extending from existing walkway access. Introduce steps with handrails necessary to transition between newly established grades.	Same as Alternative 2
Darkroom (Building 901) Restroom	Maintain current non-compliant restroom.	Remove north and east walls of existing restroom and build new wall 1 foot to the east; access restroom entrance on east wall.	Remove north wall and extend existing east wall of restroom to the north exterior wall; restroom entrance on south wall.	Same as Alternative 2

Component	Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation
Employee Residence (Building 902)	Do not provide accessible employee residence.	Do not modify to be an accessible employee residence. No access from parking area provided.	Provide accessible employee dwelling unit in Building 902 and access from parking area.	Same as Alternative 2
SEISMIC SAFETY AND STRUCTURAL INTEGRITY				
Foundation Improvements	Do not strengthen foundations.	For Buildings 900B, 902, and 904, add new insulated grade beam and cripple wall construction using shallow footings, anchor sill plates to foundations, provide foundations to posts using existing rock or blocks as needed.	Same as Alternative 2	Same as Alternative 2
Floor Repair and Improvements	Do not strengthen the floors.	For Buildings 900A, 900B, 902, and 904, repair and replace in kind existing wood joists and wood floors. In areas where floor joists rest on soil, minor excavation to achieve clearance would be performed. In areas with accessible crawlspace clearance, repair existing wood floors where necessary, and add insulation and rodent protection.	For Building 900A, replace existing wood floors throughout with slab on grade. For north rooms of Building 900B, replace existing wood floors with slab on grade. For Buildings 902 and 904, replace existing wood floors with pressure treated wood floor joists in areas where existing ones rest on soils or adequate crawlspace clearance is infeasible. In areas with adequate crawlspace clearance, repair existing wood floors where necessary, and add insulation and rodent protection.	Same as Alternative 2
Seismic and Wind Load Protection	Do not add shear walls to Buildings 900A, 900B, 902, or 904. Do not strengthen the structure of Buildings 900A and 904.	No seismic and wind load protection provided for Buildings 900A, 900B, 902, and 904.	Shear wall construction would be added to Buildings 900A, 900B, 902, and 904; light moment frame would be added to Buildings 900A and 904.	Same as Alternative 3

Component	Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation
Roof Improvements	Do not strengthen roofs.	Strengthen roof rafters of Buildings 900A, 900B, 902, and 904 by supplementing existing trusses; add pony wall construction where needed.	Same as Alternative 2	Same as Alternative 2
Gallery (Building 900A) Porch Canopy – log poles and glu-lam beams	Do not treat or protect canopy log poles and glu-lam beams. Continue routine maintenance.	Repair and treat log poles and glu-lam beams. Add copper flashing caps to ends of glu-lam beams.	Same as Alternative 2	Same as Alternative 2
Chimney Strengthening	Do not stabilize chimneys. Continue routine maintenance.	Continue routine maintenance.	Fill flue of Building 900A chimney with grout and rebar; install grouted steel flue in Building 904 chimney; tuck-point mortar and repair flashing of both chimneys.	Rebuild Building 900A chimney from roof line up using existing stone after adding grouted steel flue; install grouted steel flue in Building 904 chimney; tuck-point mortar and repair flashing of both chimneys.
Upper Residence (Building 904) North Kitchen – damaged wall	Do not replace damaged wall.	Replace in kind the insect-damaged framing and sheathing of wall in north kitchen.	Same as Alternative 2	Same as Alternative 2
UTILITIES, SITE CIRCULATION AND DRAINAGE				
Mechanical – air circulation	Do not install exhaust fans.	For all buildings, install exhaust fans in bathrooms.	Same as Alternative 2	Same as Alternative 2
Mechanical – air circulation	Do not install range hoods and exhaust fans.	For Buildings 900B, 902, and 904, install range hood and exhaust fan in kitchens.	Same as Alternative 2	Same as Alternative 2
Mechanical – space heating	Retain existing inefficient heating equipment.	For Buildings 902 and 904, install new condenser unit, electric heater, and heat pumps with evaporators in each residential unit.	Same as Alternative 2	Same as Alternative 2
Mechanical – piping and fixtures	Retain aged plumbing.	For all buildings, replace existing plumbing with modern materials and equipment.	Same as Alternative 2	Same as Alternative 2

Component	Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation
Mechanical – water heaters	Do not supplement water heaters.	For all buildings, install seismic straps, backflow preventers, and expansion tanks for water heaters.	Same as Alternative 2	Same as Alternative 2
Electrical – building distribution system	Retain existing outdated and substandard electrical distribution system.	For Buildings 900B, 902 and 904, replace existing electrical distribution system with new, modern system.	Same as Alternative 2	Same as Alternative 2
Electrical – service connection and transformer	Retain outdated service panels and inefficient transformer	For Building 900A, replace the existing electrical service panels, subpanels, and isolation transformer; remove abandoned wiring and replace deficient wiring.	Same as Alternative 2	Same as Alternative 2
Electrical – propane fired generator	Retain propane tank and generator in existing locations	Relocate the propane tank and generator east of the Darkroom (Building 901).	Same as Alternative 2	Same as Alternative 2
Duplex Residence (Building 902) East Kitchen Relocation	Retain existing kitchen. Retain existing entrance door to east unit in current location.	Same as Alternative 1	Relocate kitchen in accordance with providing accessible employee dwelling unit in Building 902 (refer to Accessibility, above). Retain existing entrance door location.	Relocate kitchen in east unit. Relocate the existing entrance door in the location of an earlier door to facilitate new kitchen location, Build new wood porch and stairs with handrail to relocated entrance.
Underground Utilities	Retain existing sewer and electric lines and service connections in current locations.	Replace failing sewer section under Building 900A and between Buildings 901 and 902.	Replace failing sewer section under Building 900A. Establish new underground sewer and electric alignment, retaining existing location of Building 902 sewer and electric service connections.	Replace failing sewer section under Building 900A and between Buildings 901 and 902. Replace electrical distributing system with overhead electrical lines. Relocate Building 902 sewer and electric service connections using a more direct alignment.

Component	Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation
Site Circulation	Retain existing condition of pathways and walkways.	Improve only the existing walkway on west side of Building 900A to divert foot traffic away from a bedrock mortar and provide access between Buildings 900A and 901 that meets building code.	Same as Alternative 2, plus provide east pathway improvements, including handrails and additional steps.	Same as Alternative 2 for west pathway. Relocate upper section of east pathway to the east over a terraced area and around an old black oak. Relocated path includes using steps and a handrail at the rock revetment leading up to Building 901. Lower section of pathway would remain informal path.
Site Drainage – runoff	Do not construct swales.	Construct swale on north side of Building 900B.	Construct swale behind Buildings 900B and 901.	Same as Alternative 3
Site Drainage – down drains	Do not install splash blocks at down drains.	No work.	Install splash blocks at all down drains.	Same as Alternative 3
Site Drainage – storm drains	Do not connect storm drains behind Building 900B. Do not install a cleanout.	No work.	Connect storm drain behind Building 900B to existing storm drain and install a cleanout.	Same as Alternative 3

ACTIONS CONSIDERED BUT DISMISSED

The National Park Service considered a range of actions when developing possible alternatives for the rehabilitation of the Ansel Adams Gallery. Table 2-2 lists the actions that were analyzed, considered, and dismissed because they did not fully satisfy the objectives of this planning effort.

TABLE 2-2. ACTIONS CONSIDERED BUT DISMISSED.

Action Considered	Reason Dismissed
ACCESSIBILITY	
Raise existing paved walkway to the porch and add an interior ramp between the lower and upper levels of the Gallery (Building 900A)	Adding an interior ramp would impair the Gallery's historic integrity and character. This action would cause unacceptable cultural impacts and less historically intrusive options are available.
Provide west exterior pathway between upper and lower gallery areas with an inclined path and a canopy.	Adding a canopy to the gallery would negatively impact the historic integrity. This specific action did not meet the purpose and need.
Add a chair lift between the lower and upper Gallery retail areas.	Adding a chair lift would impair the Gallery's historic integrity and character. This action would cause unacceptable cultural impacts and less historically intrusive options are available.
SEISMIC SAFETY AND STRUCTURAL STRENGTHENING	
Brace stone chimneys of Buildings 900A and 904 with exterior steel angle collars.	This action would cause unnecessary loss of historic integrity. Other less visually intrusive measures are available.
Fill flues of chimneys of Buildings 900A and 904 with grout and rebar.	This action is non-reversible and both chimneys would lose functionality, causing unnecessary loss of historic integrity.

One issue identified during the public scoping period for the proposed action was whether the residences (Buildings 902 and 904) could be restored and used for a museum or meeting space/workshop center. This option is not feasible, as the National Park Service is contractually obligated to maintain Buildings 902 and 904 as residences.

IDENTIFICATION OF THE PREFERRED ALTERNATIVE

The park developed preliminary design alternatives in March 2012 in response to several design issues from preliminary design and based on the results of public scoping and other documentation developed in support of this planning effort (e.g., historic structures report). A Value Analysis (VA) Workshop was held on April 4–5, 2012 to advance the development of a preferred alternative for the Ansel Adams Gallery Rehabilitation using Choosing By Advantages for the following focus areas:

- Structural improvements
- Exterior wall rehabilitation
- Doors and windows
- Roof treatment
- Chimney improvements
- Accessibility to Gallery
- Accessibility – Employee restroom at Gallery
- Accessibility – Employee restroom at Darkroom
- Accessibility to Darkroom
- Site Paths/Steps/Drainage
- Utilities

The VA team reviewed generally three or four design alternatives for these focus areas. Additional alternatives were either developed for consideration or reviewed from previous evaluations during the creativity phase of the VA workshop. The VA team then reviewed the merits of all the alternatives for each focus area to determine which represented the most viable options. Ultimately, those alternatives were chosen to be evaluated in the Choosing By Advantages.

The Choosing By Advantages process evaluated the relative advantages of alternatives for each focus area. The VA participants identified evaluation factors for each focus area. Alternatives were then measured against the evaluation factors. The evaluation factors varied by focus area, but the following factors were identified for alternatives of more than one focus area (in no particular order):

- minimize capital improvements
- improve condition of resource
- improve resident livability
- increase efficiency and reliability (energy needs and materials)
- minimize impacts to historic character or fabric
- minimize impacts to archeological resources
- improve safety/security
- minimize disruptions/changes to business/operations

Alternatives were evaluated and ranked by assigning each factor a numerical value and assessing its relative advantage. The VA participants shared their professional expertise regarding the potential beneficial or adverse effects of each aspect of the alternatives.

The highest scoring alternatives for each focus area were identified as the preferred design alternatives. In turn, and after further deliberation and review of schematic design, these results produced the project team-recommended alternative for this planning effort. The National Park Service subsequently identified the recommended alternative as Alternative 4: Balanced Rehabilitation, as a hybrid of actions for preserving the historic integrity of the Ansel Adams Gallery complex and attaining overall improved performance of building systems, function, and use. It follows then, that the design alternatives evaluated using Choosing By Advantages generally focused on optimizing either Conservation (later defined as Alternative 2) or Building Performance (later defined as Alternative 3).

On July 26, 2012, the results of the VA Workshop and schematic design were presented to the park leadership team for identification of the preferred alternative. Upon review of the information gathered in support of this project and the results of the VA Workshop, the leadership team identified Alternative 4: Balanced Rehabilitation as the preferred alternative because it minimizes impacts to the historic integrity of the buildings and site while providing necessary improvements in structural stability, building performance, Gallery and Darkroom visitor access, the living and work environment of staff, life safety, and reliability of utility systems.

COMPARISON OF THE ALTERNATIVES

The three action alternatives presented in this document represent a reasonable range of options for rehabilitation of the Ansel Adams Gallery complex. Table 2-3 provides a summary comparison of the potential impacts associated with the No Action Alternative and the three action alternatives, based on the environmental analysis provided in Chapter 3.

TABLE 2-3. SUMMARY COMPARISON OF IMPACTS FOR THE NO ACTION AND ACTION ALTERNATIVES

Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation (Preferred)
HISTORIC PROPERTIES			
<p>A comprehensive rehabilitation would not occur. Adequate routine maintenance would not diminish the integrity of the property’s design, setting, materials, workmanship, feeling, or association. No action would result in no adverse effect on the Ansel Adams Gallery complex. However, necessary improvements and repairs would need to be taken to avoid an adverse effect.</p>	<p>The proposed rehabilitation actions would result in no adverse effect on the Ansel Adams Gallery complex, as they would not alter, directly or indirectly, characteristics of the historic property that qualify it for inclusion in the National Register in a manner that would diminish the integrity of the property’s design, setting, materials, workmanship, feeling, or association.</p>	<p>The proposed rehabilitation actions would result in an adverse effect on the Ansel Adams Gallery complex, as they would alter, directly or indirectly, characteristics of the historic property that qualify it for inclusion in the National Register in a manner that would diminish the integrity of the property’s design, setting, materials, workmanship, feeling, or association.</p>	<p>The proposed rehabilitation actions would result in no adverse effect on the Ansel Adams Gallery complex. Minor alterations (removal of one contributing circulation feature) would not substantially alter characteristics of the historic property that qualify it for inclusion in the National Register in a manner that would diminish the integrity of the property’s design, setting, materials, workmanship, feeling, or association.</p>
ARCHEOLOGICAL RESOURCES			
<p>No ground disturbance would occur, resulting in no effect on archeological site CA-MRP-56/H or the Yosemite Valley Archeological District.</p>	<p>Actions that would cause ground disturbance, including improvements to accessibility, structural strengthening, and improvements to utilities and site drainage, would affect archeological resources on archeological site CA-MRP-56/H within the Yosemite Valley Archeological District. However, ground disturbance in site areas with dense and intact deposits would be avoided; therefore, these effects would not be adverse.</p> <p>The National Park Service would conduct archeological monitoring of all ground-disturbing activities associated with the rehabilitation work to avoid the potential for adverse effects to archeological deposits of site CA-MRP-56/H. American Indian tribal cultural monitors would participate to address the traditional cultural aspects of significance of archeological resources.</p>		
AMERICAN INDIAN TRADITIONAL CULTURAL RESOURCES AND PRACTICES			
<p>No new impacts on American Indian traditional cultural resources and practices.</p>	<p>Bedrock mortars and the black oak would be protected during all construction activities. Existing impacts to bedrock mortars would be corrected by rerouting an existing path that crosses a bedrock mortar, and by removing the existing foundation post from atop another feature under the Gallery deck and spanning it with a new post and pier design.</p> <p>Other traditional cultural resources of value to American Indians may potentially be affected during construction. The park would continue consultation with traditionally associated American Indian tribes and groups during project planning and implementation, and would involve a tribal cultural monitor during all ground-disturbing activities associated with the rehabilitation work to avoid adverse effects to historic properties with religious and cultural significance.</p>		
WILDLIFE			
<p>No new impacts on wildlife or sensitive species habitat or populations.</p>	<p>Temporary disturbance from construction activities (noise, increased human presence, increased vehicular traffic, and equipment use) would result in local, short-term, minor to moderate adverse impacts to wildlife and sensitive species habitat and populations.</p>		

Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation (Preferred)
VISITOR EXPERIENCE			
<p>Visitor experience would generally remain in its current condition. The buildings would continue to lack fire protection required by code. The potential for injury during a seismic event from falling hazards would remain.</p> <p>Accessibility to the Gallery and Darkroom would remain difficult, and both buildings would lack compliant restrooms.</p> <p>Historic finishes and fabric would continue to deteriorate with no comprehensive plan for their rehabilitation.</p> <p>Overall local, long-term, minor adverse impact on visitor experience resulting from safety hazards, limited accessibility, and deterioration of historic fabric.</p>	<p>Proposed fire/life-safety improvements would result in long-term beneficial impacts on visitor safety.</p> <p>Several seismic and structural stability improvements would result in a long-term beneficial impact, but a lack of structural improvements to exterior walls of all buildings and the chimneys of Buildings 900A and 904 would present a potential for injury to building occupants from falling hazards.</p> <p>Except for the south Gallery entrance threshold, all other accessibility improvements would be made to enhance the visitor experience.</p> <p>Rehabilitation of historic features and fabric would enhance the visitor experience.</p> <p>Overall local, long-term, minor to moderate beneficial impact on visitor experience.</p>	<p>Proposed fire/life-safety improvements and comprehensive seismic and structural stability improvements would result in long-term beneficial impacts on visitor safety.</p> <p>Comprehensive accessibility improvements would enhance the visitor experience throughout the Gallery and Darkroom.</p> <p>General beneficial impact to visitor experience from rehabilitation of historic features and fabric, although perception of the historic appearance of Gallery would be impacted by the addition of a ramp and protective roof to the porch.</p> <p>Overall local, long-term, moderate beneficial impact on visitor experience.</p>	<p>Proposed fire/life-safety improvements and comprehensive seismic and structural stability improvements would result in long-term beneficial impacts on visitor safety.</p> <p>Comprehensive accessibility improvements would enhance the visitor experience throughout the Gallery and Darkroom.</p> <p>Rehabilitation of historic features and fabric would enhance the visitor experience.</p> <p>Overall local, long-term, moderate beneficial impact on visitor experience.</p>

Alternative 1 No Action Alternative	Alternative 2 Conservation	Alternative 3 Building Performance	Alternative 4 Balanced Rehabilitation (Preferred)
PARK OPERATIONS			
<p>Park operations would generally remain in its current condition. The buildings would continue to lack fire protection required by code. Accessibility to the Gallery and Darkroom would continue to be limited.</p> <p>Energy consumption would remain high, as no improvements or upgrades to the buildings would be made to increase energy efficiency.</p> <p>Deterioration of portions of the facility and increasingly greater maintenance needs would persist.</p> <p>Overall local, long-term, minor to moderate adverse impact on park operations.</p>	<p>Proposed fire/life-safety improvements would result in long-term beneficial impacts on visitor safety.</p> <p>Except for the south Gallery entrance threshold, all other accessibility improvements would be made to enhance access for visitors and staff.</p> <p>Installation of insulation would result in a slight decrease in energy consumption.</p> <p>Historic rehabilitation of historic features and fabric and upgrades to utilities systems would decrease future maintenance and repair costs. However, lack of comprehensive improvements to site drainage would result in some continued maintenance needs and costs.</p> <p>Overall local, long-term, minor to moderate beneficial impact on park operations.</p>	<p>Proposed fire/life-safety improvements would result in long-term beneficial impacts on visitor safety.</p> <p>Comprehensive accessibility improvements allow access for visitors and staff.</p> <p>Notable decrease in energy consumption through the installation of insulation, replacement of doors and windows with energy efficient units, and upgrades to utilities systems.</p> <p>Historic rehabilitation of historic features and fabric and implementation of comprehensive site drainage improvements would decrease future maintenance and repair costs.</p> <p>Overall local, long-term, moderate beneficial impact on park operations.</p>	<p>Proposed fire/life-safety improvements would result in long-term beneficial impacts on visitor safety.</p> <p>Comprehensive accessibility improvements allow access for visitors and staff.</p> <p>Notable decrease in energy consumption through the installation of insulation, weatherizing existing doors and windows, and upgrades to utilities systems.</p> <p>Historic rehabilitation of historic features and fabric and implementation of comprehensive site drainage improvements would decrease future maintenance and repair costs.</p> <p>Overall local, long-term, moderate beneficial impact on park operations.</p>

ENVIRONMENTALLY PREFERABLE ALTERNATIVE

The CEQ regulations implementing NEPA and the NPS NEPA guidelines require that “the alternative or alternatives which were considered to be environmentally preferable” be identified (CEQ Regulations, section 1505.2). Environmentally preferable is defined as “the alternative that will promote the national environmental policy as expressed in NEPA’s section 101. Ordinarily, this means the alternative that causes the least damage to the biological and physical environment; it also means the alternative that best protects, preserves, and enhances historic, cultural, and natural resources” (CEQ 1981).

Section 101 of NEPA states that:

It is the continuing responsibility of the Federal Government to . . . (1) fulfill the responsibilities of each generation as trustee of the environment for succeeding generations; (2) assure for all Americans safe, healthful, productive, and aesthetically and

culturally pleasing surroundings; (3) attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences; (4) preserve important historic, cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity, and variety of individual choice; (5) achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and (6) enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

Under the No Action Alternative, historic rehabilitation and stabilization would not occur as it would under the action alternatives. Therefore, this alternative would not best protect, preserve, or enhance cultural resources, nor would it provide for the safety and accessibility improvements proposed under the action alternatives.

Alternatives 2, 3, and 4 would all meet the above criteria, as they would each provide substantive compliance with accessibility requirements, provide historic rehabilitation work that is needed to maintain and protect the historic integrity of the Ansel Adams Gallery complex, provide increased energy efficiencies, and enhance building performance and site functions for visitors and staff. Alternative 2 would best meet NEPA section 101 criterion (4), as it proposes the minimal scheme to address accessibility and energy conservation issues, and adopts the least invasive means of meeting project objectives. Alternative 3 would best meet criterion (6) as it provides the most substantive accessibility compliance and highest degree of energy efficiencies and building performance. However, Alternative 4 would best meet criteria (1), (2), (3), and (5) because it incorporates many of the increased energy efficiencies and much of the accessibility compliance and building performance of Alternative 3 with minimally invasive options of Alternative 2. Alternative 4 provides the maximum feasible protection and preservation of the historic properties (historic buildings and their designed landscape, and archeological resources) while meeting plan objectives for public and employee safety, structural stability, energy efficiency, and visitor experience. Thus, the National Park Service has identified Alternative 4 as the environmentally preferred alternative.

CHAPTER 3: AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

INTRODUCTION

This chapter describes the environment that could be affected by the alternatives of the Ansel Adams Gallery complex rehabilitation and analyzes the potential environmental impacts of the proposed actions in each alternative.

Organization of this Chapter

This chapter includes an introduction that provides a brief overview of the resource topics analyzed and the methods used for analysis. Following the introduction, this chapter is organized by resource topics relevant to the project. Descriptions of the current conditions of each resource topic, based on the most recent studies and analyses available at the time this environmental assessment was prepared, are described in the Affected Environment sections. The Affected Environment sections are followed by an analysis of the Environmental Consequences associated with each proposed alternative, including the No Action Alternative. These analyses provide the basis for comparing the effects of the alternatives.

Methods for Analyzing Environmental Consequences

This section contains the methods/criteria used to assess impacts for specific resource topics. Additional information is found in the Environmental Consequences section preceding each impact analysis. The definitions of impacts adhere to those generally used under NEPA. Specific definitions for compliance with section 106 of the NHPA and section 7 of the Endangered Species Act are also provided.

Affected Environment and Environmental Consequences

Information in this section is derived from a comprehensive review and analysis of existing information pertaining to the Ansel Adams Gallery complex. It includes information from the *Yosemite National Park General Management Plan* (NPS 1980), various natural and cultural resources management plans, and other park planning documents. Specific sections from these documents are cited in the text and the bibliographic information placed in the “Bibliography” section of this document. Information in this section has been gained from research and analysis of the best available information regarding Yosemite National Park. Immediately following the description of each park resource potentially affected by the proposed project is a description of the potential consequences (impacts) that could result from the alternatives.

Impact Analysis Methodology

NEPA requires that environmental documents disclose the environmental impacts of the proposed federal action, reasonable alternatives to that action, and any adverse environmental impacts that cannot be avoided should the proposed action be implemented. This section analyzes the environmental impacts of project alternatives on affected park resources. These analyses provide the basis for comparing the impacts of the alternatives. NEPA requires consideration of context, intensity, and duration of impacts, indirect impacts, cumulative impacts, and measures to mitigate impacts. Impact analysis for historic properties is based on NHPA, 36 CFR Part 800 criteria of impact as detailed below.

Impact Analysis for Natural and Sociocultural Resources. The environmental consequences for each impact topic were defined based on the following information regarding context, duration, intensity, and type of impact. Unless otherwise stated, the analysis is based on a qualitative assessment of impacts.

Following a description of the affected environment, the potential environmental consequences, or impacts, that would occur as a result of implementing each alternative are analyzed and presented for each resource topic. Context and duration are defined here for all resource topics; intensity and type are defined in each section as they vary by resource.

Context describes the area in which the impact would occur.

- **Site-specific:** Location of the proposed action.
- **Local:** Detectable only in the vicinity of the proposed action.
- **Regional:** Detectable on a landscape scale (beyond the affected site).
- **National:** Detectable on a national scale.

Duration describes the length of time an impact would last, either short-term or long-term.

- Short-term impacts generally last only as long as the maintenance, construction, or rehabilitation period, and the resources generally resume their previous conditions following these activities.
- Long-term impacts last well beyond the maintenance, construction, or rehabilitation period, and the resources may not resume their previous conditions. Impacts could be considered permanent, lasting many years.

Intensity describes the degree, level, or strength of an impact. For this analysis, intensity has been categorized into negligible, minor, moderate, and major. Because definitions of intensity vary by resource topic, intensity definitions are provided separately for each resource topic.

Type describes the classification of the impact as either beneficial or adverse:

- **Beneficial:** A positive change in the condition or appearance of the resource, or a change that moves the resource toward a desired condition. Because the definition of beneficial varies by resource topic, a discussion is provided separately for each resource topic.
- **Adverse:** A change that moves the resource away from a desired condition or detracts from its appearance or condition. Because the definition of adverse varies by resource topic, a discussion is provided separately for each resource topic.

Special Status Species determinations are formally determined under the Endangered Species Act (section 7). This slightly different impact methodology is described in the Special Status Species Section.

Impact Analysis for Historic Properties. “Historic properties,” as defined by the implementing regulations of the NHPA, are any districts, buildings, structures, sites, or objects, including resources that are considered by American Indians to have cultural and religious significance, that are eligible for inclusion in the National Register because they are significant at the national, state, or local level in American history, architecture, archeology, engineering, or culture. The term “eligible for inclusion” includes both properties formally determined eligible and all other properties that meet National Register listing criteria.

NPS management policies and cultural resource management guidelines call for the consideration of historic properties in planning proposals. To meet NPS obligations under the NHPA and NEPA, among other regulations, methods for identifying historic properties and assessing impacts must meet the standards in NHPA section 106 implementing regulations (36 CFR Part 800).

NHPA Determinations of Effect — Conventional terms used by the National Park Service to measure the context, duration, intensity, and type of impact as part of NEPA analysis are not valid for assessing effects on historic properties under NHPA standards. Because the effect on a historic property is measured by the status of the historic property’s eligibility for listing in the National Register, the negligible, minor, moderate, and major degrees do not apply: either a historic property maintains the characteristics making it eligible for listing in the National Register, or it does not.

The Advisory Council on Historic Preservation has issued regulations for the implementation of section 106, entitled *Protection of Historic Properties* (36 CFR Part 800). ACHP regulations discuss the following types of effect:

- **No Historic Properties Affected:** When there are no historic properties present, or the action will have no effect on historic properties, the action is said to have no effect on historic properties.
- **No Adverse Effect:** Occurs when there will be an effect on a historic property, but the action will not alter characteristics that make the property eligible for inclusion in the National Register in a way that would diminish the integrity of the property.
- **Adverse Effect:** Occurs when an action will alter, directly or indirectly, any of the characteristics of a historic property that qualify it for inclusion in the National Register, in a way that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Adverse effects may include reasonably foreseeable effects caused by the action that may occur later in time, be farther removed in distance, or be cumulative.

Resolving Adverse Effects on Historic Properties. An adverse effect under section 106 of NHPA can be resolved with a good faith effort to consider whether and how to avoid, reduce, or mitigate the effect, which could be done by modifying the undertaking, imposing certain mitigation conditions, such as photographic documentation; treatment of historic buildings, structures, and landscapes in accordance with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties (Standards)*; or other measures negotiated in consultation with the California SHPO, traditionally associated American Indian tribes and groups, and the public. These measures would be documented in a memorandum of agreement, a programmatic agreement, or a NEPA decision document.

Methodology. In accordance with ACHP regulations implementing NHPA section 106, effects on historic properties were identified and evaluated by:

- Determining the area of potential effects.
- Identifying cultural resources present in the area of potential effects that were either listed in or eligible for listing in the National Register.
- Applying the criteria of adverse effect to affected cultural resources listed in or eligible for listing in the National Register.
- Considering ways to avoid, minimize, or mitigate adverse effects.

Area of Potential Effects for this Project. As defined under NHPA section 106, the area of potential effects for this project is the Yosemite Valley Historic District, which encompasses properties included in the Yosemite Village Historic District and the Yosemite Valley Archeological District (Figure 3-1).

Properties Analyzed for this Project. Historic properties that could potentially be affected by this project include the Yosemite Valley Historic District (including Best’s Studio [the Ansel Adams Gallery] and Ansel Adams Dark Room, Ansel Adams Residence, and Ansel Adams Duplex Residence), the Yosemite Village Historic District, archeological site CA-MRP-56/H, and the Yosemite Valley Archeological District.

Cumulative Impacts

The CEQ describes a cumulative impact as follows (Regulation 1508.7):

A “Cumulative impact” is the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or nonfederal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

The cumulative projects addressed in this analysis include past and present actions, as well as planning or development activity currently being implemented or planned for implementation in the reasonably foreseeable future. Cumulative actions are evaluated in conjunction with the impacts of an alternative to determine if they have any additive impacts on a particular resource. The following are considered cumulative impact projects (refer to Appendix A for full project descriptions).

Past Actions or Plans

- General Management Plan
- Yosemite Valley Sanitary Sewer Capital Improvements
- Yosemite Valley Visitor Center Exterior Accessibility Upgrade
- Yosemite Village Post Office Exterior Restoration
- Ansel Adams Gallery Residential Repairs, Buildings 900B and 902-A/B
- Ansel Adams Gallery Residential Upgrades and Repair, Building 904
- Ansel Adams Gallery Retail Space Upgrades
- Yosemite Lodge and Yosemite Village Americans with Disabilities Act (ADA) Upgrades
- Ansel Adams Gallery Buildings Investigative Testing for Preparation of Construction Design

Current Actions or Plans

- Valley Administration Building Egress & Life Safety, Accessibility, Boiler Replacement, and Electrical Upgrades
- Yosemite Valley Emergency Services Complex Rehabilitation and Archeological Investigation
- Merced Wild and Scenic River Comprehensive Management Plan

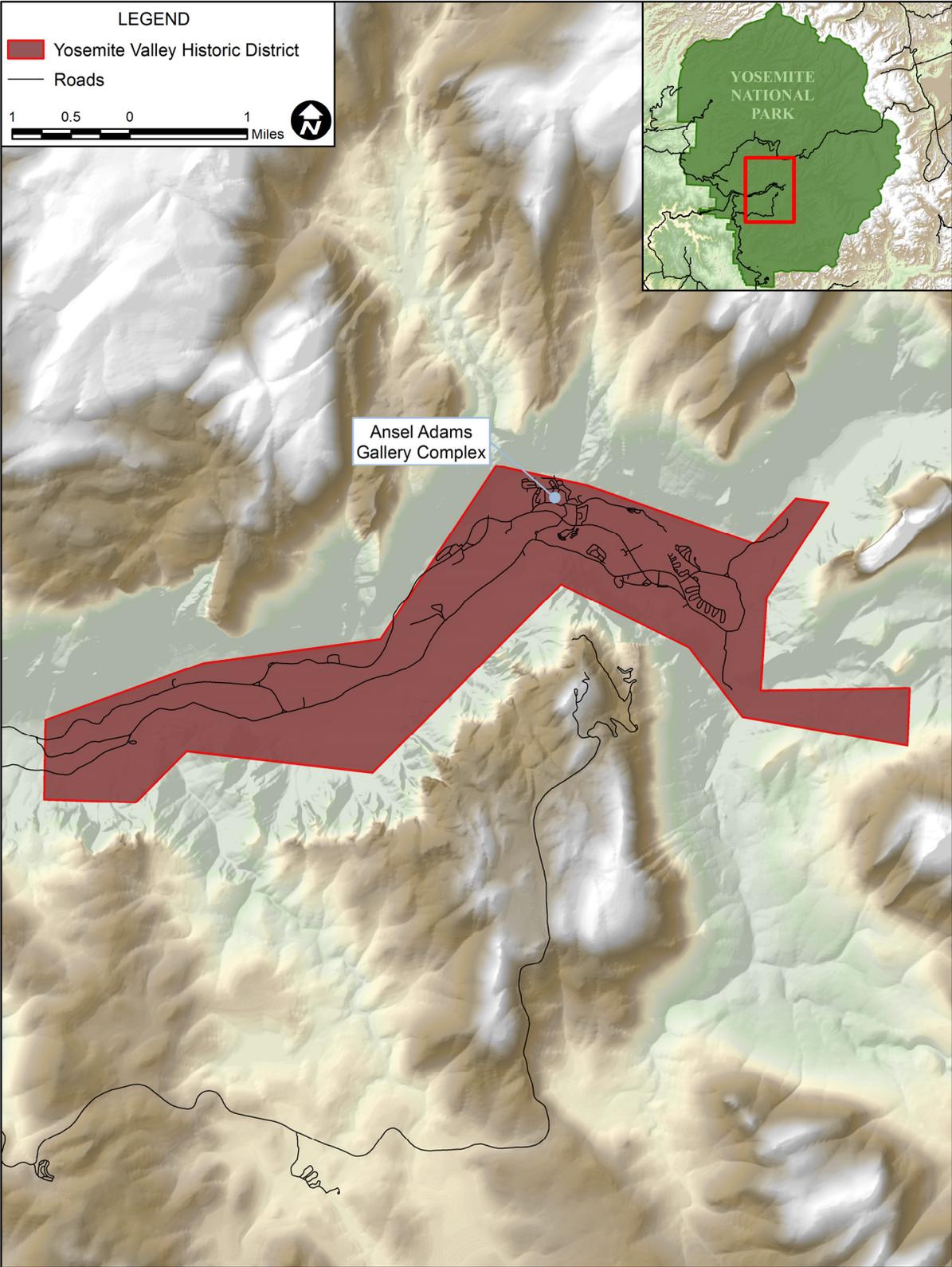


FIGURE 3-1. AREA OF POTENTIAL EFFECTS FOR THE ANSEL ADAMS GALLERY COMPLEX REHABILITATION PROJECT

Reasonably Foreseeable Actions or Plans. There are currently no known reasonably foreseeable actions or plans that could result in cumulative impacts to the impact topics addressed in this document other than implementation of plans or projects that are listed under current actions.

Impact Mitigation Measures

The National Park Service places a strong emphasis on avoidance, minimization, and mitigation of impacts to help ensure that the activities associated with the Ansel Adams Gallery complex rehabilitation project would protect park resources and the quality of the visitor experience. Mitigation measures include the following types of actions:

- *Avoid* conducting management activities that would adversely affect the resource.
- *Minimize* the type, duration, or intensity of the impact on an affected resource.
- *Repair* localized damage to the affected resource immediately after an adverse impact.
- *Rehabilitate* an affected resource with a combination of additional management activities.
- *Compensate* a major long-term adverse direct impact through additional strategies designed to improve an affected resource to the degree practicable.

Specific mitigation measures that would occur prior to, during, and after construction for all action alternatives are described in Appendix B: Mitigation Measures Common to All Action Alternatives.

HISTORIC PROPERTIES

Historic Sites, Buildings, and Landscapes

Affected Environment. The Ansel Adams Gallery is located within Yosemite Village, near the east end of the Yosemite Valley. The Ansel Adams Gallery operates within an area called a land assignment known to be approximately 0.75 acre in size found generally between two fences, one on each of the east and west sides of the complex. The land assignment includes the Ansel Adams Gallery (Building 900A), formerly known as Best's Studio, its attached Family Residence (Building 900B), the Darkroom (Building 901), the Duplex (Building 902), and the Upper Residence (Building 904) (Figure 1-2). The area of potential effects for this project is the Yosemite Valley Historic District, which encompasses properties included in the Yosemite Valley Archeological District and the Yosemite Village Historic District.

Significance of the Ansel Adams Gallery — The Ansel Adams Gallery has been listed in the National Register of Historic Places a few times, with the most recent being in 2006 under the nomination of the Yosemite Valley Historic District. The Gallery complex was initially included in the National Register as part of the 1978 Yosemite Village Historic District nomination. A 1995 amendment to this nomination expanded upon the historical significance of the Ansel Adams Gallery. With these nominations, all four Ansel Adams Gallery buildings are contributing resources to the Yosemite Village Historic District and the Yosemite Valley Historic District under the eligibility criteria and areas of significance presented below. Further, the Ansel Adams Gallery site is within the Yosemite Valley Archeological District, which was nominated to the National Register in 1978.

National Register of Historic Places Eligibility Criteria. — The Criteria for Evaluation (36 CFR Part 60) are the basis for determining whether a building, structure, object, site, or district is eligible for

listing in the National Register. Significance is evaluated by applying the four National Register criteria, which define the kind of significance that a property can represent. A resource need only meet one of the four criteria to be eligible for listing in the National Register. These criteria are as follows:

- **A:** Association with events that have made a significant contribution to the broad patterns of our history;
- **B:** Association with the lives of persons significant in our past;
- **C:** Embodiment of distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; or
- **D:** Have yielded, or may be likely to yield, information important in prehistory or history.

Previous Evaluations of Significance — The Ansel Adams Gallery complex is listed in the National Register as contributing resources to the Yosemite Village Historic District and the Yosemite Valley Historic District (Table 3-1).

The significance of the Ansel Adams Gallery was first recognized in the late 1970s when the Gallery and its associated buildings were included as contributing resources in the Yosemite Village Historic District, which was listed in the National Register in March 1978. The district was listed under Criteria A and C for significance in the areas of conservation and architecture. However, the nomination form identifies that particular sites or structures within the district possess other categories of significance. The nomination states that Best's Studio and its associated buildings possess historical significance in the area of art (Chappel and Cox 1977).

A 1995 National Register amendment to the Yosemite Village Historic District established the significance of the Ansel Adams Gallery complex in the areas of art and conservation under Criteria A and B for its association with Ansel Adams, his photography, and his conservation work. The amendment defined the period of significance of the gallery facilities as 1937, the year Ansel and Virginia Adams moved to Yosemite, to 1981, the year Ansel Adams held his last photographic workshop at the site. The amendment indicated the property also meets Criteria Consideration G, achieving significance within the past 50 years, because it had the longest and probably greatest association with Ansel Adams and his career (Donahoe 1994).

The Ansel Adams Gallery and associated darkroom and residences are also included in the Yosemite Valley Historic District (in the Yosemite Village Developed Area), which was entered into the National Register in December 2006. The Yosemite Valley Historic District is listed under Criteria A and C in several different areas of significance on a national level (Table 3-1). Particular to the Ansel Adams Gallery, the nomination cites the importance of Yosemite Valley scenery in the distinguished career of Ansel Adams (Carr *et al.* 2006). The period of significance of the Yosemite Valley Historic District is 1855–1942.

The site of the Ansel Adams Gallery is within the Yosemite Valley Archeological District, which was included in the National Register in 1978 under Criterion D for its significance in California archeology and environmental research, and for its important ethnic values to traditionally associated tribes and groups (Anderson and Morehead 1978). Refer to the next section, Archeological Resources, for more information.

TABLE 3-1. SUMMARY OF NATIONAL REGISTER LISTINGS OF THE ANSEL ADAMS GALLERY

Nomination	Date of Listing	Level of Significance	Criteria and Areas of Significance	Period of Significance	Contributing Resources Documented
Yosemite Village Historic District ¹	1978	Regional	A – Conservation C – Architecture	A: 1855–1977 C: 1918–1951	Best’s Studio (Gallery and Residence) Darkroom Duplex Garage Upper Residence
Yosemite Village Historic District Amendment ²	1995	Regional	A – Art and Conservation B – Ansel Adams G Criteria Consideration (Has Achieved Significance Within the Past 50 Years)	1937–1981	Gallery and Residence Darkroom Duplex Upper Residence
Yosemite Valley Historic District ³	2006	National	A – Politics/Government; Transportation; Entertainment/Recreation; Conservation C – Landscape Architecture; Architecture; Community Planning and Development	1855–1942	Gallery and Residence Darkroom Duplex Upper Residence
Yosemite Valley Archeological District ⁴	1978	State	D – Prehistoric Archeology; Historic Archeology; Ethnic Affiliations	500 AD–present	Undisclosed

Sources: ¹Chappell and Cox 1977, ²Donahoe 1994, ³Carr et al. 2006, ⁴Anderson and Morehead 1978

Current Statement of Significance — The following statements on the current significance of the Ansel Adams Gallery are excerpted from the Historic Structures Report: The Ansel Adams Gallery (ARG 2012) (HSR hereafter).

Significance of the Ansel Adams Gallery under Criterion A — The Ansel Adams Gallery complex has been previously determined to be significant under Criterion A for its association with art and conservation. Historic contexts developed in support of the HSR demonstrated that the Ansel Adams Gallery complex is also significant under Criterion A for its role in the development of Yosemite Village, National Park Service concession history, and the development of photographic workshops in Yosemite.

Significance of the Ansel Adams Gallery under Criterion B — The Ansel Adams Gallery complex has been previously determined to be significant under Criterion B for its association with Ansel Adams. As in the HSR, the Gallery is also significant for its association with Harry Best and Virginia Best Adams. Harry Best, who opened Best’s Studio in Yosemite Valley in 1902, was an important American landscape painter. As the operator of Best’s Studio for more than 30 years, Virginia Best Adams, the daughter of Harry Best and wife of Ansel Adams, made significant contributions to the business operations of Best’s Studio/Ansel Adams Gallery.

Significance of the Ansel Adams Gallery under Criterion C — In the 1995 amendment to the Yosemite Village Historic District, the Duplex (Building 902) and Upper Residence (Building 904) were identified as contributing resources to the district for their Rustic style architecture. However, the amendment does not list Criterion C for the significance of the Ansel Adams Gallery complex.

Importance of the Ansel Adams Gallery under Criterion D — The Ansel Adams Gallery facilities and associated built environment are not significant under Criterion D. However, significant

archeological features are located on the property (refer to the following section, Archeological Resources).

Period of Significance — The preceding sections describe the varying types and areas of significance of the Ansel Adams Gallery complex. As such, the property has several periods of significance, one for each type (criterion) of significance (refer to Table 3-1). According to National Register guidelines, period of significance is “the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing” (NPS 1997b, 42).

The *Cultural Landscape Report: The Ansel Adams Gallery* (ARG and Royston Hanamoto Alley & Abey [RHAA] 2012, 8) (CLR hereafter) established treatment guidance based on a period of significance that begins with the construction of Best’s Studio in 1925 and ends when Ansel Adams photography workshops were moved to Carmel in 1981. This treatment period encompasses the time span in which the built environment of the Ansel Adams Gallery complex achieved significance under all types and areas of significance documented by the Yosemite Village and Yosemite Valley Historic District National Register nominations.

Contributing and Non-Contributing Elements in the Area of Potential Effects — Contributing elements of the Ansel Adams Gallery complex are those physical features that survive from the period of significance, are associated with the areas of significance of the site, and retain sufficient integrity to represent their historic appearance and function and convey the character of the site at that time. Conversely, non-contributing elements are those physical features that have become part of the site since the period of significance and do not support the areas of significance of the site, or are features surviving from the period of significance that no longer possess integrity.

The following information regarding contributing and non-contributing elements of the Ansel Adams Gallery complex has been extracted from the CLR (ARG and RHAA 2012).

Contributing Buildings and Features

Gallery and Family Residence (Buildings 900A and 900B) — Building 900 anchors the south end of the Ansel Adams Gallery complex. As the primary building on the site, it has a storefront presence onto the Village Mall. Building 900 comprises two single-story wood-frame structures: the Gallery (900A) is situated at the base of the site, and the Family Residence (900B) is set uphill to the north, coinciding with the sloping grade. The two structures are physically connected, but are separated by a one floor change in vertical elevation and by differences in roof form and wall finish materials.

The primary façades of the Gallery, which was built in 1925, are the south and west elevations. These two elevations are defined by large storefront windows. Pairs of pressure-treated pole columns supporting glu-lam beams flank the main entrance on the south elevation and define the corners of the flat-roofed porch that was added in the 1969–71 expansion of the Gallery. Piercing the roof of the porch is a stone battered chimney, which is original to Best’s Studio and one of the intact Rustic-style features of the building. The roof of Building 900A is composed of the original cross-gabled roof of Best’s Studio, now clad with asphalt shingles, and flat, built-up roofs of the 1969–71 additions. The exterior of the Gallery and additions are sheathed with painted wood shingles.

The Family Residence, built circa mid-1926 to early 1927, retains many of its historic features, including stained wood-shake exterior finishes, multi-lite wood casement and fixed windows,

multi-lite wood-paneled doors, and hip roof with deep overhangs and exposed rafters. The ridge of the low and broad hip roof over the Family Residence aligns along the same north-south axis as the ridge of the roof over the Gallery, which tucks under the south end of residence's hip roof. A covered wood walkway, built during the 1969–71 improvement project, extends across the west side of the residence.

Darkroom (Building 901) — The Darkroom is situated between Buildings 900 and 902. It is connected to Building 900B, the Family Residence, by the covered walkway. Architect Ted Spencer designed the Darkroom, which was built in 1970. Differing in architectural expression from the other buildings in the complex, the Darkroom is a modern single-story, double-height rectangular structure with a tall steeply-sloping shed roof. The building, clad in plywood board and batten, is mostly windowless except for a north-facing recessed clerestory and one window on the south elevation. A long, narrow shed-roofed section extends across the length of the north façade, below the clerestory.

Duplex (Building 902) — Constructed ca. 1925, the Duplex is a single-story cabin, generally square in plan and of simple, boxy massing, and exhibits elements of the Rustic style. The residence terminates in a gabled, wood shake shingled roof with exposed rafters on the north and south. The walls are also clad in wood shakes. Fenestration primarily consists of multi-lite wood windows. The entrances to the two residential units are on the south and west elevations. The south-facing entrance is raised and accessed via a set of wood steps. The original doors of both entrances have been replaced.

Upper Residence (Building 904) — Approximately 62 feet north of the Duplex is the Upper Residence, which was also constructed ca. 1925 with features of the Rustic style. These features include a wood shake shingle roof, wood shake wall finishes, exposed rafters, stone battered chimney, and several original multi-lite wood windows. The building has an irregular footprint: it is composed of a primary gabled-roofed rectangular form with a smaller cross-gable at the northeast corner and a large rectangular shed-roofed form to the west.

Non-Contributing Features — Non-contributing features of the site include the asphalt parking area and entry drive at the rear of the property, concrete steps on the east side of the Upper Residence (Building 900B), and several small scale features (wood picket fences, a stacked split rail fence, and a wood retaining wall and steps) and site furnishings (propane tank and dumpster, recycling, and bear box). These features are non-contributing because they represent incompatible materials and/or post-date the period of significance.

Character-Defining Features — A character-defining feature is a prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment (NPS 1988). Character-defining features are those that contribute to the significance of a property, and thus, generally date to a property's period of significance.

The Ansel Adams Gallery site includes character-defining features that contribute to the property's historical and architectural significance and to all seven aspects of integrity (refer to Integrity, below). Character-defining features of the site include orientation toward the Village mall; the sloped topography; a circulation system of formal and informal paths; and mature vegetation, wooded sections, and granite bedrock throughout the site. For the buildings, the character-defining features are defined by their respective plan, profile, and roof form; wood-frame structure; incorporation of one or more porches; and scale and composition of architectural elements. Characteristic architectural elements vary between the two different

periods of construction of the contributing buildings on the site. Architectural elements defining the character of the mid-1920s period of construction consist of wood wall shingles, stone battered chimneys, overhanging eaves with exposed rafters, multi-lite wood windows, and wood doors (many partially glazed). Architectural elements of the 1969–71 period of construction include manufactured wood (glu-lam and plywood) and undivided-lite windows.

Character-defining features of the interior of the Gallery include the multilevel organization of spaces, openness of the gallery and shop, subdivided and enclosed office and storage spaces, and the stone fireplace. Paneled wood doors are character-defining features of the interiors of all the residences. The Family Residence (Building 900B) also features tongue and groove board and board and batten finishes; wood baseboards, trims, moldings, and door casings; and built-in shelving. Other notable character-defining features of the site include the covered walkway between Buildings 900 and 901 and the incorporation of exposed bedrock within the interiors of the Family Residence and Darkroom and within the deck of the Upper Residence.

Integrity — For listing in the National Register, a property must possess both significance and integrity. A property that retains integrity will embody several of the following seven qualities: location, design, setting, materials, workmanship, feeling, and association (NPS 1997b, 44–45). An assessment of integrity considers the degree to which a property retains original fabric and design elements and the impact of changes made to the property. It is used to evaluate the extent to which a property can convey its significance in relationship to its period of significance. Due to their continuous use, the resources of the Ansel Adams Gallery complex have had frequent modifications and repairs over the years. The type and level of repair or modification and the kinds of materials that were used factor into the assessment of integrity.

As reported in the most recent HSR (ARG 2012), the Ansel Adams Gallery complex retains all seven aspects of integrity. Many important features and characteristics from its period of significance are entirely or largely intact. The major changes to the property in 1969–71, namely the gallery addition and the construction of the Darkroom, contribute to the architectural and historic significance of the site and occurred within the period of significance. Non-historic physical changes to the Gallery and ancillary buildings and the surrounding landscape have been limited to a few changes, such as alterations to porches of the residences, demolition of the garage in 1980 (Building 903), and development of the Yosemite Village pedestrian mall in 1972.

Location is the place where the historic property was constructed or the place where the historic event occurred (NPS 1997b, 44). The Gallery and Family Residence (Building 900), the Darkroom (Building 901), and the residences (Buildings 902 and 904) are all in their original locations. Therefore, the Ansel Adams Gallery complex possesses integrity of location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property (NPS 1997b, 44). The Ansel Adams Gallery (Building 900A) and Darkroom (Building 901) each has design integrity associated with the 1969–71 improvement project. The design of the Gallery expansion and new Darkroom was sympathetic to the overall scale, materials, and color palette of the original design of the entire site. Despite a few changes, the historic character of the Family Residence, Duplex, and Upper Residence has been retained and these buildings also have integrity of design.

Setting is the physical environment of a historic property, or the character of the place in which the property played its historical role (NPS 1997b, 45). The setting of the residential buildings behind the Gallery is characterized as a quiet, natural wooded environment with relative privacy. Except for the demolition of the garage that was between the residences, the integrity of setting of the north side of the site is intact. The setting of the Gallery at the south end of the site is defined

by the mall and Yosemite Village, where it is busier, more trafficked, and public. Although there have been changes to this area of the site due to the elimination of parking in front of the Gallery in 1972, the development of the pedestrian mall, the removal of Pillsbury's Studio and construction of the Yosemite Visitor Center to the west, and maturation of vegetation, the relationship of the site to Yosemite Village is still clearly conveyed. The entire site retains its integrity of setting.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (NPS 1997b, 45). The Gallery and Darkroom possess their material integrity. The materials used in the 1969-71 improvement project have been fairly well maintained and are relatively unaltered. A significant amount of the historic materials from the mid-1920s construction of the Family Residence, Duplex, and Upper Residence is intact. However, the material integrity of the Family Residence, Duplex, and Upper Residence has been diminished by modifications, including removal and replacement of several doors and windows and, on the Duplex and Upper Residence, replacement of the roofs and original long wood shakes with red cedar shingles set in a different pattern. Despite these changes, the buildings possess material integrity.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory (NPS 1997b, 45). With the Ansel Adams Gallery complex, examples of workmanship differ in accordance with the two distinct architectural campaigns and the degree of changes to the design and/or historic materials of the buildings. The Gallery and Darkroom retain integrity of workmanship because the materials used in the 1969-71 improvement project are intact and well maintained. Although with some material changes, the Family Residence, Duplex, and Upper Residence also have integrity of workmanship.

The *feeling* of a property is its expression of the aesthetic or historic sense of a particular period of time (NPS 1997b, 45). The site continues to evoke the planning principles associated with the development of Yosemite Village. Despite the removal of Pillsbury's Studio and new construction, the density and scale of development surrounding the site is not significantly different than it was by the end of the 1920s. The feeling of the original Best's Studio, facing the open area to the south and with the residential buildings behind it, is still clearly conveyed. The relationship of the Ansel Adams Gallery buildings to each other is largely unchanged. Other than the demolition of the garage, the northern half of the site expresses the feeling of a small collection of residences set within a natural wooded environment. The southern half of the site conveys a feeling of Mission 66-era aesthetics and design principles. The entire site retains its integrity of feeling.

Integrity of *association* is the direct link between an important historic event or person and a historic property (NPS 1997b, 45). The buildings retain their historical association with art and conservation because they are still serving their original functions. Because the Gallery is the longest-running concession in the national park system continually operated by members of the Best and Adams families, and because the buildings generally retain their original configurations and many aspects of the original design, historical associations of the Ansel Adams Gallery buildings remain strong. The Ansel Adams Gallery complex as a whole retains its integrity of association.

Landscape Characteristics — The significance of the Ansel Adams Gallery complex extends to the site and landscape, in addition to the buildings (ARG and RHAA 2012). The complex was constructed so that the buildings and landscape were integrated. The building construction deferred to the presence of natural features, trees, and boulders. Most of the outdoor spaces

around the site relate directly to the buildings and their uses. The outdoor spaces include circulation features and serve as outdoor use areas.

The character of the site is derived in large part from the siting of the buildings within the natural features (ARG and RHAA 2012). Many landscape features, such as trees, vegetation, boulders, and prehistoric bedrock milling stations, predate building construction. Features such as informal paths, walkways, terraces, and steps were incorporated after construction.

Described in detail below, the following landscape characteristics include features that contribute to the Ansel Adams Gallery project area's cultural landscape and therefore to the significance of the property.

Natural Systems — The site is largely dominated by natural features. The character of the site design was, and still is, highly dependent on the existing natural features of the talus slope setting, including the sloping topography, mixed native forest, and site boulders and rock outcrops.

Land Use — There are two main zones of the site, the commercial zone in the south half and the residential zone in the north half. The commercial zone is dominated by the Gallery's uses, including retail, shipping/receiving, and office spaces. Although within the commercial zone, the Family Residence, between the Gallery and Darkroom, maintains separate functional status due to the site circulation layout. The residential zone includes the Duplex and Upper Residence, parking area, driveway, and open space.

Spatial Organization — The site is a long and narrow piece of land that flares out at the north end. It is dominated by the buildings, namely the Gallery and Family Residence and Darkroom at the southern portion of the site. In comparison, the northern zone of the site is less densely occupied by the residences, giving it a sense of openness. The site is characterized by a series of outdoor spaces, including the courtyard between Buildings 900 and 901, various garden areas surrounding the residences, and spaces formed by circulation paths.

Topography — The site gradually rises from south to north, with a total change of elevation of approximately 25 feet. The buildings and outdoor spaces step up the slope, following the natural terrain. Steps and terraces manage the slope in the commercial zone. The steps change to sloped paths as one travels north.

Views and Vistas — Visitors can view the Valley's cliff walls directly from the Ansel Adams Gallery site and its buildings. Views of Yosemite Falls and Half Dome, which were expansive during the early years of the new Yosemite Village, are possible through the trees.

Vegetation — Mature, native trees characterize the project area site. Native trees in the commercial zone include incense cedar, black oak, white fir, and sugar pine, and on the west side of the Gallery is a large Ponderosa pine. The residential zone (northern portion of the site) is dominated by a mixed conifer forest with a few deciduous trees (black oak and big leaf maple). No documentation describes what trees or ornamental plants were planted during the historic period, but existing shrubs such as lilacs, forsythia, and native manzanitas were likely present. Additionally, historical records indicate that Virginia Adams kept a garden on site.

Circulation — There are several pedestrian paths around the site. Two pedestrian paths flank either side of the Gallery and Family Residence and then converge at the courtyard behind the Family Residence. These paths are right next to the buildings. The eastern path consists mostly of stone steps and asphalt paving; a short run of concrete steps is next to the deck of the Family Residence, near the center of the path. The western path is unpaved, composed of compacted

earth and large flat boulders. North of the Darkroom in the residential zone of the site, separate paved paths lead from the parking area to each residence. The path to the Duplex extends from the parking area along the south side of the house to the entrance of one of the units and around to the west side of the house to the entrance of the other unit. The path continues and then turns east toward the site of the former garage. An asphalt-paved path with a stone step connects the Upper Residence and the parking area.

Vehicular access is from Village Drive at the north end of the site. An asphalt-paved driveway extends from Village Drive to the northeast corner of the parcel and leads to an asphalt-paved parking area. The driveway and parking area are non-contributing landscape features of the site. Vehicular access to the site is only for residents, employees, and shipping/receiving needs for the Gallery.

Buildings and Structures — The organizing elements of the landscape are the buildings associated with the Ansel Adams Gallery. Facing the pedestrian village mall, the Gallery and Family Residence (Building 900) is the principal building on the site. The other buildings in the project area include the Darkroom (Building 901), Duplex (Building 902), and Upper Residence (Building 904), which were sited to be unobtrusive to the Gallery and Family Residence. One structure on the site, the covered walkway linking the Gallery and Darkroom on the west side, not only provides pedestrian circulation, but also a porch and privacy screen on the west side of the Family Residence and a covered, open-air display space.

Small Scale Features — Important small scale features on the site include dry-set stone walls constructed at several different locations on the site to retain soil at grade changes or to define planting areas, and a small stone wall that separates the asphalt pedestrian area from the planting area on the west side of the Gallery.

Environmental Consequences – Methodology. The potential effects of implementing the No Action Alternative and each action alternative on the Ansel Adams Gallery complex were assessed by applying the criteria of adverse effect, which are contained in the ACHP’s regulations for implementing NHPA section 106 [36 CFR 800.5(a)(1)]. In accordance with these criteria, an adverse effect occurs when an action alters, directly or indirectly, any characteristic of a cultural resource that qualifies it for listing in the National Register by diminishing the integrity of the resource’s location, design, setting, materials, workmanship, feeling, or association. An adverse effect may also include reasonably foreseeable effects caused by the alternatives that would occur at a later time or that would be cumulative over the course of time.

Under ACHP regulations, the assessment of effect of a proposed action on National Register-eligible cultural resources will result in a determination of either *no historic properties affected*, *no adverse effect*, or *adverse effect*. A determination of *no historic properties affected* occurs when there are no historic properties present, or the action will have no effect on historic properties. A determination of *no adverse effect* means that there is an effect, but the effect would not diminish, in any way, characteristics of a cultural resource that qualify it for inclusion in the National Register.

The effects of the proposed actions on the Ansel Adams Gallery complex were analyzed qualitatively, based on modifications that would be made to character-defining features (features that qualified the property for inclusion in the National Register as a contributing resource to both the Yosemite Village Historic District and the Yosemite Valley Historic District).

Alternatives and action items were considered individually and in relation to each other, to ensure that the analysis fully considers what elements of each action and/or linked actions would result in an adverse effect.

Environmental Consequences of Alternative 1 - No Action Alternative

Analysis — Under the No Action Alternative, actions to rehabilitate the Ansel Adams Gallery buildings, correcting deferred maintenance, and making necessary improvements structurally and with respect to accessibility would not be undertaken. Substandard or outdated and energy-inefficient mechanical and electrical systems would not be replaced or upgraded. Recommended improvements to energy efficiencies and site drainage would not occur. The structural deficiencies and existing condition of certain framing members and building elements as detailed in “Alternative 1: No Action Alternative” in Chapter 2, would persist.

Current maintenance and upkeep at the Ansel Adams Gallery complex would continue to provide interim repairs to aging building materials and utilities systems. Routine maintenance would be sufficient to prevent continued deterioration of some of these elements. However, only rehabilitation of the Gallery facilities would repair and completely protect character-defining features.

Conclusion: The No Action Alternative does not alter, directly or indirectly, characteristics of the historic property that qualify it for inclusion in the National Register. With adequate maintenance, the property’s integrity of design, setting, materials, workmanship, feeling, and association would not be diminished. Therefore, the No Action Alternative would have no adverse effect on the Ansel Adams Gallery complex. However, necessary repairs and improvements that extend beyond current concessioner obligation must be undertaken.

Cumulative Impacts — In general, past development, operation, and maintenance of facilities throughout Yosemite National Park have protected and preserved the integrity of historic properties. Past projects that have been evaluated in conjunction with the impacts of the No Action Alternative and proposed action alternatives include the following:

- The *Ansel Adams Gallery Residential Repairs* consisted of repairs to interior spaces in the Family Residence (Building 900B) and both units of the Duplex (Building 902) to improve living conditions. The work in Building 900B included a complete renovation of the bathroom, repairs to the floor and subfloor of the utility closet, and upgrades to elements of mechanical systems, and the work in Building 902 comprised partial renovation of a bathroom and improvements to an entryway.
- The *Ansel Adams Gallery Residential Upgrades and Repair* project improved the living conditions of both units in the Upper Residence (Building 904). The project involved routine maintenance actions as well as upgrades to interior finishes and some kitchen and bathroom fixtures to correct several deficiencies caused by deferred maintenance.
- The *Ansel Adams Gallery Retail Space Upgrades* included replacing the flooring, repairing the subfloor as needed, patching and painting walls and ceilings, installing new energy-efficient lighting, and removing inoperable ceiling mounted air handlers from the retail space in the Gallery (Building 900A).
- The *Ansel Adams Gallery Buildings Investigative Testing for Preparation of Construction Design* comprised investigative testing of selected areas at each of the buildings to inform the rehabilitation design development. The investigative testing included actions such as removing no more than 3 square feet of flooring and floor substrate to view floor framing

in Building 900A and foundation conditions in Buildings 900A, 900B, 902, and 904; removing no more than 1 square foot of exterior wall covering from Building 900A to confirm presence of wall insulation; and removing debris and soil from the base of a wood pole on the west elevation of Building 900A to determine the extent of rotted wood.

Cumulatively these projects, when combined with the No Action Alternative, would result in no adverse effect on the Ansel Adams Gallery complex. These past projects have improved existing facilities and improved living conditions for the residents. Routine maintenance and repairs of the historic property would continue, although existing threats to the property and its systems from a lack of more substantial rehabilitation would continue.

Current actions, projects, and plans that would have a cumulative effect on the *Ansel Adams Gallery Complex Rehabilitation* include the *Yosemite Valley Emergency Services Complex Rehabilitation*, the *Valley Administration Building Egress & Life Safety, Accessibility, Boiler Replacement, and Electrical Upgrades*; and the *Merced River Comprehensive Wild and Scenic River Plan*. Although these other plans/projects do not propose any additional actions to the Ansel Adams Gallery complex, cumulatively, these projects/plans, when combined with the No Action Alternative, would result in an adverse effect on the Yosemite Valley Historic District and the Yosemite Village Historic District to which the Ansel Adams Gallery complex contributes.

Environmental Consequences of Alternative 2

Fire Protection and Life Safety — All of the action alternatives include the installation of a fire suppression system in each of the Ansel Adams Gallery buildings, and the installation of a hard wire fire detection alarm and illuminated exit sign in the lower level of the Gallery (Building 900A). These actions are necessary for the continued protection and preservation of the historic property and would not impact the integrity of the buildings or their character-defining features.

Energy Conservation and Building Performance — Energy conservation actions involve historic fabric of the exterior envelope, including windows, doors, wall coverings, and roof coverings. Alternative 2 would retain and repair existing doors, windows, and roof coverings and replace in kind only those elements that are too deteriorated to repair. Existing exterior wall shingles on Buildings 900B, 902, and 904 would be retained and repaired, and those too deteriorated to repair would be replaced in kind. Wall shingles 2 to 4 feet above the foundations of Buildings 900B, 902, and 904 would be removed for the work associated with the structural strengthening of the foundations. After completion of the foundation work, the shingles would be reapplied; however, deteriorated shingles would be replaced in kind. Because most existing shingles on these three buildings would remain in place, blown-in insulation would be added from the interior. No building paper or window and door strapping and blocking would be provided under Alternative 2.

These energy conservation actions to the exterior envelopes of the buildings would result in a slight improvement in thermal performance, but a high level of historic integrity would be retained, as these actions follow the *Secretary of the Interior's Standards for Rehabilitation* (the *Standards*). These actions would not, however, provide adequate seismic and wind load protection, as shear walls could not be added (Alternatives 3 and 4).

Other Energy Conservation and Building Performance Actions — Other energy conservation and exterior envelope actions under Alternative 2 would include the following:

- Insulation would be installed in ceilings and in floors with accessible crawlspace area in Buildings 900A, 900B, 902, and 904. This work would be completed in conjunction with the structural strengthening of the roofs and floors of these buildings.
- Lamps and fixtures meeting energy conservation goals would be installed where necessary in the exterior and interior lighting.

These actions would improve thermal performance and/or energy efficiency, but would not alter any character-defining features or spaces of the buildings.

Accessibility

Gallery Path of Travel — Alternative 2 includes providing an accessible path of travel to the lower Gallery entrance on the south and the upper Gallery entrance on the west. The existing wood ramp with handrails to the Gallery porch and south entrance would be removed and a new asphalt-paved path graded to an accessible slope and width would be installed. The existing asphalt path from the Yosemite Village promenade to the west entrance would be regraded and repaved to an accessible slope and width.

These actions would provide the required level of accessibility in accordance with park policy and building code. They would remove non-historic elements such as the wood ramp and handrails, and would not diminish the integrity of the historic property and its character-defining features.

Gallery South Entrance Threshold — Alternative 2 would not implement any actions to reduce the difference in height between the south entrance threshold and the Gallery porch. Although no historic materials or features would be altered, no action under Alternative 2 would allow a condition that is potentially unsafe to persist.

Gallery Restroom — Alternative 2 would provide an accessible restroom in the Gallery by expanding the existing restroom into adjacent spaces: a janitorial closet and a space within the fine print room that is used for a safe. The restroom would be fitted with compliant fixtures and appurtenances.

This proposed action under Alternative 2 would result in a modification with less impact to the original plan and form of the building than options such as Alternative 3, which would expand the building footprint. Alternative 2 reconfigures small ancillary spaces to expand the existing restroom to a code-specified size for an accessible restroom while keeping the building footprint and character-defining interior spaces intact. Thus, the modifications to provide an accessible restroom would not diminish the integrity of the Gallery.

Darkroom Path of Travel — In order to provide accessibility to the Darkroom, Alternative 2 would regrade and repave the existing asphalt path from the parking area at the rear of the site to an accessible slope and width, using asphalt or stabilized decomposed granite. In addition, a ramp with handrails would be introduced at the entrance of the Darkroom and the grade of the courtyard in between the Darkroom and Family Residence would be raised to avoid the addition of a stair step. Further, an accessible parking space would be added to the existing parking.

These actions would slightly diminish the integrity of the courtyard by raising the grade of this character-defining feature. Nonetheless, Alternative 2 provides the necessary level of accessibility and the least degree of intrusion to the site. In comparison, Alternative 3 includes a ramp with handrails that extends from the parking area to the Darkroom entrance, a condition that has a significant visual effect on the integrity of the landscape to avoid raising the courtyard grade.

Darkroom Restroom— Alternative 2 would provide an accessible restroom in the Darkroom by expanding the existing restroom into an adjacent storage room. This action consists of removing the north and east walls of the existing restroom and building a new wall 1 foot to the east to gain the additional space. The door to the restroom would remain on the east wall. The restroom would be fitted with compliant fixtures and appurtenances. These actions would provide a code-compliant accessible restroom without altering the integrity of character-defining spaces or features of Building 901.

Employee Residence— Alternative 2 would not include provisions for people with disabilities residing on the Ansel Adams Gallery site because of the rough sloped terrain. Accessible residential units are available for Gallery employees in larger residential areas where site conditions are not so restrictive. No action under Alternative 2 results in no effect to the historic property.

Seismic Safety and Structural Integrity

Foundation Improvements and Floor Repair and Improvements— For all buildings except 900A and 901, new foundations would be built with reinforced concrete grade beams and cripple wall construction using shallow footings with sill plates anchored to them. In many places, existing boulders and rocks would be integrated with concrete foundations and new grade beams, retaining a considerable level of visual integrity. Existing interior posts would be anchored to a new footing or existing rock. These actions correct the existing site conditions and structural deficiencies of the foundation systems, and are considered necessary for the long-term preservation of the buildings.

Alternative 2 also would provide repairs and improvements to the floors of Buildings 900A, 900B, 902, and 904 by repairing and replacing in kind existing wood joists and wood floors. In areas where floor joists currently rest on soil, minor excavation would be performed to achieve proper clearance. This treatment option is in keeping with the *Standards*, and would not adversely impact the integrity of the Ansel Adams Gallery complex.

Seismic and Wind Load Protection— Refer to ‘Energy Conservation and Building Performance’ above for the impacts of proposed seismic and wind load protection improvements to exterior walls.

Roof Improvements— All of the action alternatives would strengthen the roofs of Buildings 900A, 900B, 902, and 904 by fastening additional framing members to the existing rafters and strengthening existing attic pony walls where necessary. Implementation of these actions would allow the roofs to withstand snow, wind, and seismic loads, and cause no loss of historic integrity. Supplementing the roof structure would not change the roof form of each building (a character-defining feature) and additional framing members would not be visible from either inside or outside the buildings.

Chimney Strengthening— Alternative 2 would continue to maintain the stone chimneys in Buildings 900A and 904, but would not implement measures to stabilize them. As major repairs of these character-defining features would not be implemented under Alternative 2, no action would have the potential to diminish the integrity of the historic property. Additionally, an unsafe building condition would persist.

Other Seismic Safety and Structural Integrity Actions— Other seismic safety and structural strengthening actions with the potential to affect the historic property under Alternative 2 would include the following:

- Deteriorated portions of the log poles and glu-lam beams of the Gallery porch canopy would be repaired. The ends of the glu-lam beams would be capped with copper flashing to prevent future water infiltration.
- The damaged framing and sheathing of the kitchen wall in Building 904 would be replaced in kind.

The former action is a preventive measure to protect the historic material in accordance with the *Standards*, and the latter action would replace in kind materials in poor condition. These actions would have a beneficial effect on the condition of the buildings.

Utilities, Site Circulation and Drainage

Mechanical and Electrical— All of the action alternatives involve retaining existing historic fixtures where possible and replacement in kind according to period of significance. All other components of the mechanical and electrical systems in the Ansel Adams Gallery buildings would be replaced with equipment that would improve the performance of the buildings. These actions would have no impact on the integrity of the historic property or its contributing features.

All of the action alternatives include relocating the propane tank and generator behind an existing fence on the east side of the site. Both the propane tank and generator would be placed to fit within the terrain, and would be enclosed or screened in accordance with park standards. Therefore, these non-historic elements would be visually less intrusive within the site, resulting in no adverse effect.

Underground Utilities— Alternative 2 would replace the failing sewer line section that extends between Buildings 901 and 902. This action would replace a non-historic element, and would not impact the integrity of the buildings or their contributing features. Because this action excavates previously disturbed soils, there is no adverse effect on archeological resources.

Site Circulation— The only site circulation improvement under Alternative 2 would extend the existing west side walkway further north to redirect foot traffic away from a bedrock mortar and establish a code compliant visitor and employee walkway between the Gallery and the Darkroom. These improvements would not diminish the integrity of historic materials or features of the historic property.

Site Drainage— The only site drainage improvement action included under Alternative 2 is the construction of a swale on the north side of Building 900B. This action would not adversely affect the integrity of any character-defining features of the historic property.

Conclusion: Alternative 2 includes the highest level of preservation of historic fabric while correcting most major structural deficiencies and attaining most standards for fire/life/safety and accessibility. Improvements to energy conservation, utilities service, and site circulation and drainage are minimal to moderate under this alternative. Alternative 2 would not diminish the integrity of the property's design, setting, materials, workmanship, feeling, or association. Therefore, Alternative 2 would have no adverse effect on the Ansel Adams Gallery complex or to the Yosemite Valley Historic District or Yosemite Village Historic District, to which the complex contributes.

Cumulative Impacts — The list of past, present, and reasonably foreseeable projects and plans that may affect the Ansel Adams Gallery complex, the Yosemite Village Historic District, and/or the Yosemite Valley Historic District is the same as under the No Action Alternative.

Although these past and current projects and plans do not propose any additional actions to the Ansel Adams Gallery complex, cumulatively in conjunction with Alternative 2, they would result in an adverse effect on the Yosemite Village Historic District and the Yosemite Valley Historic District, to which the complex is a contributing element.

Environmental Consequences of Alternative 3

Fire Protection and Life Safety — All of the action alternatives include the installation of a fire suppression system in each of the Ansel Adams Gallery buildings, and the installation of a hard wire fire detection alarm and illuminated exit sign in the lower level of the Gallery (Building 900A). These actions are necessary for the continued protection and preservation of the historic property and would not impact the integrity of the buildings or their character-defining features.

Energy Conservation and Building Performance — Alternative 3 would replace all existing doors and windows (most are historic) with new ones to reproduce the historic appearance. Additionally, the historic wall shingles on Buildings 900B, 902, and 904 would be removed and replaced to match the existing. These actions would provide for the installation of structural plywood, batt insulation, building paper, and window and door strapping and blocking. These energy conservation actions would improve thermal performance and provide seismic and wind load protection. However, they do not follow the *Standards*, which recommend repair and limited replacement in kind. Therefore, these actions would compromise the integrity of materials and workmanship of the buildings.

Under Alternative 3, the roof finishes of Buildings 901 and 902 and those of the flat roofs of Building 900A would be removed and replaced in kind. The roof covering of Building 904 would also be replaced to match the existing. New plywood sheathing would be installed underneath the roof coverings of Buildings 902 and 904 in conjunction with this work. The roof coverings on Buildings 900A and 900B would remain and be replaced to match the existing when needed. The removal and replacement of the built-up roof of Building 900A would result in a loss of historic fabric, but is necessary, as this roof has served its useful life and needs to be replaced to protect other historic materials. The roof coverings of the other buildings have all been replaced recently. Therefore, these actions would not diminish the integrity of materials and workmanship of the Ansel Adams Gallery buildings.

Other Energy Conservation and Building Performance Actions — Other energy conservation and exterior envelope actions under Alternative 3 would include the following:

- Insulation would be installed in ceilings and in floors with accessible crawlspace area in Buildings 900B, 902, and 904. This work would be completed in conjunction with the structural strengthening of the roofs and floors of these buildings.
- Lamps and fixtures meeting energy conservation goals would be installed where necessary in the exterior and interior lighting.

These actions would improve thermal performance and/or energy efficiency, but would not alter any character-defining features or spaces of the buildings.

Accessibility

Gallery Path of Travel — Alternative 3 includes providing an accessible path of travel to the Gallery's lower entrance on the south elevation and to its upper entrance on the west elevation. To reach the lower Gallery entrance, Alternative 3 would remove and replace the existing wood ramp and handrails on the west side of the Gallery porch with a raised grade walkway with no handrails. To reach the upper Gallery entrance, a new ramp with handrails would be constructed contiguous to the west exterior wall of the Gallery. This ramp would require a landing that would extend the Gallery porch to the west in order to reach a compliant slope. The new ramp would include a protective canopy attached to the west elevation of the Gallery.

These actions provide the required level of accessibility in accordance with park policy and building code. They impact the integrity of the historic property by substantially altering the historic appearance and character of the Gallery with the addition of a landing to its porch and a roof assembly to its west elevation.

Gallery South Entrance Threshold — In order to provide a code-compliant threshold height at the south entrance to the Gallery, Alternative 3 involves removing the wood deck of the porch and replacing it with a new one that raises the floor to create a level threshold. This action would correct the excessive height difference from the threshold to the Gallery porch in accordance with building code, but it would result in a loss of historic material from a character-defining feature, and thus, impact the integrity of the historic property.

Gallery Restroom — Alternative 3 would provide an accessible restroom in the Gallery by expanding the footprint of the building. The north exterior wall of the existing restroom would be removed to build a 2- to 3-foot-wide addition to provide sufficient interior space for a compliant restroom. The restroom would be fitted with compliant fixtures and appurtenances.

This proposed action would result in the removal of some historic materials and the alteration of the original building form and profile, impacting the integrity of the historic property. The addition would cause greater impact to character-defining features and materials than expanding into two adjacent, ancillary interior spaces (Alternatives 2 and 4).

Darkroom Path of Travel — Alternative 3 provides an accessible path of travel to the Darkroom by building a ramp with handrails from the parking area at the rear of the site to the existing walkway on the east side of the Darkroom to avoid raising the courtyard elevation. As an option to using the ramp, concrete steps with handrails would be added between the courtyard and Darkroom entrance. As in Alternative 2, an accessible parking space would be added to the parking area.

These actions would provide necessary accessibility, but the addition of a ramp with handrails extending from the parking area results in a greater level of intrusion (physical and visual) to the site than options such as in Alternative 2, which would provide a raised graded walkway without handrails with a less significant increase in courtyard elevation.

Darkroom Restroom — Alternative 3 proposes expanding the existing restroom in the Darkroom into an adjacent storage space to gain additional space for an accessible restroom. Alternative 3 would accomplish this by extending the east wall of the restroom to the north exterior wall the building and moving the restroom entrance from the east wall to the south wall; access would be from the workroom. The restroom would be fitted with compliant fixtures and appurtenances.

Alternative 3 provides a code-compliant accessible restroom, but would result in an adverse visual effect on a character-defining space, as installation of a new doorway on the south wall of the restroom would introduce a new, non-historic element into the interior space of the workroom.

Employee Residence — Alternative 3 would convert the existing one-bedroom unit (the east unit) in the Duplex (Building 902) to provide an accessible employee residence on the Ansel Adams Gallery site. The interior of the unit would be gutted and rebuilt to meet ADA-compliant codes for space allocation, openings, fixtures, and appurtenances. Exterior modifications would include building a compliant ramp and handrails to the unit entrance.

Alternative 3 would provide an accessible dwelling unit, but with significant loss of historic fabric. This accessibility action is not a requirement under park policy, as accessible residential units are available for Gallery employees in larger residential areas where site conditions are not so restrictive.

Seismic Safety and Structural Integrity

Foundation Improvements and Floor Repair and Improvements — For all buildings except 900A and 901, new foundations would be built with reinforced concrete grade beams and cripple wall construction using shallow footings with sill plates anchored to them. In many places, existing boulders and rocks would be integrated with concrete foundations and new grade beams, retaining a considerable level of visual integrity. Existing interior posts would be anchored to a new footing or existing rock. These actions correct the existing site conditions and structural deficiencies of the foundation systems, and are considered necessary for the long-term preservation of the buildings.

Alternative 3 includes replacing the existing wood floors with concrete slab on grade. This action would be implemented throughout Building 900A, and where floor joists rest on soil or code compliant crawlspace clearance is not feasible in Buildings 900B, 902, and 904. Replacement of the wood floors with concrete slab on grade would result in a loss of integrity of materials and workmanship of the buildings. This action, however, would provide adequate structural stability and maintainable building conditions.

Seismic and Wind Load Protection — Refer to ‘Energy Conservation and Building Performance’ above for the impacts of proposed seismic and wind load protection improvements to exterior walls.

Roof Improvements — All of the action alternatives would strengthen the roofs of Buildings 900A, 900B, 902, and 904 by fastening additional framing members to the existing rafters and strengthening existing attic pony walls where necessary. Implementation of these actions would allow the roofs to withstand snow, wind, and seismic loads, and cause no loss of historic integrity. Supplementing the roof structure would not change the roof form of each building (a character-defining feature) and additional framing members would not be visible from either inside or outside the buildings.

Chimney Strengthening — Alternative 3 would stabilize the stone chimneys in Buildings 900A and 904, and repair their mortar joints and flashing. Stabilization of the chimney in Building 900A would include filling the flue with additional grout and rebar. For the chimney in Building 904, a grouted steel flue would be installed. Implementation of these actions under Alternative 3 would correct an unsafe building condition; however, the chimney in Building 900A would remain non-functioning, which would compromise the integrity of this character-defining feature.

Other Seismic Safety and Structural Integrity Actions— Other seismic safety and structural strengthening actions with the potential to affect the historic property under Alternative 3 would include the following:

- Deteriorated portions of the log poles and glu-lam beams of the Gallery porch canopy would be repaired. The ends of the glu-lam beams would be capped with copper flashing to prevent future water infiltration.
- The damaged framing and sheathing of the kitchen wall in Building 904 would be replaced in kind.

The former action is a preventive measure to protect the historic material in accordance with the *Standards*, and the latter action would replace in kind materials in poor condition. These actions would have a beneficial effect on the integrity of the buildings.

Utilities, Site Circulation and Drainage

Mechanical and Electrical— All of the action alternatives involve upgrades to various equipment, fixtures, and components of the mechanical and electrical systems in the Ansel Adams Gallery buildings. These actions would have no impact on the integrity of the historic property or its contributing features.

All of the action alternatives include relocating the propane tank and generator behind an existing fence on the east side of site. Both the propane tank and generator would be placed to fit within the terrain, and would be enclosed or screened in accordance with park standards. Therefore, these non-historic elements would be visually less intrusive within the site, resulting in a beneficial effect.

Underground Utilities— Alternative 3 would establish a new alignment for the underground sewer and electric lines, but retain the existing location of Building 902 sewer and electric service connections. This action would replace non-historic elements, and would not impact the integrity of the buildings or their contributing features. Refer to ‘Archeological Resources - Environmental Consequences of Alternative 3, Utilities, Site Circulation and Drainage’ for impacts to archeological resources.

Site Circulation— Site circulation improvement actions under Alternative 3 include regrading and repaving the existing asphalt paths near Buildings 900A, 900B, and 901 and the existing path from the parking area to Building 902 with stabilized granular or decomposed granite. The west side pathway would be extended north, parallel to the outside of the existing fenced area, and the existing gate relocated to regulate foot traffic to the covered walkway and away from a bedrock mortar. These improvements would not diminish the integrity of historic materials or features of the historic property.

In addition, Alternative 3 would remove the existing asphalt path next to the east side of Building 900B and relocate it farther away from the building. The new path would be paved with asphalt or stabilized decomposed granite, and also include two sets of three stone steps with handrails. Moving the path from its historic alignment and installing new handrails would reduce the historic integrity of the site. However, it is a necessary measure to prevent decay of historic building materials from water runoff, as noted below under Site Drainage.

Site Drainage— The actions to relocate the east side pathway away from the Family Residence (Building 900B) for improved site circulation would also improve site drainage by directing runoff away from the buildings. This would prevent decay of historic fabric from water filtration, a

beneficial effect. However, this path would be moved from its historic alignment, which would alter the path system, a character-defining feature of the site. Despite the impact to the integrity of one of the site's character-defining features, these site drainage improvement actions are considered necessary to protect and preserve the buildings and their contributing features and materials.

Other Site Drainage Improvement Actions — Other site drainage improvement actions with the potential to affect the historic property under Alternative 3 would include the following:

- Swales consistent with the character of the site would be built on the north side of Buildings 900B and 901 as part of the foundation improvements.
- Splash blocks would be installed at roof leaders to convey runoff at least 4 feet from building foundations.
- The storm drain behind Building 900B would be connected to the existing storm drain and a cleanout would be installed.

None of these actions would impact the integrity of the historic property or its contributing features. No character-defining features of the site, including the path system, mature vegetation, or bedrock, would be altered for the installation of the swales.

Conclusion: When compared to the No Action Alternative and other action alternatives, Alternative 3 results in the greatest level of intervention in the historic spaces, features, and materials of the property while correcting all the structural deficiencies, attaining the park policy for fire/life/safety and accessibility, and providing substantial improvements in energy conservation, utilities service, and site circulation and drainage. It follows then that Alternative 3 would alter, directly or indirectly, characteristics of the historic property that qualify it for inclusion in the National Register in a manner that would diminish the integrity of the property's design, setting, materials, workmanship, feeling, or association. Therefore, Alternative 3 would have an adverse effect on the Ansel Adams Gallery complex.

Cumulative Impacts. The list of past, present, and reasonably foreseeable projects and plans that may affect the Ansel Adams Gallery complex, the Yosemite Village Historic District, and/or the Yosemite Valley Historic District is the same as under the No Action Alternative.

When the effects of Alternative 3 are added to those of past projects and plans, there would be an adverse effect on the Ansel Adams Gallery complex. Although the combined historic rehabilitation actions of the past projects and the proposed action allow for the preservation and continued use of the historic property by visitors and staff, they cumulatively diminish its integrity.

Current projects and plans, in conjunction with Alternative 3, would result in an adverse effect on the Yosemite Village Historic District and the Yosemite Valley Historic District, to both of which the complex contributes.

Environmental Consequences of Alternative 4

Fire Protection and Life Safety — All of the action alternatives include the installation of a fire suppression system in each of the Ansel Adams Gallery buildings, and the installation of a hard wire fire detection alarm and illuminated exit sign in the lower level of the Gallery (Building 900A). These actions are necessary for the continued protection and preservation of the historic property and would not impact the integrity of the buildings or their character-defining features.

Energy Conservation and Building Performance — Alternative 4 would rehabilitate existing doors and windows and replace in kind only those too deteriorated to repair. Additionally, weather stripping would be added to doors, and weather stripping, new glazing putty, and storm windows would be added to windows.

Exterior wall improvements under Alternative 4 would include removing all wood shingles on Buildings 900B, 902, and 904 except for those on the west elevation of Building 900B, adding batt insulation, structural plywood, and building paper, and then installing new shingles to match the existing to increase building performance. The exterior wood shingles removed from the north and east elevations of Building 900B would be salvaged and used to replace damaged shingles on the west elevation. This will enable repair of the west wall under the covered walkway using original historic material with extensive remaining life. For Building 900A, interior finishes would be removed as needed to install batt insulation in the perimeter walls. The plywood cladding on Building 901 is in good condition and would remain in place under Alternative 4.

As in Alternative 3, Alternative 4 would remove and replace in kind the roof finishes of Buildings 901 and 902 and those of the flat roofs of Building 900A. The roof covering of Building 904 would also be replaced to match the existing. New plywood sheathing would be installed underneath the roof coverings of Buildings 902 and 904 in conjunction with this work. The roof coverings on Buildings 900A and 900B would remain and be replaced to match the existing when needed. The removal and replacement of the built-up roof of Building 900A would result in a loss of historic fabric, but is necessary, as this roof has served its useful life and needs to be replaced to protect other historic materials. The roof coverings of the other buildings have all been replaced recently. Therefore, these actions would not diminish the integrity of materials and workmanship of the Ansel Adams Gallery buildings.

Implementation of these actions under Alternative 4 provide the strengthening actions of Alternative 3, but with less impact to historic fabric. Original features and materials would be preserved to the extent feasible within the requirements of the rehabilitation process to attain a high level of weatherproofing and thermal performance.

Other Energy Conservation and Building Performance Actions — Other energy conservation and exterior envelope actions under Alternative 4 would include the following:

- Insulation would be installed in ceilings and in floors with accessible crawlspace area in Buildings 900B, 902, and 904. This work would be completed in conjunction with the structural strengthening of the roofs and floors of these buildings.
- Lamps and fixtures meeting energy conservation goals would be installed where necessary in the exterior and interior lighting.

These actions would improve thermal performance and/or energy efficiency, but would not alter any character-defining features or spaces of the buildings.

Accessibility

Gallery Path of Travel — As in Alternative 2, Alternative 4 includes providing two accessible paths of travel to the Gallery by replacing the site's existing walkways. The existing wood ramp with handrails to the Gallery porch and south entrance would be removed and a new asphalt-paved path graded to an accessible slope and width would be installed. The existing asphalt path from the Yosemite Village promenade to the west entrance would be regraded and repaved to an accessible slope and width.

These actions would provide the required level of accessibility in accordance with park policy and building code. They would remove non-historic elements such as the wood ramp and handrails, and would not diminish the integrity of the historic property and its character-defining features.

Gallery South Entrance Threshold — In order to provide a code-compliant threshold height at the south entrance to the Gallery, Alternative 4 involves raising the existing wood deck of the porch to create a level threshold. This action would correct the excessive height difference from the threshold to the Gallery porch to provide adequate access for people using wheelchairs. By retaining existing historic material, raising the porch would not adversely impact the integrity of the Gallery.

Gallery Restroom — As in Alternative 2, Alternative 4 would provide an accessible restroom in the Gallery by expanding the existing restroom into adjacent spaces: a janitorial closet and a space within the fine print room that is used for a safe. The restroom would be fitted with compliant fixtures and appurtenances.

This proposed action under Alternative 4 would result in a modification with less impact to the original plan and form of the building than options such as Alternative 3, which would expand the building footprint. Alternative 4 reconfigures small ancillary spaces to expand the existing restroom to a code-specified size for an accessible restroom while keeping the building footprint and character-defining interior spaces intact. Thus, the modifications to provide an accessible restroom would not diminish the integrity of the Gallery.

Darkroom Path of Travel — In order to provide accessibility to the Darkroom, Alternative 4 would regrade and repave the existing asphalt path from the parking area at the rear of the site to an accessible slope and width, using asphalt or stabilized decomposed granite. In addition, a ramp with handrails would be introduced at the entrance of the Darkroom and the grade of the courtyard in between the Darkroom and Family Residence would be raised to avoid the addition of a stair step from the walkway to the courtyard. Further, an accessible parking space would be added to the existing parking.

These actions would slightly diminish the integrity of the courtyard by raising the grade of this character-defining feature. Nonetheless, Alternative 4 provides the necessary level of accessibility and the least degree of intrusion to the site. In comparison, Alternative 3 includes a ramp with handrails that extends from the parking area to the Darkroom entrance, a condition that has a significant visual effect on the integrity of the landscape to avoid raising the courtyard grade.

Darkroom Restroom — As in Alternative 2, Alternative 4 would provide an accessible restroom in the Darkroom by removing the north and east walls of the existing restroom and building a new wall 1 foot to the east to gain additional space from the adjacent storage room. The door to the restroom would remain on the east wall. The restroom would be fitted with compliant fixtures and appurtenances. These actions would provide a code-compliant accessible restroom without altering the integrity of character-defining spaces or features of Building 901.

Employee Residences — Alternative 4 would not include provisions for people with disabilities residing on the Ansel Adams Gallery site because of the rough sloped terrain. Accessible residential units are available for Gallery employees in larger residential areas where site conditions are not so restrictive. No action under Alternative 4 results in no effect to the historic property.

Seismic Safety and Structural Integrity

Foundation Improvements and Floor Repair and Improvements — For all buildings except 900A and 901, new foundations would be built with reinforced concrete grade beams and cripple wall construction using shallow footings with sill plates anchored to them. In many places, existing boulders and rocks would be integrated with concrete foundations and new grade beams, retaining a considerable level of visual integrity. Existing interior posts would be anchored to a new footing or existing rock. These actions correct the existing site conditions and structural deficiencies of the foundation systems, and are considered necessary for the long-term preservation of the buildings.

Alternative 4 also would provide repairs and improvements to the floors of Buildings 900A, 900B, 902, and 904 by repairing and replacing in kind existing wood joists and wood floors. In areas where floor joists currently rest on soil, minor excavation would be performed to achieve proper clearance. This treatment option is in keeping with the *Standards*, and would not adversely impact the integrity of the Ansel Adams Gallery complex.

Seismic and Wind Load Protection — Refer to ‘Energy Conservation and Building Performance’ above for the impacts of proposed seismic and wind load protection improvements to exterior walls.

Roof Improvements — All of the action alternatives would strengthen the roofs of Buildings 900A, 900B, 902, and 904 by fastening additional framing members to the existing rafters and strengthening existing attic pony walls where necessary. Implementation of these actions would allow the roofs to withstand snow, wind, and seismic loads, and cause no loss of historic integrity. Supplementing the roof structure would not change the roof form of each building (a character-defining feature) and additional framing members would not be visible from either inside or outside the buildings.

Chimney Strengthening — Alternative 4 would stabilize the stone chimneys in Buildings 900A and 904, and repair their mortar joints and flashing. Stabilization measures would involve carefully dismantling the stone chimney of Building 900A from the roof line up, adding a steel flue liner and grouting around it, and then using the existing stones to rebuild the chimney to reproduce its historic appearance. For the chimney in Building 904, a grouted steel flue would be installed.

Implementation of these treatments under Alternative 4 would correct an unsafe building condition and result in less impact than filling the flue of the chimney of Building 900A (Alternative 3), as both chimneys would retain functionality. Both chimneys would retain their historic appearance and character.

Other Seismic Safety and Structural Integrity Actions — Other seismic safety and structural strengthening actions with the potential to affect the historic property under Alternative 4 would include the following:

- Deteriorated portions of the log poles and glu-lam beams of the Gallery porch canopy would be repaired. The ends of the glu-lam beams would be capped with copper flashing to prevent future water infiltration.
- The damaged framing and sheathing of the kitchen wall in Building 904 would be replaced in kind.

The former action is a preventive measure to protect the historic material in accordance with the *Standards*, and the latter action would replace in kind materials in poor condition. These actions would have a beneficial effect on the integrity of the buildings.

Utilities, Site Circulation and Drainage

Mechanical and Electrical — All of the action alternatives involve upgrades to various equipment, fixtures, and components of the mechanical and electrical systems in the Ansel Adams Gallery buildings, including replacement of existing overhead electrical services. These actions would have no impact on the integrity of the historic property or its contributing features.

All of the action alternatives include relocating the propane tank and generator behind an existing fence on the east side of site. Both the propane tank and generator would be placed to fit within the terrain, and would be enclosed or screened in accordance with park standards. Therefore, these non-historic elements would be visually less intrusive within the site, resulting in a beneficial effect.

Duplex Residence (Building 902) East Kitchen Relocation — Alternative 4 would relocate the existing door of the east unit in the location of an earlier door to facilitate relocating the kitchen. The existing door and opening are not historic. A new wood porch and stairs with handrail would be built to the relocated entrance. The proposed interior spatial relationship of the building would remain consistent with the existing layout.

Underground Utilities — Alternative 4 would replace the existing underground sewer using its current alignment. Where needed to provide reliable service, problem sections will be realigned to avoid blockages and the potential for sewer spills. This action would replace non-historic elements, and would not impact the integrity of the buildings or their contributing features. Refer to ‘Archeological Resources - Environmental Consequences of Alternative 4, Utilities, Site Circulation and Drainage’ for impacts to archeological resources.

Site Circulation — Site circulation improvement actions under Alternative 4 include regrading and repaving the existing asphalt paths near Buildings 900A, 900B, and 901 and the existing path from the parking area to Building 902 with stabilized granular or decomposed granite. The west side pathway would be extended north, parallel to the outside of the existing fenced area, and the existing gate would be relocated to regulate foot traffic to the covered walkway and away from a bedrock mortar. These improvements would not diminish the integrity of historic materials or features of the historic property.

Alternative 4 would remove the existing asphalt path next to the east side of Building 900B, which is a contributing element in the designed historic landscape, for foundation construction. The upper section of this pathway would be relocated farther away from the building for improved safety and drainage. The upper section of the path would extend through a terraced area, around an old black oak tree, and up a rock revetment, requiring a few stairs and a handrail. The new path would be paved with stabilized decomposed granite and designed to minimize its intrusion into the designed landscape, thereby minimizing changes to the site’s historic integrity while providing access for visitors, guests, and employees to the Family Residence’s main entry from the Darkroom and adjacent parking area.

Moving the path from its historic alignment would remove a contributing feature and alter the path system, a character-defining feature of the site. The addition of new stairs and handrails would introduce a new, non-historic element to the landscape. Despite the impact to the integrity of one of the site’s character-defining features, these improvement actions are considered

necessary to prevent decay of historic building materials from water runoff, as noted below under Site Drainage.

Site Drainage — The actions to relocate the east side pathway away from the Family Residence (Building 900B) for improved site circulation would also improve site drainage by directing runoff away from the buildings. This would prevent decay of historic fabric from water filtration, a beneficial effect. However, moving a section of the path from its historic alignment would alter a character-defining feature of the site. Nonetheless, these actions are considered necessary to protect and preserve the buildings and their contributing features and materials. Therefore, although these site drainage improvement actions diminish the integrity of design and materials of the landscape, they do not diminish the integrity of the property as a whole or the qualities of the Ansel Adams Gallery complex that make it eligible for inclusion in the National Register.

Other Site Drainage Improvement Actions — Other site drainage improvement actions with the potential to affect the historic property under Alternative 4 would include the following:

- Swales consistent with the character of the site would be built on the north side of Buildings 900B and 901 as part of the foundation improvements.
- Splash blocks would be installed at roof leaders to convey runoff at least 4 feet from building foundations.
- The storm drain behind Building 900B would be connected to the existing storm drain and a cleanout would be installed.

None of these actions would impact the integrity of the historic property or its contributing features. No character-defining features of the site, including the path system, mature vegetation, or bedrock, would be altered for the installation of the swales.

Conclusion: When compared to the No Action Alternative and other action alternatives, Alternative 4 provides a balance between preservation of the historic property and optimizing building performance. Alternative 4 repairs or preserves historic features and materials to the extent feasible while correcting most structural deficiencies, attaining necessary improvements for fire/life/safety and accessibility, and providing substantially higher levels of energy conservation, utilities service, and site drainage. Alternative 4 would retain, to the greatest extent possible, the property's historic integrity while making necessary improvements. Therefore, Alternative 4 would have no adverse effect on the Ansel Adams Gallery complex.

Cumulative Impacts. The list of past, present, and reasonably foreseeable projects and plans that may affect the Ansel Adams Gallery complex, the Yosemite Village Historic District, and/or the Yosemite Valley Historic District is the same as under the No Action Alternative. Current projects and plans, in conjunction with Alternative 4, would result in an adverse effect on the Yosemite Village Historic District and the Yosemite Valley Historic District, to both of which the complex contributes.

Archeological Resources

Affected Environment. The APE for the Ansel Adams Gallery complex project sits atop a large archeological site complex referred to as CA-MRP-56/H (refer to Figure 3-1). This site complex is located within the Yosemite Valley Archeological District.

The Yosemite Valley Archeological District is listed in the NRHP, occupies an area of approximately 6,400 acres, and contains 107 archeological sites. These sites are contributing

elements due to their ability to provide information on settlement pattern, social organization, use of natural resources, past ecosystems, subsistence, trade systems, and ethnography, as well as their ethnic affiliation with traditionally associated American Indian peoples (Anderson and Morehead 1978).

Site CA-MRP-56/H comprises prehistoric and historic period components in an approximately 63.5-acre area in Yosemite Village. The Ansel Adams Gallery buildings are centrally located on the site complex. Six surface archeological features (5 bedrock mortars and 1 historic feature) have been documented in the Ansel Adams Gallery complex area, with additional features in close proximity.

Archeological testing and evaluation of the portion of CA-MRP-56/H within the area of the planned rehabilitation improvements to the Ansel Adams Gallery complex was conducted to determine the potential for impacts to CA-MRP-56/H by the proposed project undertaking. Figure 3-2 shows the boundaries of the archeological investigation, which included ethnohistorical research, systematic surface pedestrian survey, and test excavations focused on areas of subsurface disturbance for the rehabilitation project (e.g., foundation footings, utility lines, path construction or reconstruction). The field investigation identified four undocumented surface archeological features, 1,022 prehistoric-era artifacts, and 1,072 historic-era artifacts (Schneider *et al.* 2012). These investigations revealed several locations within the rehabilitation project area that retain integrity and possess archeological data potential capable of yielding important scientific information. Tribal consultations conducted for both the archeological project and the larger proposed rehabilitation project confirmed that the archeological resources are considered to possess cultural and religious significance.

Four portions of CA-MRP-56/H within the Ansel Adams Gallery complex contain archeological deposits that do not contribute to the scientific significance of the site because they lack sufficient integrity. These areas are located below and immediately around the footprint of Building 904, between Buildings 902 and 904, between Building 901 and the Visitor Center, and southeast of Building 900A. Additionally, historic-era deposits identified during the archeological investigation lacked integrity or information potential to address important research questions. For these reasons, it was determined that the historic component of CA-MRP-56/H within the Ansel Adams Gallery site is not a significant contributing element of the Yosemite Valley Archeological District (Schneider *et al.* 2012).

Environmental Consequences – Methodology. This impact assessment addresses whether an action affects the characteristics that might make a resource eligible for the National Register. The methodology for assessing impacts to historic properties, including archeological resources, is provided in the introduction to this chapter, under “Impact Analysis for Historic Properties.”

The focus of this impact assessment is on the potential for new impacts on archeological resources as a result of the proposed action alternatives. The types of actions that might affect archeological sites are ground-disturbing activities such as site grading and landscaping, excavation for foundation and underground utility work, the addition of site drainage features, or human-caused factors, including visitor use activities. It is not possible to improve the condition of (have a beneficial impact on) an archeological resource.

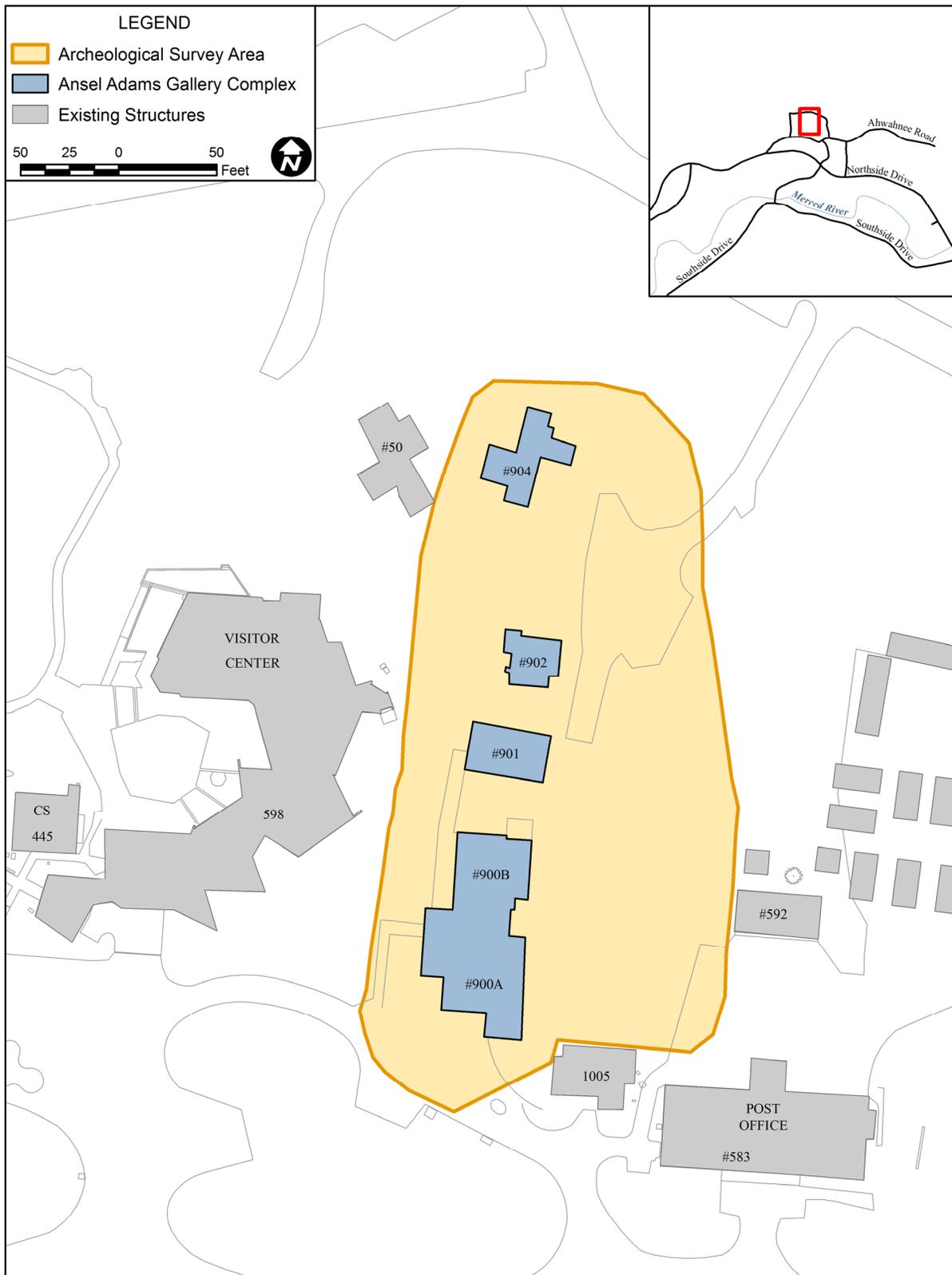


FIGURE 3-2. ARCHEOLOGICAL SURVEY AREA OF ANSEL ADAMS GALLERY SITE

Environmental Consequences of Alternative 1 - No Action Alternative

Analysis — Under the No Action Alternative, there would be no actions to the Ansel Adams Gallery complex to attain necessary improvements for fire/life/safety and accessibility standards; no work to correct structural deficiencies; no work to address energy efficiencies; no work to improve utilities service or site circulation and drainage; and none of the recommended historic rehabilitation actions would be pursued. Regular monitoring of archeological resources would continue to follow NPS cultural resource management guidelines.

Conclusion: The No Action Alternative proposes no ground disturbance, resulting in no effect on archeological site CA-MRP-56/H or the Yosemite Valley Archeological District.

Cumulative Impacts. Because the No Action Alternative would have no effect on archeological resources, past, present, and reasonably foreseeable future projects, in conjunction with the No Action Alternative, would have no cumulative adverse effect on archeological resources.

Environmental Consequences of Alternative 2

The majority of actions proposed under Alternative 2 would not affect archeological resources because they would occur inside of the Ansel Adams Gallery buildings or would not entail ground disturbance. The following analysis addresses proposed actions that would have the potential for an adverse effect on archeological site CA-MRP-56/H due to ground-disturbing activities.

Analysis

Accessibility — Compliant access to the Gallery would be provided by raising the existing walkway grades to the south and west entrances. Compliant access to the Darkroom would be provided by building a raised grade walkway to the south entrance from the parking area in the northeast part of the site, and raising the grade of the existing courtyard to eliminate a step. These actions would require grading within archeological site CA-MRP-56/H. Some grading would occur within an area where archeological deposits contribute to the significance of the site.

Seismic Safety and Structural Integrity — Reinforcement of the foundations of Buildings 900B, 902, and 904 in areas with accessible crawlspace would involve installing reinforced concrete grade beams and new footings to support proposed cripple walls. Additionally, new footings would be built to support a row of new posts for the foundation of Building 900B. Work space to undertake the foundation improvements would require excavation within archeological site CA-MRP-56/H. Specifically, a trench would be excavated along the perimeter of each building. The width of the trench would range between 2 to 5 feet and the depth between 18 inches and 4 to 5 feet depending on the locations of rock features, the locations of new footings, and the required depth to set new footings. However, the structural work would eliminate any contact of current infrastructure with archeological features.

Existing wood floors in areas of Buildings 900A, 900B, 902, and 904 where floor joists rest on soil or crawlspace clearance is not accessible would be repaired or replaced in kind. Some excavation may be necessary to complete these actions, and thus, cause ground disturbance within archeological site CA-MRP-56/H.

Utilities, Site Circulation and Drainage — Improvements to the Ansel Adams Gallery site include relocating a path and gate to divert foot traffic away from a bedrock mortar.

Actions for other site improvements would result in ground disturbance within archeological site CA-MRP-56/H. Relocation of the generator would require some excavation to build an approximately 4-foot by 8-foot concrete pad where a new stand-by electrical generator would be set. Construction of swales on the north side of Building 900B as part of the foundation improvements would involve excavation and minor grading, as necessary, to keep site runoff from continuing to flow to the building.

The replacement of the failing section of sewer line between Buildings 901 and 902 would require the excavation of a trench to access the existing sewer line. Excavation required for this activity would occur within a previously disturbed area of archeological site CA-MRP-56/H. Alternative 2 would address the immediate issue of a potential sewage spill, but would not correct the long-term issues of an aged and poorly designed underground utility line.

In addition, within the APE under Alternative 2, heavy equipment operation and any vehicular traffic associated with construction activity has the potential to damage surface archeological features and disturb cultural deposits within archeological site CA-MRP-56/H.

Conclusion: Alternative 2 would result in less ground disturbance than Alternatives 3 and 4. Nonetheless, actions that would cause ground disturbance under Alternative 2, including structural strengthening, improvements to accessibility, and improvements to utilities and site drainage, would potentially have an adverse effect on archeological site CA-MRP-56/H, as well as the Yosemite Valley Archeological District.

To avoid potential adverse effects to this archeological site area of CA-MRP-56/H, the National Park Service would conduct archeological monitoring of all ground-disturbing activities associated with the rehabilitation work. During construction, the potential for encountering an unanticipated, undocumented, subsurface cultural resource or feature is always a possibility. In the event that an inadvertent discovery is encountered, archeological monitors working on-site will halt work when necessary to protect and record the resource(s). Procedures detailing the discovery of unanticipated finds will be summarized within the Ansel Adams Gallery archeological monitoring plan, on file with the Yosemite Archeology Office.

Cumulative Impacts. In general, past development, operation, and maintenance of facilities throughout Yosemite National Park has resulted in impacts to the integrity of individual archeological sites and archeological districts. Current actions in the area that have the potential to contribute to impacts on archeological site CA-MRP-56/H and the Yosemite Valley Archeological District include the *Valley Administration Building Egress & Life Safety, Accessibility, Boiler, Replacement, and Electrical Upgrades*; *Yosemite Valley Emergency Services Complex Rehabilitation*; and the *Merced Wild and Scenic River Comprehensive Management Plan*. Implementation of these current and/or reasonably foreseeable future actions would have a potential adverse effect on individual archeological sites in the project area and the Yosemite Valley Archeological District. Specific impacts depend upon the nature, location, and design of the action. Application of current site-specific avoidance, minimization, and mitigation measures would avoid the potential for adverse effects on the individual archeological sites and the Yosemite Valley Archeological District. Potential adverse effects for cumulative plans and projects would be resolved through consultation with SHPO and traditionally associated American Indian tribes and groups pursuant to 36 CFR Part 800 or existing agreements, and would involve development of treatment plans that could include site-specific data recovery programs, construction monitoring, or other actions consistent with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Environmental Consequences of Alternative 3

The majority of actions proposed under Alternative 3 would not affect archeological resources because they would occur inside of the Ansel Adams Gallery buildings or would not entail ground disturbance. The following analysis addresses proposed actions that would have the potential for an adverse effect on archeological site CA-MRP-56/H due to ground-disturbing activities.

Analysis

Accessibility— Compliant access to the Gallery would be provided by raising the existing walkway grade to the south entrance and building a ramp to the west entrance. The existing Gallery porch would be extended to accommodate a landing for the new ramp. These actions would cause ground disturbance within archeological site CA-MRP-56/H.

An accessible restroom in the Gallery would be provided by an approximately 2- to 3-foot-deep addition on to the northeast corner of Building 900A. Ground disturbance within archeological site CA-MRP-56/H would be required to construct the foundation for the addition. Compliant access to the Darkroom would be provided by building a ramp with handrails from the parking area in the northeast part of the site to the existing walkway on the east side of the Darkroom. Steps with handrails also would be constructed to transition between newly established grades. These actions would require excavation and grading within archeological site CA-MRP-56/H, including within an area where archeological deposits contribute to the significance of the site.

Alternative 3 proposes providing an accessible employee dwelling unit in Building 902. This action would include building a ramp with handrails from the parking area to the south entrance of the east dwelling unit. Construction of the ramp would cause ground disturbance within an area where archeological deposits contribute to the significance of archeological site CA-MRP-56/H.

Seismic Safety and Structural Integrity— Reinforcement of the foundations of Buildings 900B, 902, and 904 in areas with accessible crawlspace would involve installing reinforced concrete grade beams and new footings to support proposed cripple walls. Additionally, new footings would be built to support a row of new posts for the foundation of Building 900B. Work space to undertake the foundation improvements would require excavation within archeological site CA-MRP-56/H. Specifically, a trench would be excavated along the perimeter of each building. The width of the trench would range between 2 to 5 feet and the depth between 18 inches and 4 to 5 feet depending on the locations of rock features, the locations of new footings, and the required depth to set new footings. However, the structural work would eliminate any contact of current infrastructure with archeological features.

Existing wood floors in areas of Buildings 900A, 900B, 902, and 904 where floor joists rest on soil or a code compliant crawlspace clearance does not exist would be replaced with concrete slab on grade. Some excavation may be necessary to build the slab on grade, and thus, cause ground disturbance within archeological site CA-MRP-56/H.

Utilities, Site Circulation and Drainage— Improvements to the Ansel Adams Gallery site include relocating a path and gate to divert foot traffic away from a bedrock mortar.

Actions for other site improvements would result in ground disturbance within archeological site CA-MRP-56/H. Relocation of the generator would require some excavation to build an approximately 4-foot by 8-foot concrete pad where a new stand-by electrical generator would be

set. Construction of swales on the north side of Building 900B as part of the foundation improvements would involve excavation and minor grading, as necessary, to keep site runoff from continuing to flow to the building.

The establishment of an underground utility corridor for sewer and electric lines under Alternative 2 would require the excavation of a new trench, primarily along the east side of the Ansel Adams Gallery buildings. Consequently, it also would result in a larger area of ground disturbance in the site than retaining the existing alignment and replacing only a failing section of sewer line (Alternative 2). The trench would be approximately 4- to 5-foot-deep and 2-foot-wide, and may be wider in areas where rocks or tree roots are encountered. The trench excavation would occur within archeological site CA-MRP-56/H, including within an area where archeological deposits contribute to the significance of the site.

To improve site drainage, Alternative 3 proposes regrading and repaving existing site paths and constructing swales on the north side of Building 900B and the north side of Building 901. Excavation and grading would be required for these actions, resulting in ground disturbance within archeological site CA-MRP-56/H. Some of the ground disturbance would occur in two different areas where archeological deposits contribute to the significance of the site.

In addition, within the APE under Alternative 3, heavy equipment operation and any vehicular traffic associated with construction activity has the potential to damage surface archeological features and disturb cultural deposits within archeological site CA-MRP-56/H.

Conclusion: Actions described above for Alternative 3 would cause the most area of ground disturbance when compared to Alternatives 2 and 4. Thus, under Alternative 3, the actions that would cause ground disturbance, including structural strengthening, improvements to accessibility, and improvements to utilities and site drainage, would have an adverse effect on archeological site CA-MRP-56/H, as well as the Yosemite Valley Archeological District.

To resolve adverse effects to this archeological site area of site CA-MRP-56/H, the National Park Service would conduct archeological data recovery prior to utility trenching, and conduct archeological monitoring of all ground-disturbing activities associated with the rehabilitation work. During construction, the potential for encountering an unanticipated, undocumented, subsurface, cultural resource or feature is always a possibility. In the event that an inadvertent discovery is encountered, archeological monitors working on-site will halt work when necessary to protect and record the resource(s). Procedures detailing the discovery of unanticipated finds will be summarized within the Ansel Adams Gallery archeological monitoring plan, on file with the Yosemite Archeology Office.

Cumulative Impacts. In general, past development, operation, and maintenance of facilities throughout Yosemite National Park has resulted in impacts to the integrity of individual archeological sites and archeological districts. Cumulative projects with the potential to cause an adverse effect on archeological resources in the Yosemite Valley Archeological District would be the same under Alternative 3 as under Alternative 2. In conjunction with Alternative 3, there would be a cumulative potential adverse effect on archeological resources in the Yosemite Valley Archeological District.

Environmental Consequences of Alternative 4

The following analysis addresses proposed actions that would have the potential for an adverse effect on archeological site CA-MRP-56/H due to ground-disturbing activities.

Analysis

Accessibility — Compliant access to the Gallery would be provided by raising the existing walkway grades to the south and west entrances. Compliant access to the Darkroom would be provided by building a ramp with handrails on each end of a raised grade walkway to connect the Darkroom's south entrance to the parking area in the northeast part of the site. These actions would require ground disturbance within archeological site CA-MRP-56/H, including within an area where archeological deposits contribute to the significance of the site.

Seismic Safety and Structural Integrity — Reinforcement of the foundations of Buildings 900B, 902, and 904 in areas with accessible crawlspace would involve installing reinforced concrete grade beams and new footings to support proposed cripple walls. Additionally, new footings would be built to support a row of new posts for the foundation of Building 900B. Work space to undertake the foundation improvements would require excavation within archeological site CA-MRP-56/H. Specifically, a trench would be excavated along the perimeter of each building. The width of the trench would range between 2 to 5 feet and the depth between 18 inches and 4 to 5 feet depending on the locations of rock features, the locations of new footings, and the required depth to set new footings. However, the structural work would eliminate any contact of current infrastructure with archeological features.

Existing wood floors in areas of Buildings 900A, 900B, 902, and 904 where floor joists rest on soil or crawlspace clearance is not accessible would be repaired or replaced in kind. Some excavation may be necessary to complete these actions, and thus, cause ground disturbance within archeological site CA-MRP-56/H.

Utilities, Site Circulation and Drainage — Improvements to the Ansel Adams Gallery site include relocating a path and gate to divert foot traffic away from a bedrock mortar.

Actions for other site improvements would result in ground disturbance within archeological site CA-MRP-56/H. Relocation of the generator would require some excavation to build an approximately 4-foot by 8-foot concrete pad where a new stand-by electrical generator would be set. Alternative 4 also proposes regrading and repaving existing site paths and constructing swales on the north side of Building 900B and the north side of Building 901 to keep site runoff from continuing to flow to the building. Excavation and minor grading would be required for these actions, resulting in ground disturbance within archeological site CA-MRP-56/H.

To avoid sensitive archeological resources, the sewer would be replaced in its existing location with improvements to flow. All excavation would be completed by hand, thus minimizing the potential for new ground disturbance.

In addition, within the APE under Alternative 4, heavy equipment operation and any vehicular traffic associated with construction activity has the potential to damage surface archeological features and disturb cultural deposits within archeological site CA-MRP-56/H.

Conclusion: Actions described above for Alternative 4 would result in less ground disturbance when compared to Alternatives 2 and 3. However, these actions would not affect deposits identified through archeological investigations as having a high degree of integrity and scientific data potential. Nonetheless, under Alternative 4, actions that would cause ground disturbance, including structural strengthening, improvements to accessibility, and improvements to utilities and site drainage, would potentially have an adverse effect on archeological site CA-MRP-56/H, as well as the Yosemite Valley Archeological District.

To avoid potential adverse effects to this portion of CA-MRP-56/H, the National Park Service would conduct archeological monitoring of all ground-disturbing activities associated with the rehabilitation work. During construction, the potential for encountering an unanticipated, undocumented, subsurface, cultural resource or feature is always a possibility. In the event that an inadvertent discovery is encountered, archeological monitors working on-site would halt work when necessary to protect and record the resource(s). A monitoring plan will be prepared that will document procedures for addressing the discovery of unanticipated finds. Results of monitoring will be summarized and distributed to traditionally associated American Indian tribes and groups and to SHPO, and accessioned in the Yosemite Museum archives.

Cumulative Impacts. The cumulative impact of Alternative 4 on archeological resources would be the same as described under Alternative 2.

American Indian Traditional Cultural Resources

Affected Environment. As noted above under ‘Archeological Resources’, the Ansel Adams Gallery complex is within the large archeological site complex recorded as CA-MRP-56/H. This site complex encompasses the Ah’wah’ne and Yo-watch-ke historic Indian villages and traditional resource gathering areas (Darko and Buettner 2011). The bedrock mortars within the rehabilitation project area are tangible evidence of subsistence practices in the villages, and they remain spiritually and culturally significant features for the present-day American Indian community associated with Yosemite Valley (Schneider *et al.* 2012). The larger CA-MRP-56/H also includes historic and prehistoric American Indian burials (Darko and Buettner 2011).

A black oak on the east side of Building 900B is another traditional cultural resource in the rehabilitation project area. Native inhabitants of Yosemite Valley used its abundant plant resources, including nuts, roots, seeds, and berries. Acorns, in particular, were an important plant food used by the Indians of Yosemite (Hull *et al.* 1995). During an informational meeting and site visit of the Ansel Adams Gallery complex on January 5, 2012, tribal representatives expressed concern for protecting the black oak.

Consultation with American Indian Tribes and Groups. The NPS consults with traditionally associated American Indian tribes and groups under 36 CFR Part 800 as part of its larger responsibilities to identify historic properties (especially those with religious and cultural significance), evaluate their historic significance, assess the adverse effects, and resolve any adverse effects for park undertakings. It is also part of the NPS mission to facilitate the preservation and continuation of traditional cultural practices in Yosemite; park managers work to accommodate traditional cultural practices in accordance with the NPS mission and management policies. Consultation is a key component of the NPS’s strategy to identify, preserve, and protect culturally significant resources that are central to cultural identity.

The park consults with seven traditionally associated American Indian tribes and groups on a regular basis. These are the American Indian Council of Mariposa County (also known as the Southern Sierra Miwuk Nation), the federally recognized Bishop Paiute Tribe, the federally recognized Bridgeport Paiute Indian Colony, Mono Lake Kutzadikaa Tribe, the federally recognized North Fork Rancheria of Mono Indians, the federally recognized Picayune Rancheria of the Chukchansi Indians, and the federally recognized Tuolumne Band of Me Wuk Indians. For more information on American Indian consultation for this project, please refer to Chapter 4, Consultation and Coordination.

Environmental Consequences – Methodology. Potential impacts to historic properties with religious and cultural significance in the project area were analyzed qualitatively, based on current understanding of values and significant elements, and proposed modifications that could potentially alter character-defining features. Actions proposed were also assessed for the potential effect they might have on American Indian values at archeological sites. Like other cultural resources, American Indian traditional resources might be eligible for the National Register when they are associated with significant events that have made a contribution to their history (criterion A); when they are associated with the lives of persons significant in the past, who may include important people in stories (criterion B); when they embody distinctive design characteristics (criterion C); or when they have contributed or have the potential to contribute information about the past (criterion D). The code of federal regulations requires federal agencies to consult with traditionally associated American Indian tribes and groups regarding historic properties with religious and cultural significance in order to identify, evaluate, and assess adverse effects for undertakings. Adverse impacts on American Indian traditional resources may include damage, alteration, destruction, isolation, neglect, deterioration, and other factors that might adversely affect the site’s ability to convey the characteristics for which it was determined eligible to the National Register. Traditional resources and practices might also be affected if the ability to access or use a particular place affects the way in which traditionally- associated American Indians connect to the resource. Such effects can include visual and aural intrusions as well as physical alterations.

Some of the places important to American Indians at the Ansel Adams Gallery complex are also prehistoric archeological features, which are more fully described under “Archeological Resources” above. The values ascribed to these resources by American Indian people typically extend beyond scientific value (criterion D). American Indian connections to geographic locations may be strengthened by the presence of archeological remains left by their ancestors.

Environmental Consequences of Alternative 1 - No Action Alternative

Analysis — The No Action Alternative would not result in any additional impacts on traditional cultural resources or practices. Existing ongoing impacts to bedrock mortar features, such as their use as pathway and foundation stone, would continue.

Conclusion: There would be no new impacts on American Indian traditional resources and practices under the No Action Alternative.

Cumulative Impacts. The No Action Alternative, in conjunction with the past, present, and/or reasonably foreseeable projects, would not contribute to cumulative impacts to resources of value to American Indians.

Environmental Consequences of Alternatives 2, 3, and 4

Many of the actions proposed for the rehabilitation of the Ansel Adams Gallery complex would occur within the buildings and thus would not affect American Indian traditional cultural resources. The proposed actions in the landscape at the Ansel Adams Gallery complex (outside of the buildings) that might affect American Indian values would be the same for Alternatives 2 and 3. Alternative 4 maintains the current sewer alignment; therefore, it was analyzed separately.

Analysis — The park has revised the scope of the project to address tribal concerns. These include maintaining the sewer system in its current alignment instead of creating a new utility trench, and constructing structural framing to avoid bedrock mortars. The rehabilitation work would not

adversely impact the bedrock mortars or black oak on the Ansel Adams Gallery site. For the duration of the rehabilitation, workers would be informed of the locations of these resources and their cultural value, and protective fencing installed, to protect them from damage.

Impacts on values that make the archeological site in the project area important to American Indians include ground-disturbing activities for adding accessible paths of travel or regrading the slopes and widths of existing pedestrian paths; excavation to reinforce foundations and place new footings for seismic strengthening; some excavation to place a concrete pad for the relocated generator; hand-dug sewer replacement and installation of landscape features for improved site drainage. An archeological investigation of the Ansel Adams Gallery project area identified several surface features and concentrated areas of archeological deposits that contribute to the significance of the archeological complex (CA-MRP-56/H) that encompasses the Ansel Adams Gallery site. Archeological site boundaries are not always synonymous with the extent of an American Indian traditional cultural resource. Cultural monitoring of ground-disturbing activities associated with the rehabilitation work would protect against unanticipated impacts and address mitigation of their effects.

Traditional cultural resources of value to American Indians might be affected by construction and alteration of archeological resources. The park would continue consultation with traditionally associated tribes and groups during project planning and implementation in order to protect resources to which American Indian tribes and groups attach cultural values.

Cumulative Impacts. The construction of Best's Studio in the 1920s impacted the footprint of the American Indian villages of Ah'wah'ne and Yo-watch-ke. However, the historic-era use of the villages prior to the establishment of Best's Studio is not well-understood (Schneider *et al.* 2012, 19). The construction of the Darkroom and Gallery porch further affected traditional resources important to American Indians. Subsequent projects related to infrastructure (e.g., sewer) and accessibility upgrades have resulted in additional ground disturbance at the site.

Current actions in the area that have the potential to affect the village site and the values held by American Indians for this ancestral place include the *Valley Administration Building Egress & Life Safety, Accessibility, Boiler, Replacement, and Electrical Upgrades; Yosemite Valley Emergency Services Complex Rehabilitation; and the Merced Wild and Scenic River Comprehensive Management Plan.*

Adverse impacts resulting from cumulative projects would be resolved through existing agreements and 36 CFR Part 800.

WILDLIFE

Affected Environment

Wildlife in the Vicinity of the Ansel Adams Gallery. Wildlife in the project area is exposed to high levels of disturbance associated with the operation of the Ansel Adams Gallery. Both commercial and residential portions of the parcel experience high volumes of human foot-traffic. Representative wildlife species for the Yosemite Valley include black bear (*Ursus americanus*), western grey squirrel (*Sciurus griseaus*), mule deer (*Odocoileus hemionus hemionus*), acorn woodpecker (*Melanerpes formicivorus*), Steller's jay (*Cyanocitta stelleri*), dark-eyed junco (*Junco hyemalis*), mountain chickadee (*Poecile gambeli*), and peregrine falcon (*Falco peregrinus*) (California Department of Fish and Game [CDFG] 2011, NPS 2011). There are also several

species of bats that are likely to occur in or near the project area, including special status species (further described below under Special Status Species).

Wildlife Habitat in the Project Area. Wildlife habitat in the project area consists of mixed conifer and California black oak communities as well as landscaping vegetation that consists of native and ornamentals. Conifer habitat is suitable for a variety of wildlife species such as black bears, acorn woodpeckers, and band-tailed pigeons (*Patagioenas fasciata*). Acorns from the California black oak provide an important source of food to a variety of wildlife including mule deer, black bears, acorn woodpeckers, grey squirrels, and ground squirrels (*Spermophilus* spp.). Potential nesting and foraging habitat for pallid bats (*Antrozous pallidus*) occurs within the project area. Anthropogenic structures in the project area may also provide nesting habitat for multiple bat species including the California myotis (*Myotis californicus*) and big brown bat (*Eptesicus fuscus*).

Special Status Species — Special status species include species that are listed, proposed, or candidates for listing as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act and other special status species as recognized by the United States Fish and Wildlife Service (USFWS), CDFG, or Yosemite National Park. Other special status species include plants on the NPS Special Status Plants List and those listed by the California Native Plant Society. Other special status animals include USFWS (2008) Birds of Conservation Concern and Species of Special Concern listed by the CDFG.

For this analysis, habitat associations and previous records of occurrence for park-listed sensitive plants and animals were reviewed to determine which have the potential to occur in the project area. California Natural Diversity Database (CDFG 2011) records were reviewed for special status animal occurrences within Yosemite Valley. Other sources used to assess occurrence in the project area are cited below.

Plants — It should be recognized that the occurrence of special status plant species within the vicinity of the project area is very unlikely, though they may occur in adjacent habitats. The National Park Service has determined that no special status plant species occur, or are likely to occur, or would be affected by the proposed action.

Animals — No federally listed threatened or endangered species, candidate species, or designated critical habitats occur within the project area. The National Park Service obtained a list of federally listed and candidate species that may be present in the project area on November 1, 2012. The National Park Service determined that the following five species on the list do not occur in the project area, nor were they historically found in the project area: Delta smelt (*Hypomesus transpacificus*) (Threatened); Central Valley steelhead (*Oncorhynchus mykiss*) (Threatened); Yosemite Toad (*Bufo canorus*) (Candidate); mountain yellow-legged frog (*Rana muscosa*) (Candidate); and fisher (*Martes pennant*) (Candidate). Five bird species federally designated as Birds of Conservation Concern have the potential to occur as transients in the project area. A total of 15 species with California state special status designations (1 amphibian, 15 birds, and 7 mammals) may occur in the vicinity of the project area (Table 3-2). As is true for the plant species, it should be noted that these species would most likely be present in habitats adjacent to the project area; occurrence within the Ansel Adams Gallery complex project area where work would occur is unlikely.

TABLE 3-2. SPECIAL-STATUS WILDLIFE SPECIES POTENTIALLY OCCURRING IN YOSEMITE VALLEY

Species	Status		Vegetation Zone ^a : Habitat Type/Occurrence in Project Area
	Fed	State	
Amphibians			
Mount Lyell salamander (<i>Hydromantes platycephalus</i>)		CSC	SA, UM, ME, BA: Largely restricted to alpine or subalpine vegetation associations in outcrops of rocks and boulders with free surface water, such as a stream, waterfall, or melting snow, nearby. Known to occur in Yosemite Valley, but no habitat occurs within project area.
Birds			
Harlequin duck (<i>Histrionicus histrionicus</i>)		CSC	UM, LM: Breeding range includes Sierra Nevada. Breeds along clear, fast-flowing rivers and streams with substantial streamside vegetation. No habitat occurs within project area. Unlikely to occur in project area.
Northern goshawk (<i>Accipiter gentilis</i>)		CSC	UM, SA: Favors moderately dense coniferous forests broken by meadows, and other openings, between 5,000 and 9,000 feet in elevation. The species typically nests in mature conifer stands near streams. Habitat destruction in its range has caused declines in population. Potential foraging and roosting habitat may occur within or adjacent to project area.
Northern harrier (<i>Circus cyaneus</i>)		CSC	LM, ME, BA: Nest on the ground. Favor open areas such as grasslands, meadows, wetlands, and agricultural clearings. Rarely seen migrant in Yosemite Valley meadows. No habitat occurs in the project area.
Golden eagle (<i>Aquila chrysaetos</i>)	BCC	CFP CWL	UM, LM, BA: Found in a wide range of elevations in the park. Needs open terrain for hunting. Feeds primarily on small mammals. Nests on cliffs and in large trees in open areas. Possible transient occurrence in project area.
Bald eagle (<i>Haliaeetus leucocephalus</i>)		CE CFP	LM, ME, BA: Forages over river, streams, and lakes. Primarily eats fish, also carrion, water birds, and small mammals. Nesting is known to occur in the park. Possible transient occurrence in project area.
Prairie falcon (<i>Falco mexicanus</i>)	BCC	CWL	SA, BA: Primarily associated with open areas such as grasslands and meadows, where it feeds on small mammals and birds. Nests on cliffs in Yosemite's subalpine and alpine areas. No recent records exist, unlikely to occur in project area.
American peregrine falcon (<i>Falco peregrinus anatum</i>)	BCC	CE CFP	LM, ME, BA: Usually nest on high cliffs near water and searches for prey along cliffs and over surrounding habitats. Four known active nest sites in Yosemite. Species has shown recovery, but numbers may continue to be affected by pesticide contamination. Known to occur in Yosemite Valley. Possible transient occurrence in project area.
Long-eared owl (<i>Asio otus</i>)		CSC	UM, LM: Known primarily to inhabit riparian and live oak woodlands and thickets in association with open grassland, meadow, or agricultural foraging habitats. Also occasionally uses high elevation coniferous forests, but only in association with large open grasslands or scrublands. No recent records exist. Unlikely to occur in project area.
Great gray owl (<i>Strix nebulosa</i>)		CE	UM, LM, ME: Entire California population of this species is restricted to the Yosemite region, where it reaches southernmost extent of its North American range. Breeds in mixed-conifer/ red fir forests bordering meadows. Winters in mixed-conifer down to blue oak woodlands. Research suggests that human disturbance could affect foraging success of this species, which may explain its absence from the Valley. Unlikely to occur in project area.

TABLE 3-2. SPECIAL-STATUS WILDLIFE SPECIES POTENTIALLY OCCURRING IN YOSEMITE VALLEY

Species	Status		Vegetation Zone ^a : Habitat Type/Occurrence in Project Area
	Fed	State	
California spotted owl (<i>Strix occidentalis occidentalis</i>)	BCC	CSC	UM, LM, FW: Breeds in oak and ponderosa pine forests upslope to lower elevation red fir forests (up to elevations of 7,600 feet), with mixed conifer the optimum type. Presence of California black oak in the forest canopy also enhances habitat suitability. Likely cause for decline is habitat destruction and fragmentation from logging and development. Severe wildland fire in mixed-conifer forests may represent the greatest threat to existing spotted owl habitat in Yosemite. Sightings in Yosemite Valley have been sporadic. Possible transient occurrence in project area and potential habitat may occur in the vicinity of the project area.
Vaux's swift (<i>Chaetura vauxi</i>)		CSC	LM, UM: A rare summer resident from 4,000 to 7,000 feet on west slope. Often associated with old-growth forests where standing, hollow snags afford suitable nesting and roosting sites. Transient individuals may occur in project area.
Black swift (<i>Cypseloides niger</i>)	BCC	CSC	LM: A fairly common summer resident from 4,000 to 7,500 feet and a rare transient at higher elevations on west slope of the Sierra Nevada. Nests behind waterfalls and on steep cliffs. Potentially more than a third (about 80 pairs) of the breeding population is in the Mariposa County portion of the park. Transient individuals may occur in project area.
Olive-sided flycatcher (<i>Contopus cooperi</i>)	BCC	CSC	LM, UM: Inhabits late-successional conifer forests with open canopies (e.g., 0–30 percent canopy cover); primarily in open mixed-conifer and red fir. Common Yosemite resident, often observed in the Valley. Possible transient occurrence in project area.
Willow flycatcher (<i>Empidonax traillii</i>)		CE	LM, FW, ME: Breeds in mountain meadows and riparian areas from 2,000 to 8,000 feet elevation in the Sierra Nevada, with lush growth of shrubby willows. Has disappeared from much of its range, due to habitat destruction and parasitism from brown-headed cowbirds. Last recorded in Yosemite Valley in 1974. No habitat occurs within the project area.
Yellow warbler (<i>Dendroica petechia</i>)		CSC	LM, FW, ME: Inhabits riparian woodlands, mixed conifer and other coniferous forest habitats, usually with substantial understory brush. In recent decades, numbers of breeding pairs have declined dramatically in Yosemite National Park. Known to breed in the Valley. Transient individuals may occur in project area.
Mammals			
Pallid bat (<i>Antrozous pallidus</i>)		CSC	LM, FW: Primarily found below 6,000 feet in elevation, in a variety of habitats, especially oak, ponderosa pine, and giant sequoia habitats. Roosts in rock outcrops, caves, hollow trees, and anthropogenic structures. Roosting sites recorded within Yosemite Valley. Habitat may occur within or adjacent to project area.
Townsend's big-eared bat (<i>Corynorhinus townsendii townsendii</i>)		CSC	UM, LM, ME: Majority of records are from low to moderate elevations, though the species has been found to almost 9,000 feet. Uses caves, mines, or buildings for roosting. Prefers mesic habitats where it gleans from brush or trees along habitat edges. Habitat may occur within or adjacent to the project area.
Spotted bat (<i>Euderma maculatum</i>)		CSC	SA, UM, LM, ME: Rare throughout range, but relatively abundant in Yosemite. Uses crevices in rock faces for roosting and reproduction. Forages in a wide variety of habitats, primarily for moths. Suitable foraging habitat may occur within or adjacent to project area.

TABLE 3-2. SPECIAL-STATUS WILDLIFE SPECIES POTENTIALLY OCCURRING IN YOSEMITE VALLEY

Species	Status		Vegetation Zone ^a : Habitat Type/Occurrence in Project Area
	Fed	State	
Western red bat (<i>Lasiurus blossevillii</i>)		CSC	UM, LM, FW, ME: Roosts in foliage. Breeding females appear to be highly associated with low elevation riparian habitats and are most often observed in the Central Valley and southern coastal areas. Individuals (most likely males or non-reproductive females) have been documented up to 7,500 feet in the Sierra Nevada. Suitable foraging habitat may occur within or adjacent to project area.
Western mastiff bat (<i>Eumops perotis californicus</i>)		CSC	UM, LM, ME: Found in a variety of habitats to over 9,800 feet in elevation. Roosts primarily in crevices in cliff faces, and occasionally trees. Detected most often over meadows and other open areas, but will also feed above forest canopy; sometimes to high altitudes (1,000 feet). High population in Yosemite Valley. Suitable foraging and roosting habitat may occur within and adjacent to project area.
Sierra Nevada mountain beaver (<i>Aplodontia rufa californica</i>)		CSC	UM, LM, ME: Generally found in association with moist meadows and montane riparian habitat and occasionally with open, brushy stages of most forest types in the Sierra Nevada. No confirmed observations in the Merced River corridor. No habitat occurs within project area.
Sierra Nevada red fox (<i>Vulpes vulpes necator</i>)		CT	AL, SA, UM, BA, ME: Primarily found in red fir, lodgepole pine, subalpine forests, and alpine Sierra Nevada. Found mostly above 7,000 feet and rarely below 5,000 feet elevation. No confirmed observations in Yosemite Valley. Unlikely to occur within the project area.

Sources: Status, CDFG (2011) and NPS (2010b); Vegetation zone and habitat description, NPS 2011a; occurrence records from Gould and Norton (1993), Siegel and DeSante (2002), Moritz (2007), and CDFG (2011).

Status – Federal: Federal Endangered (FE), Federal Threatened (FT), Federal Candidate (FC), Bird of Conservation Concern (BCC)

State: California Endangered (CE), California Threatened (CT), California Candidate (CCS), California Species of Special Concern including Bird Species of Special Concern (CSC), California Fully Protected (CFP), California Watchlist (CWL).

Park Status -Park Sensitive (PS)

Vegetation Zone - AL=Alpine, SA=Subalpine Forest, UM=Upper Montane, LM=Lower Montane, FW=Foothills Woodland, ME=Meadow, BA=Barren

Environmental Consequences – Methodology

Wildlife. Determination of the significance of potential impacts on wildlife is based on the duration, type, and intensity of impact; all are influenced by the scale (area) of impact. Impacts can be direct, i.e., an immediate result of the action, or indirect, resulting from the action but occurring later in time or removed from the location of direct physical impacts. Wildlife impact analysis was based on a qualitative assessment of the project area and the impacts anticipated as a result of ongoing maintenance, construction, or rehabilitation.

Adverse impacts include those that would negatively affect the size, continuity, or integrity of wildlife habitat, or result in unnatural changes in the abundance, diversity, or distribution of wildlife species. Conversely, impacts were classified as beneficial if they would positively affect the size, continuity, or integrity of wildlife habitat.

Impact Intensity Level Definitions — Intensity of impacts on wildlife was analyzed by determining the extent at which the proposed rehabilitation project would disturb wildlife and their habitat.

- *Negligible* — Wildlife would not be affected, or impacts would not result in a loss of individuals or habitat.

Minor — Impacts on wildlife would be measurable or perceptible and local; however, the overall viability of the population or subpopulation would not be affected and without further adverse impacts the population would recover. Impacts on wildlife, such as displacement of nests or dens

or obstruction of corridors, would be detectable. If mitigation is needed to reduce or rectify adverse impacts, it would be relatively simple to implement.

- *Moderate* — Impacts would be sufficient to cause a change in the population or subpopulation (e.g., abundance, distribution, quantity, or viability); however, the impact would remain local. The change would be measurable and perceptible, but the negative impacts could be reversed. Mitigation would probably be necessary to reduce or rectify adverse impacts.
- *Major* — Impacts would be substantial, highly noticeable, and could be permanent in their impact on population or subpopulation survival without active management. Extensive mitigation would likely be necessary to reduce or rectify adverse impacts, and its success could not be guaranteed.

Special Status Species. Determination of the significance of potential impacts on special status species is based on the locality, duration, type, and intensity of impact. The impact evaluation for special status species was based on the following: (1) the known or likely occurrence of a species or its preferred habitat in the vicinity of the project area; (2) the direct physical loss or adverse modification of habitat; and (3) the loss or degradation of habitat, such as could occur through avoidance or abandonment due to construction or rehabilitation activity or noise, or the species' sensitivity to human disturbance. For plant species, this could occur due to loss of habitat features such as surface water flows.

Impacts were evaluated through determination of the location of the species or their habitat with respect to the proposed rehabilitation project. Sensitivity of a species to impacts was assessed through consideration of rarity, resilience, population size, and distribution throughout the park.

Surveys specific to this planning effort to identify individuals or populations of special status species within the corridor have not been performed. Data presented herein are based on field reconnaissance, literature review, the professional knowledge and judgment of park staff, records of observations, published references, and studies of selected species.

Adverse impacts include those that would negatively affect the size, continuity, or integrity of habitat, or result in unnatural changes in the abundance, diversity, or distribution of the species. Conversely, impacts were classified as beneficial if they would positively affect the abundance, diversity, or distribution of the species or the size, continuity, or integrity of habitat.

Impact Intensity Level Definitions

- *Negligible* — Neither individuals nor habitat of the species would be measurably affected.
- *Minor* — Impacts on individuals or habitat would be measurable or perceptible and local, but there would be no mortality to individuals and no long-term impact on the overall distribution, abundance, or viability of the population. If mitigation is needed to reduce and rectify adverse impacts, it would be relatively simple to implement and have a high probability of success.
- *Moderate* — Impacts would be sufficient to cause mortality to individuals and/or a loss of habitat, resulting in a change in the population or subpopulation (e.g., abundance, distribution, quantity, or viability). However, the impact would remain local and temporary. Mitigation would be necessary to reduce and rectify adverse impacts.

- *Major* — There would be mortality to individuals and/or loss of habitat that would result in a long-term or permanent change in the population or subpopulation (e.g., abundance, distribution, quantity, or viability). Mitigation would be necessary to reduce, rectify, and compensate for adverse impacts, and its success could not be guaranteed.

Special status species impacts that are formally determined under section 7 of the Endangered Species Act are as follows.

- *No Impact* — The project (or action) is located outside suitable habitat and there would be no disturbance or other direct or indirect impacts on the species. The action would not affect the listed species or its designated critical habitat (USFWS 1998).
- *May Affect, Not Likely to Adversely Affect* — The project (or action) occurs in suitable habitat or results in indirect impacts on the species, but the impact on the species is likely to be entirely beneficial, discountable, or insignificant. The action may pose impacts on listed species or designated critical habitat but given circumstances or mitigation conditions, the impacts may be discounted, insignificant, or completely beneficial. Insignificant impacts would not result in take. Discountable impacts are those extremely unlikely to occur. Based on best judgment, a person would not be able to meaningfully measure, detect, or evaluate insignificant impacts or expect discountable impacts to occur (USFWS 1998).
- *May Affect, Likely to Adversely Affect* — The project (or action) would have an adverse impact on a listed species as a result of direct, indirect, interrelated, or interdependent actions. An adverse impact on a listed species may occur as a direct or indirect result of the proposed action or its interrelated or interdependent actions and the impact is not: discountable, insignificant, or beneficial (USFWS 1998).

Environmental Consequences of Alternative 1 - No Action Alternative

Under the No Action Alternative, rehabilitation of the Ansel Adams Gallery complex would not occur and no repairs would be made with the exception of emergency repairs and routine and periodic maintenance activities. Ongoing disturbance to wildlife and sensitive species from noise, human presences, and vehicle traffic associated with the Yosemite Valley and Ansel Adams Gallery complex daily operations and maintenance would continue. Therefore, there would be no new impacts on wildlife and sensitive species.

Cumulative Impacts

The combined impacts of development in the park and in the surrounding area over time coupled with the purposeful eradication of predators through the mid-1900s have contributed to low populations or extirpated wildlife species in the park. Past, present, and reasonably foreseeable future actions affecting wildlife habitat within the project area include the *Parkwide Invasive Plant Management Plan, Ansel Adams Gallery Building Repairs and Upgrades, Yosemite Valley Sanitary Sewer Capitals Improvements, Yosemite Valley Visitor Center Upgrades, Yosemite Village Post Office Restoration, and Yosemite Lodge and Yosemite Village ADA Upgrades*. These actions could result in short-term, minor adverse impacts from vegetation removal, noise, and increased human presence. Overall, cumulative actions in combination with the No Action Alternative could result in local, short-term, negligible to minor, adverse impacts on wildlife and sensitive species habitat and populations.

Environmental Consequences of Alternatives 2, 3, and 4

The proposed actions that may impact wildlife and sensitive species are generally the same for all action alternatives, with only minor exceptions. Therefore, action alternatives are analyzed together.

No federally listed threatened or endangered species, candidate species, or designated critical habitats occur within the project area. Therefore, there would be no impacts on federally listed or candidate species under any of the Alternatives.

Impacts on wildlife and other sensitive species are expected in the short term to be minor to moderate and adverse with no impacts in the long term. Impacts would be limited to the immediate project area where construction is occurring. Minor short-term impacts on wildlife habitat would occur due to noise, increased human presences, heavy equipment use, and increase vehicle traffic. Habitat disturbance would occur primarily within the manicured landscape surrounding the Ansel Adams Gallery complex. Noise associated with construction may temporarily interrupt foraging, mating, and nesting behavior, or cause wildlife to temporarily avoid the area. Construction activity could also interfere with animal movement patterns. Noise as well as an increase in general human activity and presence, could evoke negative reactions in birds. Disturbed nests in the immediate vicinity of construction activity would be susceptible to abandonment and depredation. These impacts would be moderated by scheduling construction in late summer (August 15 and later) through fall, after breeding and nesting activities are concluded. As a result, impacts on migratory bird species and bats would be negligible to minor; no removal of active nests would be anticipated.

Cumulative Impacts. The list of past, current, and reasonable foreseeable actions that may have a cumulative impact within the project area would be the same as discussed under the No Action Alternative. Cumulative impacts from these actions combined with the Action Alternatives would have local, short-term, negligible to minor, adverse impacts on wildlife and sensitive species habitat and populations.

VISITOR EXPERIENCE

Affected Environment

The National Park Service is charged to protect the quality of park resources while providing for their enjoyment by present and future generations. This is the essential mission outlined in the 1916 Organic Act (Public Law 16 USC 1) establishing the National Park Service and suggesting that a balance be maintained between resource protection and visitor use. Understanding the natural and cultural contexts of parks has long been an important aspect of managing the National Park System and according to the 1916 National Park Service Organic Act, quality visitor experiences should be fostered while providing for natural and cultural resource conservation.

Ansel Adams Gallery complex. The Ansel Adams Gallery complex is situated within the Yosemite Village, along the northern edge of the main pedestrian promenade that links the Yosemite Museum, Visitor Center, and various visitor services. Visitors can view Half Dome, Yosemite Falls, and Glacier Point directly from the complex. The buildings (and their associated functions) that comprise the Ansel Adams Gallery complex include:

- **Ansel Adams Gallery (Building 900A):** a year-round concessioner-operated gallery that sells and displays Ansel Adams art in addition to other artists, featuring black and white photography, color photography, contemporary painting, and etching. The Gallery also sells photo supplies and offers photography education to the public including camera walks, fine print tours, viewing of Ansel Adams films, photography classes and guiding, and photography workshops (NPS 2011c).
- **Family Residence (Building 900B):** currently used as a place of residence for employees of the Gallery.
- **Darkroom (Building 901):** this facility is currently being used for public photography workshops.
- **Duplex (Building 902):** currently used as a place of residence for employees of the Gallery.
- **Upper Residence (Building 904):** currently used as a place of residence for employees of the Gallery.

The Ansel Adams Gallery buildings have maintained the same commercial and residential uses since the mid-1920s and the structures and spaces largely retain their original functions. The primary facilities intended for public use (and therefore contributing to the primary visitor experience) are the Ansel Adams Gallery and the Darkroom. The Family Residence, Duplex, and Upper Residence are therefore not considered further in this section as they do not contribute directly to the visitor experience and services are not used directly by the public. For a detailed description of infrastructure components and services relating to each of the Ansel Adams Gallery buildings, refer to the Park Operations section, as the discussion below is limited to services directly related to the visitor experience.

Fire and Life-Safety

Ansel Adams Gallery (Building 900A) — There are currently no fire sprinklers installed in the Ansel Adams Gallery and it is not considered a requirement per the NFPA or the 2009 International Building Code. In addition, the configuration of the electrical equipment in Building 900A is such that it could potentially cause an electrical short or fire and requires repair (NPS 2011c).

Darkroom (Building 901) — There is currently no fire suppression system installed in the Darkroom. There are currently potentially hazardous conditions relating to the storage of photographic processing chemicals associated with this facility (NPS 2011c).

Accessibility

Ansel Adams Gallery (Building 900A) — The ramp used to provide access to the Ansel Adams Gallery currently requires improvements to bring it up to current codes under Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities (2005), Director's Order #42 (Accessibility for Visitors), Director's Order #16A (Accessibility for Employees), or Memorandum to Regional Directors and Park Superintendents: Disability Access in the National Park Service (2006). There are currently no hand rails and the existing ramp is made of wood and has a steeper slope making entrance into the facility awkward. In addition, the restroom inside of the Ansel Adams Gallery does not provide access under the current accessibility codes listed above as it is too small to allow for upgrades (NPS 2011c).

Darkroom (Building 901) — The existing entrance is not accessible under current codes nor is there an accessible restroom within this facility (NPS 2011c).

Parking Areas and Signage — Currently there are no ADA-accessible paths of travel or parking space for the Duplex and the Darkroom. In addition, there is no adequate signage to signify entrances, restrooms, parking, and paths of travel (NPS 2011c).

Seismic Safety and Structural Integrity

Ansel Adams Gallery (Building 900A) — Structural systems in the Ansel Adams Gallery are currently considered to be inadequate for seismic forces and snow loads, requiring foundation work and repair of decay (NPS 2011c). For detailed information on seismic safety and structural strengthening of the Ansel Adams Gallery buildings, refer to Alternative 1: The No Action Alternative in Chapter 2.

Darkroom (Building 901) — Structural systems within the Darkroom are currently considered to be in good condition (NPS 2011c).

Environmental Consequences – Methodology

The analysis of the type of impact was based on whether there would be a complete loss or change in access to or availability of the Ansel Adams Gallery and Darkroom, a change in the type or amount of visitor services available, a change in code compliance that would affect visitor experience, a change in the quality of visitor experience, or a change in safety.

Beneficial impacts would occur as a result of enhanced visitor participation, quality of visitor experience, and service level. Adverse impacts would occur as a result of reduced visitor participation, quality of visitor experience, and service level. The impact thresholds are as follows.

Impact Intensity Level Definitions

- *Negligible* — Impacts would result no change or little noticeable change in visitor experience.
- *Minor* — Impacts would result in changes in desired experiences but without appreciably limiting or enhancing the overall effect.
- *Moderate* — Impacts would change the desired experience appreciably (i.e., appreciable reduction/increase in the number of participants).
- *Major* — Impacts would eliminate or greatly enhance multiple the desired experience or greatly reduce/increase participation.

Environmental Consequences of Alternative 1 - No Action Alternative

Under the No Action Alternative, rehabilitation of the Ansel Adams Gallery complex would not occur and no repairs would be made with the exception of emergency repairs and routine and periodic maintenance activities. Under the No Action Alternative, the condition of the buildings would continue to deteriorate, and there would continue to be limited ADA accessibility. Visitor experience, services, and safety would remain in their current condition. Overall, the No Action Alternative would result in a local, long-term, minor, adverse impact on visitor experience.

Cumulative Impacts

Several past, present, and foreseeable projects have and would improve visitor experience and services through repairs and improvements to existing facilities. Many past, present, and foreseeable projects would impact the visitor experience including the *Ansel Adams Gallery Building Repairs and Upgrades*, *Yosemite Valley Sanitary Sewer Capitals Improvements*, *Yosemite Valley Visitor Center Upgrades*, *Yosemite Village Post Office Restoration*, and *Yosemite Lodge and Yosemite Village ADA Upgrades*. These actions would when combined with the No Action Alternative would have a cumulative local, short-term, minor, adverse impact and a local, long-term, minor to moderate, beneficial impact on visitor experience, services, and safety.

Environmental Consequences of Alternatives 2, 3, and 4

The proposed actions that may impact visitor experience are generally the same for all action alternatives, with only a few minor exceptions. Therefore, action alternatives are analyzed together.

The rehabilitation of the Ansel Adams Gallery complex would have a local, short-term, minor, adverse impact on visitor experience during the construction period due to noise from the construction, increased traffic from construction personnel, and limited access to construction areas. However, construction would avoid the busy season to the extent possible and would be expected to begin in November of 2014 and last approximately four months. The rehabilitation would also have a local, long-term, minor to moderate, beneficial impact on visitor experience due to the safety and accessibility improvements that would be made. Installation of fire protection equipment and seismic and structural strengthening components would improve the overall safety for visitors. Alternative 3 would have some additional beneficial impacts over Alternatives 2 and 4 with the additional accessibility and safety improvements such as adding handrails and a protective roof to the new ramps for the paths of travel to Building 900A and the Darkroom. In addition, Alternatives 3 and 4 would have additional seismic and wind load protection added to Buildings 900A, 900B, 902, and 904.

Cumulative Impacts

The list of past, current and reasonable foreseeable actions that may have a cumulative impact within the project area would be the same as discussed under the No Action Alternative. Cumulative impacts from these actions combined with the Action Alternatives would have local, short-term, minor, adverse impact and a local, long-term, minor to moderate, beneficial impact on visitor experience, services and safety.

PARK OPERATIONS

Affected Environment

National Park Service. Overall, the National Park Service is responsible for maintaining the infrastructure outside of the land assignment and for providing emergency services, protection, and visitor interpretation. However, the National Park Service does not maintain a physical or operational presence at any of the four Ansel Adams Gallery buildings.

Concessioner. The concessioner is responsible for operating the Gallery and associated Darkroom for the public as well as the residence buildings for the employees of the Gallery. The concessioner is responsible for the retail sales, workshops, tours, and other activities associated with the Gallery. The concessioner is also responsible for maintaining the exterior and interior of the buildings, including seasonal repairs to roofing, painting, and maintenance and repair of mechanical and electrical systems. In addition, the concessioner is responsible for maintaining the parking areas, walkways, and grounds of the four buildings.

Fire and Life-Safety. Currently, all four buildings have fire-detection equipment; however, all buildings require fire alarm upgrades. Building 900A is lacking the necessary illuminated exit signs, a traditional fire alarm panel, fire alarm pull stations, and fire alarm horn/strobe devices that would normally be provided in such public spaces. There is at least one stand-alone smoke detector, but it appears to be residential style and not connected to the security alarm panel with the heat detectors. In addition, none of the buildings have sprinkler systems. The configuration of the electrical equipment for Building 900 is such that it could potentially cause an electrical short or fire and needs to be reconfigured (NPS 2011c).

Energy Conservation and Building Performance. Executive Order 13123, *Greening the Government through Efficient Energy Management*, calls for federal agencies to improve energy efficiency of their facilities. The Ansel Adams Gallery buildings are in need of some updates to their exterior envelopes in order to make them more energy efficient (NPS 2011c).

The National Park Service has hosted or participated in numerous regional and interagency workshops in the past to discuss climate change impacts and management strategies. In 2004, the National Park Service initiated the Climate Friendly Parks Program, which promotes sustainable park operations and the formation of climate action plans to reduce greenhouse gas emissions. Approximately 60 parks currently participate, including Yosemite National Park. In addition, the National Park Service created a Climate Change Response Steering Committee that helps to foster communications, offer recommendations, and serve as an advisory board on climate change.

Yosemite National Park has become one of a handful of U.S. parks to become a “Climate Friendly Park.” The park obtained this designation by holding a Climate Friendly Parks workshop; conducting a baseline greenhouse gas emissions inventory; developing a Climate Action Plan; and has created an education program for its park staff, visitors, and community members on climate change. The objective of the Yosemite National Park Climate Action Plan is to identify actions that the park can undertake to reduce greenhouse gas emissions and address climate change. The plan recommends three main strategies to accomplish these goals: reduce fuel use and greenhouse gas emissions from park facilities and operations, increase climate change outreach and education efforts, and perform subsequent emission inventories to evaluate progress and inform the park and public in developing future emission mitigation actions.

The energy consumption numbers listed below includes operation at the Ansel Adams Gallery buildings. The annual energy consumption for 2010 was:

- Electricity: 66,900 kilowatts (FY 2010)
- Propane: 1,200 gallons
- Water: 99,000 gallons
- Sewer: less than 99,000 gallons

Walls — Buildings 900B, 902, and 904 require new sheathing and wall opening straps as well as a weather resistant barrier. Building 901 currently does not have insulation, while all other buildings are in need of new insulation to achieve an R-value of 13.

Windows — Historic windows are currently not insulated and are in need of new weather seals.

Roofs — All four of the buildings are in need of new insulation above the ceilings to achieve an R-value of 30.

Accessibility

Building 900A — Currently the existing ramps and stairs that access the two exterior entrances are not up to current code. New compliant handrails, landings, and slopes need to be incorporated to bring them up to code. The restroom is currently not ADA accessible.

Building 901 — The entrance to the south door is not ADA accessible and there currently is no accessible path of travel from an accessible parking space. In addition, the existing restroom is not ADA accessible.

Building 902 — Currently there is no ADA accessible dwelling unit with accessible living space or bathroom. In addition, an accessible path of travel from an accessible parking space is not available.

Buildings 900B and 904 — No upgrades required.

Parking Areas and Signage — Currently there are no ADA accessible paths of travel or parking spaces for the Duplex and the Darkroom. In addition, there is no adequate signage to signify entrances, restrooms, parking, and paths of travel (NPS 2011c).

Seismic Safety and Structural Integrity. Currently the structural systems for Buildings 900A and 900B are inadequate for seismic forces and snow loads. Decay is present in some structural members of Building 900A such as beams and poles. In addition, the stone masonry chimney is not braced properly. The foundation, foundation posts, roof rafters, and floor beam and joists of Buildings 900B, 902, and 904 currently are not adequate. For detailed information on seismic safety and structural strengthening of the Ansel Adams Gallery buildings, refer to Alternative 1: The No Action Alternative in Chapter 2.

Mechanical and Electrical Systems

Mechanical Systems — Over the years, the mechanical systems serving the Ansel Adams Gallery buildings have consisted of a number of systems and system types that have been maintained, modified, and improved. As the buildings and the systems age, maintenance requirements and emergency repairs have increased. The mechanical systems for Buildings 900 and 901 currently appear to be serviceable and approximately 10 years old. However, the galvanized plumbing in Building 900 will most likely need replacement soon. The mechanical systems for Buildings 902 and 904 are outdated and their useful lives have been passed (NPS 2011c).

Building 900 currently has a single, propane fired, electric cooling rooftop unit that is 10 years old and continues to be serviceable. Building 901 currently has a recently installed variable refrigerant volume, multi-zone, air source heat pump system that is currently working well. Buildings 902 and 904 currently have no air conditioning and have electric heaters that appear to be ineffective (NPS 2011c).

Electrical Systems — Both Buildings 900 and 901 are currently fed from a 225 kilovolt-ampere transformer located just to the east of the Gallery. The Gallery itself is served by two electrical

panels that are outdated. The Gallery space has experienced power problems in the past, with lamps burning out too fast and computer equipment power supplies breaking down on a regular basis. A transient voltage surge suppression device, isolation transformer, and voltage monitor device have been installed at the electric panel in an effort to track and fix the past problems. Building 901 contains more modern electrical infrastructure than the Gallery. Buildings 902 and 904 are currently fed through a recently installed overhead service line that emanates from a transformer at the east side of the driveway (NPS 2011c).

Underground Utilities. Currently each structure does not have its own separate sewer service and separate metered water service, with adequate separation from sewer services. In addition, not all of the fire hydrants are placed in proximity to the structures as directed by the Fire Marshall. Drainage is not always directed away from the existing structures and walkways (NPS 2011c).

Environmental Consequences – Methodology

Impacts on park operations were considered in order to disclose the degree to which implementation of the alternative would affect park management strategies, methods, and costs, including staffing.

Impact Intensity Level Definitions

- *Negligible* — Impacts on park operations would be largely unnoticed by staff and the visiting public. Existing programs and activities would remain essentially unchanged. With negligible impacts, there would not be a measurable difference in costs from existing levels.
- *Minor* — Park operations would be affected, but the impacts would be limited in scope and not generally noticed by visitors. Increases or decreases in the park's operating costs and staffing workload would require some realignment of funds, but would not require substantial changes in the park's overall operating budget. With minor impacts, measurable additions or reductions in cost would be less than 10 percent of existing levels.
- *Moderate* — Park operations would be measurably affected, and the impacts would be noticeable to some visitors. Increases or decreases in the park's operating costs and/or workload would require realignment of funds and would alter the scope or quality of some programs. With moderate impacts, additions or reductions in cost would be between 10 and 20 percent of existing levels.
- *Major* — Impacts on park operations would be widespread and readily apparent to most visitors. Increases or decreases in operating costs and/or workload would require substantial changes in funding allocation and would alter the scope and quality of multiple programs or basic operational activities. With major impacts, additions or reductions in cost would exceed 20 percent of existing levels.

Type of Impact — Impacts were evaluated in terms of whether they would be beneficial or adverse to park operations. Adverse impacts represent an increase in operating costs or management activities. Beneficial impacts represent a decrease in operating costs or management activities.

Environmental Consequences of Alternative 1 - No Action Alternative

Under the No Action Alternative, rehabilitation of the Ansel Adams Gallery complex would not occur and no repairs would be made with the exception of emergency repairs and routine and periodic maintenance activities. Under the No Action Alternative, the condition of the buildings would continue to deteriorate, energy consumption would remain higher than needed due to lack of adequate insulation and energy efficient windows, and there would continue to be limited ADA accessibility. Park operations would remain in their current condition. Costs associated with operation and maintenance of the buildings would be expected to increase over time as well. Overall, the No Action Alternative would result in a local, long-term, minor to moderate, adverse impact on park operations.

Cumulative Impacts

Several past, present, and foreseeable projects would improve park operations through repairs and improvements to existing facilities. In addition, several of these projects would have adverse impacts to park concessioners as a result of the temporary disturbance and interruptions of their services during construction. Past, present, and foreseeable projects that would impact park operations include the *Ansel Adams Gallery Building Repairs and Upgrades*, *Yosemite Valley Sanitary Sewer Capitals Improvements*, *Yosemite Valley Visitor Center Upgrades*, *Yosemite Village Post Office Restoration*, and *Yosemite Lodge and Yosemite Village ADA Upgrades*. These actions when combined with the No Action Alternative would have a cumulative local, short-term, minor, adverse impact and a local, long-term, minor to moderate, beneficial impact on park operations.

Environmental Consequences of Alternatives 2, 3, and 4

The proposed actions that may impact park operations are generally the same for all action alternatives, with only a few minor exceptions. Therefore, action alternatives are analyzed together.

The rehabilitation of the Ansel Adams Gallery complex would have a local, short-term, minor, adverse impact on park operations during the construction period due to increased costs for the rehabilitation. However, the rehabilitation would have a local, long-term, minor to moderate, beneficial impact on park operations due to the improvements that would be made by decreasing future maintenance and repair costs on the buildings. Installation of fire protection equipment and seismic and structural strengthening components would improve the overall safety for staff and visitors. Alternative 3 would have some additional beneficial impacts over Alternatives 2 and 4 with the additional accessibility and safety improvements such as adding handrails and protective roof to the new ramps for the Building 900A and Darkroom path of travel. In addition, Alternatives 3 and 4 would have additional seismic and wind load protection added to Buildings 900A, 900B, 902, and 904. Furthermore, energy consumption would decrease under Alternative 4 due to the addition of weather stripping around the windows and decrease under Alternatives 3 and 4 due to the addition of insulation in the walls and floors.

Cumulative Impacts

The list of past, current and reasonable foreseeable actions that may have a cumulative impact within the project area would be the same as discussed under the No Action Alternative. Cumulative impacts from these actions combined with the Action Alternatives would have local,

short-term, minor, adverse impact and a local, long-term, minor to moderate, beneficial impact on park operations.

CHAPTER 4: CONSULTATION AND COORDINATION

This chapter presents a review of all consultation and coordination efforts undertaken for the Ansel Adams Gallery Complex Rehabilitation Environmental Assessment.

PROJECT SCOPING HISTORY

Public scoping comments were used to assist the park in developing a range of reasonable and feasible project alternatives that meet the purpose and need, including a No Action Alternative, and then analyzing the environmental impacts of each alternative in the environmental assessment. A 30-day public scoping period for the Ansel Adams Gallery complex rehabilitation project was conducted from July 20, 2011 through September 2, 2011. Two public open houses were held to inform interested parties about the proposed project and solicit comments from members of the public in order to understand the spectrum of concerns, interests, and issues that should be considered in the planning process. These meetings were held at the Visitor Center Auditorium in Yosemite Valley from 1 p.m. to 4 p.m. on July 20, 2011 and August 31, 2011. Comments were invited for submission by mail, fax, email, through the PEPC system, and on comment forms that were made available during public scoping meetings. During the scoping period, nine comment letters were received, generating 13 individual substantive comments.

The following issues and concerns were identified during the public scoping process:

- Safety improvements are necessary including pathways.
- Increase energy efficiency by replacing windows and doors, upgrading plumbing, and improving the mechanical systems.
- Use restored residences for a museum or meeting space/workshop center.
- Need back up power supply such as a permanent generator.
- Concern for the potential impact to American Indian resources.
- Concern that repair and rehabilitation will lessen the building's historic character.

Agency Consultation

USFWS. The Endangered Species Act of 1973, as amended (16 USC 1531 et seq.) requires all federal agencies to consult with the USFWS to ensure that any action authorized, funded, or carried out by the agency does not jeopardize the continued existence of listed species or critical habitat. The National Park Service obtained a list of federally listed endangered and threatened species that may be present in the Ansel Adams Gallery complex project area in December 2011 from the USFWS. No federally listed threatened or endangered species, candidate species, or designated critical habitats occur within the project area. The USFWS will receive a copy of this environmental assessment for review.

Historic Preservation Agencies. During the initial phases of project planning in 2011, the National Park Service determined that the proposed rehabilitation project would have the potential to affect the Yosemite Valley Historic District and the Yosemite Village Historic District. Accordingly, the park initiated consultation with the California SHPO and the ACHP in November 2011.

During the development of the comprehensive rehabilitation plan, the National Park Service consulted with the SHPO and the ACHP pursuant to the regulations at 36 CFR Part 800 for implementing section 106 of the NHPA of 1966, as amended (16 USC 470f).

California State Historic Preservation Officer — The National Park Service initiated consultation with the SHPO in September 2011 in accordance with the park's *Programmatic Agreement Among the National Park Service at Yosemite, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Planning, Design, Construction, Operations, and Maintenance, Yosemite National Park, California* (NPS 1999). Because of the importance of the project, the SHPO requested the National Park Service consult in accordance with the standard section 106 review process (36 CFR Part 800), to which the park agreed.

In November 2011, the National Park Service requested the concurrence of the SHPO on the proposed APE and identification and evaluation of historic properties. The SHPO concurred with the proposed APE in December 2011. At this time, the SHPO also requested a fuller description of the undertaking, clarification on the identification and evaluation of historic properties, and a copy of the project schematic design drawings.

In February 2012, the National Park Service submitted revised descriptions of the undertaking, identification of historic properties, and evaluation of historic significance for SHPO review and concurrence. In addition, the park also provided the SHPO with the Ansel Adams Gallery 95% draft Historic Structures Report and 95% draft Cultural Landscape Report. Two months later, in April 2012, the National Park Service submitted the 75% site design drawings and interim archeology report for SHPO consideration and review.

In August 2012, the National Park Service requested SHPO concurrence on the revised descriptions of the undertaking and identification of historic properties affected, and any comments on the schematic design. The SHPO concurred with the identification of historic properties in November 2012. At this time, the SHPO also provided comments on the schematic design, including options related to exterior envelope, fire/life/safety, accessibility, and utility system improvements.

In February 2014, the National Park Service sent correspondence to the SHPO requesting concurrence on the park's No Adverse Effect determination and review of the 80% construction documents. This correspondence included responses to SHPO comments on the schematic design documents and transmitted the *Final Archeological Testing and Evaluation for the Ansel Adams Gallery Complex Rehabilitation*. The park is pending a response from SHPO and will update the final consultation status in the decision document for this project.

Advisory Council on Historic Preservation — The National Park Service initiated consultation with the ACHP in November 2011. The ACHP subsequently acknowledged receipt of National Park Service communication and requested that the National Park Service notify the ACHP in the event of a determination of adverse effect and provide adequate documentation for review.

American Indian Consultation. During initial planning phases for the project, the National Park Service determined that the rehabilitation project had the potential to affect historic properties with religious and cultural significance to American Indian tribes. Accordingly, the National Park Service initiated consultation with the seven traditionally associated American Indian tribes and groups.

Consultation with these tribes and groups regarding this planning effort was initiated in July 2011 through written correspondence. Tribes contacted included the federally recognized Tuolumne Band of Me-Wuk Indians, the federally recognized Bishop Paiute Tribe, the federally recognized North Fork Rancheria of Mono Indians of California, the federally recognized Bridgeport Indian Colony, Mono Lake Kutzadika Tribe, the federally recognized Picayune Rancheria of the

Chukchansi Indians, and the American Indian Council of Mariposa County, Inc. The National Park Service staff met with a Picayune Rancheria of Chukchansi Indians representative to review drawings for the proposed utility work and to respond to questions received from the tribe in October 2011. All of the tribes were invited to an informational meeting and site visit in Yosemite Valley, which was held on January 5, 2012.

In addition, American Indian tribes and groups were provided a copy of the draft research design for the archeological investigation of the Ansel Adams Gallery site in October 2012. A representative of the American Indian Council of Mariposa County, Inc. participated in the archeological excavations as a tribal cultural monitor, and all seven tribes and groups received both draft and final versions of the archeological report. The seven American Indian tribes and groups were also provided copies of the Value Analysis report and 80% construction documents in February 2014 for review and comment. (Note to Reader: Summary of comments will be added after they are received.)

The traditionally associated American Indian tribes and groups will also receive copies of this environmental assessment for review and comment. Consultation and partnering will continue throughout the planning and implementation of the Ansel Adams Gallery complex rehabilitation project.

Future Information

Updated information about various aspects of the Ansel Adams Gallery complex rehabilitation project will be periodically distributed via newsletters, mailings, the Yosemite National Park web site (http://www.nps.gov/yose/parkmgmt/adams_gallery.htm), and regional and local news media.

There will be a 30-day public comment period on this environmental assessment. Please refer to the project website or PEPC for the review and comment period close date.

Readers are encouraged to submit comments electronically through the NPS PEPC system. A link to PEPC can be found on the project web site, above, or directly at <http://www.parkplanning.gov/AnselAdamsEA>.

Written comments regarding this document should be directed to:

Superintendent, Yosemite National Park
ATTN: Ansel Adams EA
P.O. Box 577
Yosemite, California 95389
Fax: 209-379-1294

To request a printed copy of this environmental assessment (available in limited quantity), please email: Yose_Planning@nps.gov.

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CHAPTER 5: LIST OF PREPARERS

Name	Responsibility	Education	Years of Experience
National Park Service			
Renea Kennec	Environmental Protection Specialist	B.S. Natural Resources	31 NPS
Madelyn Ruffner	Compliance Program Branch Chief	M.P.P. Public Policy	9 NPS 3 Other
Bill Rust	Civil Engineer, Project Management Division	M.S. Civil Engineering B.S. Civil Engineering	28 NPS 10 Private
Laura Kirn	Branch Chief in Anthropology and Acting Branch Chief in History, Architecture and Landscapes Program	M.A. Historic Preservation B.S. Anthropology	29 NPS
Shawn Lingo	Former Historical Architect	M.S. Historic Preservation B.S. Art History	3 NPS 2 Private
Paul Stephens	Historical Architect	M.S. Architectural History B.S. History and Architecture	1 NPS 28 Private
Kimball Koch	Acting Historic Preservation Officer	M. Landscape Architecture	24 NPS
Annette Catamec	Former Concessions Management Specialist	B.S. Park Administration	33 NPS
Scott Jackson	Archeologist	B.A. Anthropology	23 NPS
Don Coffman	Fire Marshall		27 NPS
Tony Brochini	Facilities Liaison	2 years of undergraduate studies	34 NPS
Architectural Resources Group			
Stephen Varneth, FAIA, LEED AP	Principal in Charge, Design Consultant	B.A. Architecture	35
Kitty Vieth, AIA, LEED AP	Project Manager, Design Consultant	M.A. Architecture M.S. Historic Preservation B.A. Architecture	19
Cardno TEC, Inc.			
Kate Bartz	Project Manager	M.S./M.L.A. Landscape Architecture & Environmental Planning B.S. Environmental Studies	10 Public 15 Private
Amanda Stevens	Wildlife, Special Status Species, Visitor Experience, Park Operations	M.S. Fire Ecology B.S. Wildlife Ecology and Conservation	8 Private 2 Public
Lori Thursby	Historic Properties	M.A.H. Architectural History B.E.D. Environmental Design in Architecture	17 Private
Kim Wilson	Administrative Record	High School Diploma	25 Private
Jason Harshman	GIS	B.A. Geography	3 Public 3 Private

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CHAPTER 6: GLOSSARY AND ACRONYMS

GLOSSARY

Term	Definition
Affected environment	Existing natural, cultural, and social conditions of an area that are subject to change, both directly and indirectly, as a result of a proposed human action.
Alternatives	Sets of management elements that represent a range of options for how, or whether to proceed with a proposed project. An environmental assessment analyzes the potential environmental and social impacts of the range of alternatives presented, as required under the National Environmental Policy Act (NEPA).
Archeological resources	Historic and prehistoric deposits, sites, features, structure ruins, and anything of a cultural nature found within, or removed from, an archeological site.
Area of potential effects (APE)	The geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist. The area of potential effects is influenced by the scale and nature of the undertaking and may be different for different kinds of effects caused by the undertaking.
Best management practices	Effective, feasible (including technological, economic, and institutional considerations) conservation practices and land- and water-management measures that avoid or minimize adverse impacts to natural and cultural resources. Best Management Practices may include schedules for activities, prohibitions, maintenance guidelines, and other management practices.
CEQ Regulations	The Council on Environmental Quality (CEQ) was established by the National Environmental Policy Act (NEPA) and given the responsibility for developing federal environmental policy and overseeing the implementation of NEPA by federal agencies.
Cultural landscape	"A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." There are four general types of cultural landscapes, not mutually exclusive: <i>historic sites</i> , <i>historic designed landscapes</i> , <i>historic vernacular landscapes</i> , and <i>ethnographic landscapes</i> . (Preservation Brief 36)
Cultural Landscapes Inventory	The Cultural Landscapes Inventory (CLI) is a database containing information on the historically significant landscapes within the National Park System. This evaluated inventory identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management.
Cultural Landscape Report	A Cultural Landscape Report (CLR) is the primary report that documents the history, significance and treatment of a cultural landscape. A Cultural Landscape Report evaluates the history and integrity of the landscape including any changes to its geographical context, features, materials, and use. Cultural Landscape Reports are often prepared with a change to a landscape is proposed. In such instances, a Cultural Landscape Report can be a useful tool to protect the landscape's character-defining features from undue wear, alteration or loss, and can provide managers, curators, and others with information needed to make management decisions. (Preservation Brief 36)

Term	Definition
Environmental assessment	A public document required under the National Environmental Policy Act (NEPA) that identifies and analyzes activities that might affect the human and natural environment. An environmental assessment is a concise public document which provides sufficient evidence and analysis for determining whether to prepare an Environmental Impact Statement, aids an agency's compliance with NEPA when no Environmental Impact Statement is necessary, and it facilitates preparation of an Environmental Impact Statement when one is necessary.
Environmental consequences	This section of an environmental assessment describes the impacts a proposed action would have on resources. Direct, indirect, and cumulative impacts, both beneficial and adverse, are analyzed. The context, duration, and intensity of impacts are defined and quantified as much as possible.
Environmentally preferable alternative	The environmentally preferable alternative is the alternative within the range of alternatives presented in an environmental assessment that best promotes the goals of the National Environmental Policy Act (NEPA). In general, this is the alternative causes the least damage to the environment and best protects natural and cultural resources. In practice, one alternative may be more preferable for some environmental resources while another alternative may be preferable for other resources.
Facilities	Buildings and the associated supporting infrastructure such as roads, trails, and utilities.
Finding of No Significant Impact (FONSI)	The public document describing the decision made on selecting the "preferred alternative" in an environmental assessment. See "environmental assessment."
Historic building	For the purposes of the National Register of Historic Places, a building can be a house, barn, church, hotel, or similar construction, created principally to shelter human activity. "Building" may also refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
Historic district	A historic district is an area which possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. To be eligible for the National Register of Historic Places, a district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values.
Historic property	A historic property is any prehistoric or historic building, site, district, structure, or object that is included in, or eligible for inclusion in, the National Register of Historic Places. Types of historic properties can include archeological sites, historic cultural landscapes, and traditional cultural properties (listed as sites, buildings, or districts).
Historic site	A historic site is the location of significant event which can be prehistoric or historic in nature. It can represent activities or buildings (standing, ruined, or vanished). It is the location itself which is of historical interest in a historic site, and it possesses cultural or archeological value regardless of the value of any structures that currently exist on the location. Examples of sites include shipwrecks, battlefields, campsites, natural features, and rock shelters.
Historic structure	For the purposes of the National Register of Historic Places, the term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Examples of structures include bridges, gazebos, and highways.

Term	Definition
Historic Structure Report	"A Historic Structure Report (HSR) is prepared whenever there is to be a major intervention into historic structures or where activities are programmed that affect the qualities and characteristics that make the properties eligible for the National Register of Historic Places. The report consists of the collection, presentation, and evaluation of anthropological/archeological, historical, and architectural/engineering research findings on a historic or prehistoric structure, and their setting, and makes recommendations for treatment consistent with their significance, integrity, condition, and programmed use. It analyzes and records all periods of construction (not just "significant" periods), modifications, source materials, building techniques, other evidence of use, and setting. (Director's Order 28)"
Implementation plan	Implementation plans, which tier off of programmatic plans (like the General Management Plan) and focus on how to implement an activity or project needed to achieve a long-term goal. Implementation plans may direct specific projects as well as ongoing management activities or programs. They provide a more extensive level of detail and analysis than do general management plans. Implementation plans are required to undergo NEPA review.
Impairment	Impairment is an impact that, in the professional judgment of the responsible National Park Service manager, would harm the integrity of park resources or values, including opportunities that would otherwise be present for the enjoyment of those resources or values. No actions that could lead to this condition are allowed to be considered for implementation.
Mitigation	Activity that would avoid, reduce the severity of, or eliminate an adverse environmental impact.
National Environmental Policy Act (NEPA)	The federal act that requires the development of an Environmental Impact Statement for federal actions that might have substantial environmental, social, or other impacts.
National Park Service Management Policies	A policy is a guiding principle or procedure that sets the framework and provides direction for management decisions. National Park Service policies are guided by and consistent with the Constitution, public laws, Executive proclamations and orders, and regulations and directives from higher authorities. Policies translate these sources of guidance into cohesive directions. Policy direction may be general or specific. It may prescribe the process by which decisions are made, how an action is to be accomplished, or the results are to be achieved. The primary source of National Park Service policy is the publication <i>Management Policies 2006</i> . The policies contained therein are applicable Servicewide. They reflect National Park Service management philosophy. Director's Orders supplement and may amend Management Policies. Unwritten or informal "policy" and people's various understandings of National Park Service traditional practices are never relied on as official policy.
No Action Alternative	The alternative in a plan that proposes to continue current management direction. No action means the proposed activity would not take place, and the environmental effects resulting from taking no action would be compared with the effects of permitting the proposed activity or an alternative activity to go forward.
Organic Act	In 1916, the National Park Service Organic Act established the National Park Service in order to "promote and regulate use of parks..." and defined the purpose of the national parks as "to conserve the scenery and natural and historic objects and wild life therein and to provide for the enjoyment of the same in a manner and by such means as will leave them unimpaired for the enjoyment of future generations." This law provides overall guidance for the management of Yosemite National Park.

Term	Definition
Planning	An interdisciplinary process for developing short-term and long-term goals for visitor experience, resource conditions, and facility placement.
Preferred Alternative	The Preferred Alternative is the alternative within the range of alternatives presented in an environmental assessment that the agency believes would best fulfill the purpose and need of the proposed action. While the Preferred Alternative is a different concept from the environmentally preferable alternative, they may also be one and the same for some environmental assessments.
Programmatic plan	Programmatic plans establish broad management direction for Yosemite National Park. The 1980 General Management Plan is a programmatic plan with a purpose to set a “clearly defined direction for resource preservation and visitor use” and provide general directions and policies to guide planning and management in the park. Programmatic plans are required to undergo NEPA review.
Public comment process	The public comment process is a formalized process required by the National Environmental Policy Act (NEPA) in which the National Park Service must publish a Notice Of Availability in the Federal Register which provides public notice that a draft environmental assessment and associated information, including scoping comments and supporting documentation, is available for public review and input pursuant to the Freedom Of Information Act.
Rehabilitation	The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.
Special status species	Species of plants or wildlife that receive special protection under state and/or federal laws (also referred to as “listed species” or “endangered species”), and state, local, and park sensitive species that may not be protected by law.
Traditional cultural resource	Any site, structure, object, landscape, or natural resource feature assigned traditional, legendary, religious, subsistence, or other significance in the cultural system of a group traditionally associated with it.
Traditional cultural property	Traditional cultural resource that is eligible for or listed in the National Register of Historic Places as a historic property
Treatment	Work carried out to achieve a historic preservation goal. The four primary treatments are preservation, rehabilitation, restoration, and reconstruction (as stated in the Secretary of the Interior’s Standards for the Treatment of Historic Properties).
Visitor experience	The perceptions, feelings, and reactions a park visitor has in relationship with the surrounding environment.
Visitor use	Refers to the types of recreation activities visitors participate in, numbers of people in an area, their behavior, the timing of use, and distribution of use within a given area.

ACRONYMS

Acronyms	
Text	
ABA	Architectural Barriers Act of 1968
ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
AIRFA	American Indian Religious Freedom Act of 1978
ARG	Architectural Resources Group
ARPA	Archeological Resources Protection Act of 1979
CDFG	California Department of Fish and Game
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CLR	Cultural Landscape Report: The Ansel Adams Gallery
HSR	Historic Structures Report: The Ansel Adams Gallery
NAGPRA	Native American Graves Protection and Repatriation Act of 1990
National Register	National Register of Historic Places
NEPA	National Environmental Policy Act
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NPS	National Park Service
PEPC	Planning, Environment, and Public Comment
RHAA	Royston Hanamoto Alley & Abey
SHPO	State Historic Preservation Officer
USC	United States Code
USFWS	United States Fish and Wildlife Service
VA	Value Analysis

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APPENDIX A: CUMULATIVE PROJECTS

PAST ACTIONS

General Management Plan

Plan Completed: 1980

Description. This plan provides the overall framework for managing Yosemite National Park. The plan outlines five broad goals for Yosemite:

1. To restore and maintain natural, terrestrial, aquatic, and atmospheric ecosystems so they may operate essentially unimpaired;
2. To preserve, protect, and re-establish scenic resources;
3. To preserve, re-establish, or protect significant cultural resources (historic and prehistoric);
4. To assist all people in understanding, enjoying, and contributing to the preservation of the natural, cultural, and scenic resources; and
5. To maintain a safe, functional, and orderly environment that provides compatible opportunities for resource preservation and enjoyment by visitors and employees.

The Comprehensive Management Plan for the Merced and Tuolumne Wild and Scenic Rivers will amend the General Management Plan as needed.

Yosemite Valley Sanitary Sewer Capital Improvements

Project Completed: 2007

Description. The Sanitary Sewer Capital Improvement project generally repaired or replaced sewer lines in their existing location, and the work was covered by the East Yosemite Valley Utilities Improvement Plan Environmental Assessment. However, there were seven locations where the existing sewer could not be repaired in place. Pipe needed to be relocated to avoid trees and buildings that are on the line and to improve functionality. One of these locations was at the Ansel Adams Gallery complex, Building 901, where the existing line ran beneath a large oak tree and took a needless jog. The work involved constructing a new sewer line running directly south, thereby avoiding the oak, as well as creating a more direct routing.

Yosemite Valley Visitor Center Exterior Accessibility Upgrade

Project Completed: 2008

Description. This project involved: a) demolishing broken asphalt and concrete at the Yosemite Valley Visitor Center restroom, and the old walk and ramp at the nearby West Auditorium, and removing the debris from the park; b) forming and pouring new 5-foot-wide concrete access routes (replacing the ramp with a 5-foot-wide walk); c) constructing a new 5-foot-wide access route on the front side of existing parking stalls between the Park Headquarters building and the Valley District building (access routes were designed to comply with the Uniform Federal Accessibility Standards requirement to not exceed 5 percent maximum running slope and 2 percent maximum cross-slope); d) installing a cedar split rail fence to protect the cultural site located near walkway to the restroom.

Yosemite Village Post Office Exterior Restoration

Project Completed: 2010

Description. This project restored the exterior of the 1925 Village Post Office, which included removal of approximately 3,200 square feet of artificial siding added to the upper level exterior walls in the 1950s. The wood shake siding on the upper level walls was restored and the stone veneer on the lower level exterior was stabilized as well as painting and staining of exterior surfaces. All work was guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The material that was removed was non-friable and contains very low levels of asbestos; the possibility of exposure was very remote when removal included no breaking and using wet methods in containment. The park Safety Officer approved the concept of the project being undertaken using day labor with proper safety precautions. The park Safety Officer made specific recommendations, as follows for the removal method and protection practices that were detailed in the Safety Plan provided as part of the approval package:

- The non-friable asbestos containing transite siding was moistened with water to eliminate dust prior to the removal of the fasteners that released the tiles from the wall without breaking them.
- The removed siding tiles were placed directly into disposal bags before being placed into the containment dumpster and burrito wrapped for transportation to the disposal site.
- The replacement shakes were fire treated as requested by Yosemite's park Fire Marshal.
- All removal work was done in a containment area built around the platform of the boom lift or scaffolding.
- A 500 square foot staging area for the disposal dumpster and material was required. A suitable area in the parking lot behind the Post Office was identified and approved by the Postmaster. Informational signage was posted on site for the public to learn about the project and cautionary signage was placed on temporary fencing around the day's work area to exclude pedestrian traffic from active areas. Exclusion zones were only in effect during work hours.

Planning this project required consulting individuals and offices that are responsible for the management, maintenance, occupation, and safety of the post office building. The project did not start until after Labor Day when visitation declines. There was always access to the lobby through more than one of the four available doors.

Ansel Adams Gallery Residential Repairs

Project Completed: 2010

Description. The Ansel Adams Gallery, owned and managed by Matthew Adams, operates as a National Park Service concessioner. Per the terms of the concession contract, the Ansel Adams Gallery is assigned to five historic structures located near the Visitor Center in Yosemite Valley. Each of the residential buildings needed significant repair. Several impending projects were identified to protect the integrity of the structures and improve the living conditions of the staff that are employed by the Ansel Adams Gallery. The two buildings selected for this project (900B and 902-A/B) needed immediate repair. Ongoing consultation with the park Historical Architect took place as needed to ensure that all work performed was consistent with the requirements of the National Park Service.

Work Site 1 - Building 900B Family Residence

Bathroom Work Statement: The project involved a complete renovation of the bathroom that included the following: bringing plumbing and electrical infrastructure to code; replacing all fixtures; replacing wall, floor, and ceiling coverings; and repairing floor joists as necessary. All new fixtures were chosen for quality and conformity with other historic elements of the building.

Specific proposed actions included:

- The existing sink faucet, drain, and plumbing fixtures were removed and replaced with new operable fixtures and infrastructure. Existing sink and wall-surround remained.
- The existing light fixtures (recent, non-historic) at the sink were removed and replaced with low profile lighting that allows the mirrored cabinet to open properly.
- The existing toilet was removed to allow repair work to floor joists, replaced with a low-water volume fixture, and reused in another bathroom.
- The existing bathtub was temporarily removed to allow access to deteriorated subfloor for repair. The bathtub faucet, drain, shower, and plumbing piping were replaced with new up-to-code infrastructure from below the floor structure up. The tub was reset in same location and configuration, after repair.
- Floor joists were repaired, as necessary, while the floor was exposed to allow replacement/repair of the plumbing infrastructure.
- Subflooring was patched or replaced, as necessary, in kind with same dimension lumber.
- Wall and ceiling coverings were allowed to remain, except the reinforced fiberglass paneled tub surround; to be replaced with new appropriate water resistant materials. The existing blown-in ceiling insulation was removed and replaced with fiberglass batt insulation. Exposed electrical infrastructure not meeting code was replaced with materials to meet regulations.
- All walls, ceilings, and cabinets were painted to match the existing antique white surface. Any potential lead-based paint was encapsulated. Removal of encapsulated paint is considered non-toxic and can be disposed of normally.
- The existing floor covering was replaced with linoleum.

Utility Closet Work Statement: This project affected the repair of the floor and subfloor and replaced the existing HVAC unit with a modern, energy efficient unit. The existing water heater, which was replaced within the last five years, was removed during the work and returned to its location after the repairs were completed.

Specific proposed actions included:

- A licensed air conditioning contractor drained the Freon from the existing propane HVAC unit; the Freon was properly disposed of outside the park. The HVAC unit was replaced by a modern, high-efficiency unit. The unit was placed to maximize space efficiency within code access requirements. Sheet metal attachments to the existing ductwork was replaced as necessary.
- Floor joists were repaired as necessary.
- Subflooring was replaced in kind with same dimension lumber, as necessary.
- Plumbing supply to and from the water heater was replaced as necessary.
- Existing floor covering was replaced with linoleum.

Kitchen Work Statement: This project resulted in a renovation of the kitchen, while keeping the historic elements intact and replacing non-historic elements (where possible) with elements of similar design.

Specific proposed actions included:

- Replaced the existing sink and dishwasher unit with a sink and non-historic, non-original lower cabinet to the right of sink unit. In the lower cabinet and opening created by removal of sink/dishwasher unit and non-original lower cabinet, a new replacement lower cabinet was milled that matches remaining existing cabinetry. Included a slot for a dishwasher and a countertop sink in cabinetry. Installed new plastic laminate countertop to be complementary with new linoleum floor color and design. Installed the countertop in the same way as existing with stainless steel edge and corner trim. Included a 4-inch backsplash of same plastic laminate material.
- The plumbing (supply and waste) was removed and replaced with modern material and fixtures.
- The existing wall cabinet on the north end of the west wall was replaced with a custom cabinet that emulates the existing historic upper cabinets. New cabinetry, including pulls, was matched to the existing face-frame cabinets and door style.
- The east, north, and west wall covering was retained. Existing ceiling-mounted fixtures remained. Blown-in insulation was removed and replaced with batt insulation.
- All walls, ceilings, and fixtures were painted antique white to match existing color. Any potential lead-based paint was encapsulated. Removal of encapsulated paint is considered non-toxic and was disposed of normally.
- The existing red brick-patterned floor covering was removed and replaced with linoleum representative of the 1940–50s.

Work Site 2 Building 902-A/B Employee Residence Duplex

Building 902-A has no foundation and was constructed in the 1930s for seasonal use and has never been retrofitted for winter use. Insulation is non-existent and walls/windows are drafty. The floors slop and/or sag.

Kitchen Work Statement: This project replaced the heat-reflecting material under the wood burning stove.

Specific proposed actions included:

- The fireproof heat shields for the wood burning stove were repaired or replaced as necessary.

Entry Work Statement: This project replaced the front door, repaired the flooring and subflooring at the entryway, and replaced the front steps and landing to meet code.

Specific proposed actions included:

- The existing flooring and subflooring were removed and replaced with Hardie Board-type substrate and new neutral-color integral 8 x 8 x 3/8-inch non-slip flooring tile with grout joints in a complementary color.

Building 902-B has no foundation and was constructed in the 1930s for seasonal use and has never been retrofitted for winter use. Insulation is non-existent and walls/windows are drafty. The floors slope and/or sag.

Bathroom Work Statement: The project involved a partial renovation of the bathroom, bringing the plumbing infrastructure to code. The existing shower and shower fixtures would remain as they are. New fixtures were chosen for quality and conformity with other historic elements of the building.

Specific proposed actions included:

- The existing sink, faucet, drain, and plumbing supply fixtures were removed and replaced with modern fixtures and aquatex piping.
- The existing toilet, seat, and plumbing fixtures were removed and replaced with a new low-water volume unit.
- The existing bathroom exhaust fan was removed and replaced. The exhaust was vented into the attic as close to attic vents as possible.

Ansel Adams Gallery Building 904 Residential Upgrades and Repair

Project Completed: 2011

Description. This project entailed routine maintenance of Building 904, the Upper Residence of the Ansel Adams Gallery, as well as correcting several deficiencies caused by deferred maintenance of the building through a number of actions:

- Replacing vinyl and carpet floor coverings.
- Replacing toilet with a low-flow fixture.
- Replacing kitchen countertops and sinks.
- Repairing existing but inoperable wall heaters.
- Repairing back porch stairs, decking, and supports.
- Painting interior walls and ceilings.
- Improving in-wall insulation.

Ansel Adams Gallery Retail Space Upgrades

Project Completed: 2011

Description. This project upgraded the Ansel Adams Gallery retail space through a series of actions:

- Removing existing carpet, carpet tiles, and vinyl flooring, repairing subfloor as needed, and installing new vinyl flooring.
- Removing inoperable ceiling mounted air handlers.
- Patching wall and ceiling holes.
- Painting walls and ceilings.
- Installing new energy-efficient lighting and ballasts.

The Ansel Adams Gallery was closed for the duration of work during January and February to limit the effect on park visitors.

Yosemite Lodge and Yosemite Village ADA Upgrades

Project Completed: 2011

Description. This project constructed various accessibility upgrades to the Yosemite Lodge and Yosemite Village areas located in Yosemite Valley. A design architect inventoried and identified specific areas that needed accessibility deficiencies corrected. Schematic designs were developed for each location listed below. Specific areas were:

Yosemite Village: The path of travel from ADA parking to the public entrance at the concessionaire garage. The path of travel from Degnan's Deli to the Village Store was upgraded to code compliance.

Yosemite Lodge:

- Design and construct multiple accessible paths of travel routes from parking to rooms and public services within Yosemite Lodge.
- Design clear, logical signage.
- As necessary, alter roadways to identify or locate accessible parking, repair or install curb ramps, modify walkways to conform to rise and slopes and configure surface materials to ensure the elimination of surface obstructions.
- Concurrently with this project, an engineering firm designed parking lot re-surfacing.
- Alter the physical layout of the shuttle bus stop to make accessible.
- Alter roadway striping to identify or locate the accessible stop.
- Install curb ramps.
- Modify walkways to conform to rise and slopes.
- Configure surface materials to ensure the elimination of surface obstructions.
- Alter the physical layout of the amphitheater and stage to make the seating arrangement, type, and location accessible.
- Install curb ramps.
- Modify walkways to conform to rise and slopes.
- Configure surface materials to ensure the elimination of surface obstructions.
- Alter the physical layout of the public restrooms in the Food Court and the Registration Lobby to be fully accessible including entry doors, accessible routes, restrooms, fixtures, stall doors, signage, hardware, fire alarms, and electrical controls.
- Alter the physical layout of five rooms to increase the available number of accessible rooms including alterations to entry doors, signage, hardware, window controls, patio configurations, fire alarms, and electrical controls.

Ansel Adams Gallery Buildings Investigative Testing

Project Completed: 2013

Description. The uncovering of concealed conditions during design allows for appropriate design solutions to be developed before construction begins, which makes for a more well-designed and cost-effective project. The following destructive testing was needed in order to reveal concealed conditions within certain buildings associated with the Ansel Adams Gallery:

- Remove a limited area of decking, no greater than 3 square feet, at Building 900A porch to see concealed condition of deck framing.
- Remove debris and soil from the base of a wood pole at west elevation of Building 900A to determine extent of rotted wood.
- Remove limited area of wall finish, 1 square foot, on exterior wall of Building 900A or to the extent necessary or find alternative non-destructive means to confirm presence of insulation.
- Remove limited flooring and substrate, no greater than 3 square feet, to view floor framing at lower and upper level of the Gallery (Building 900A), preferably up against perimeter areas where existing floor joists may have contact with soil.
- Remove flooring and floor substrate, no greater than 3 square feet, in 3 to 4 areas near perimeter walls of Buildings 900A, 900B, 902, and 904 to view conditions at foundation.
- Remove select areas, no greater than 1.5 lineal feet of wood skirting at all buildings (where present) to reveal existing foundation conditions.
- Remove ceiling finish attachment to roof rafters sufficiently at west side of deck at Building 900A to view and document framing details. This is necessary for preparing new detail to attach new canopy for ADA ramp; this is not necessary if canopy alternative is not selected.
- Temporarily remove louver at west gable end of Building 900A for access to attic framing.

During the investigative period on site, the design team needed access to the following locations. These areas are accessible without destructive testing.

- Attics of Buildings 900B, 902, and 904
- Chimneys at Buildings 900A and 904

CURRENT ACTIONS

Valley Administration Building Egress & Life Safety, Accessibility, Boiler Replacement, and Electrical Upgrades

Description. This project includes improving or replacing major building components such as a new fire escape, fire suppression system, electrical system, boiler heating system (radiators, plumbing, venting, and mechanical), and installing a unisex accessible restroom.

Yosemite Valley Emergency Services Complex Rehabilitation

Description. The complex includes the main building, the garage, and the storage shed. The Emergency Services complex in Yosemite Valley is the headquarters for Valley Search and Rescue, Valley Fire Management, Park Aviation Management, Wilderness Patrol, and Park Desk Office operations. This core visitor and employee protection service is currently threatened due to the inadequacy and safety issues with the buildings. The project will address critical code issues including dead end fire egress areas, electric system violations, lack of accessibility, substantial wood rot and other structural integrity concerns. Rehabilitating the main building and the garage will allow the park to conform to life safety code requirements and improve overall floor layout and flow.

Merced Wild and Scenic River Comprehensive Management Plan

Description. The overall goal of the Final Merced River Plan/Environmental Impact Statement is to provide for public use and enjoyment of the river resource while protecting and enhancing the

values for which the Merced River was designated a Wild and Scenic River. The Final Merced River Plan/Environmental Impact Statement proposes actions that would improve the visitor experience in the park. The Preferred Alternative proposes to accommodate peak visitation at a level similar to recent years—approximately 20,100 people per day in East Yosemite Valley. Visitors to Yosemite Valley would see marked improvements in circulation, parking availability, and traffic flow. Coupled with enhancements to meadows, improvements to river access, and extensive riverbank restoration, the visitor experience would be significantly improved. Visitors to Yosemite Village would experience an enhanced “sense of arrival” to the heart of Yosemite Valley, as the primary day-use parking area would be fully integrated with pathways to visitor services, restrooms, and food service. Families would enjoy expanded camping opportunities in East Yosemite Valley, with new walk-in, drive-in, and group camping sites provided at several locations. Recreational activities such as rafting, bicycling, and ice skating would continue, with rental facilities and services provided at locations outside the river corridor. Boaters would be able to float new and challenging river reaches, framed by views of El Capitan and Half Dome.

The Final Merced River Plan/Environmental Impact Statement improves the visitor experience while ensuring that the river and Yosemite National Park are “protected for the benefit and enjoyment of present and future generations.” A number of actions common to all alternatives would protect and enhance river values. Such actions include restoration of riparian areas, removal of riverbank riprap, relocation of camping and parking areas away from the river, restoration of meadow areas, and the removal of abandoned infrastructure in the river corridor. Collectively, the actions proposed in the Preferred Alternative would enhance river values by restoring 189 acres of habitat, mostly in meadow and riparian areas. Restored riparian and meadow habitats would protect water quality and enhance the interconnected river values, both natural and cultural, of the Merced River.

The Final Merced River Plan was released on February 18, 2014.



As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public land and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging Stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.



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