



IN REPLY REFER TO:
L7615(YOSE-PM)

United States Department of the Interior
NATIONAL PARK SERVICE
Yosemite National Park
P. O. Box 577
Yosemite, California 95389

Memorandum

To: Gary Wuchner, Project Manager, Yosemite National Park
From: Superintendent, Yosemite National Park
Subject: NEPA and NHPA Clearance: 2016-014 El Portal Pinchot Remodel (63269)

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

- There will not be any effect on threatened, endangered, or rare species and/or their critical habitat.
- There will be no adverse effect on historical, cultural, or archeological resources.
- There will not be serious or long-term undesirable environmental or visual effects.

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

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

- The project area is in close proximity to a nearby historic site. Archeological monitoring is required during ground disturbing activities. Please contact YOSE CR (Sara Dolan) approximately two weeks before ground disturbing activities to allow for the appropriate amount of planning.

For complete compliance information see PEPC Project 63269.

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

Enclosure (with attachments)

cc: Statutory Compliance File

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



Categorical Exclusion Form

Project: 2016-014 El Portal Pinchot Remodel

PEPC Project Number: 63269

Description of Action (Project Description):

This project will demolish a garage and second story guest room on the land assignment at 9734 Rocky Road in El Portal and rebuild a similar structure on the existing footprint. The new structure will include a bedroom, kitchen/living room, and bath on a new foundation. This demolition will require the demolition of an original rock foundation to install the new concrete foundation. Excavation activities will take place to level and square the current foundation space. The new construction will also include an above ground front deck and small rear deck. Foundation dimensions will be 15 ft. by 30 ft. The sewer connection for the apartment will be stubbed in to the existing sewer for the main house.

The proposed new construction will keep the residence as a single family residential structure/dwelling and will retain the massing, scale and character found in other single family residential structures within the El Portal neighborhood.

Once construction begins the project is estimated to be completed within 9 to 12 months.

Project Locations:

Mariposa County, CA

Mitigation(s):

- The project area is in close proximity to a nearby historic site. Archeological monitoring is required during ground disturbing activities. The Land Resources Office will contact Yosemite Cultural Resources approximately two weeks before ground disturbing activities to allow for the appropriate amount of planning.

CE Citation: C.18 Construction of minor structures, including small improved parking lots, in previously disturbed or developed areas.

Decision: I find that the action fits within the categorical exclusion above. Therefore, I am categorically excluding the described project from further NEPA analysis. No extraordinary circumstances apply.

Superintendent: // Don L. Neubacher //

Don L. Neubacher

Date: 8/12/2016

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Extraordinary Circumstances:

If implemented, would the proposal...	Yes/No	Notes
A. Have significant impacts on public health or safety?	No	
B. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas?	No	
C. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA section 102(2)(E))?	No	
D. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?	No	
E. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?	No	
F. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?	No	
G. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office?	No	
H. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species?	No	
I. Violate a federal, state, local or tribal law or requirement imposed for the protection of the environment?	No	
J. Have a disproportionately high and adverse effect on low income or minority populations (EO 12898)?	No	
K. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or adversely affect the physical integrity of such sacred sites (EO 130007)?	No	
L. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?	No	



ENVIRONMENTAL SCREENING FORM (ESF)

Updated Sept 2015 per NPS NEPA Handbook

A. PROJECT INFORMATION

Project Title: 2016-014 El Portal Pinchot Remodel
PEPC Project Number: 63269
Project Type: Other Maintenance Activities (MNT)
Project Location: Mariposa, California
Project Leader: Gary Wuchner

B. RESOURCE IMPACTS TO CONSIDER:

Resource	Potential for Impact	Potential Issues & Impacts
Air Air Quality	Potential	There will be temporary dust emissions due to construction activities.
Biological Nonnative or Exotic Species	None	
Biological Species of Special Concern or Their Habitat	None	
Biological Vegetation	None	
Biological Wildlife and/or Wildlife Habitat including terrestrial and aquatic species	None	
Cultural Archeological Resources	Potential	The project area is in close proximity to a nearby historic site. Archeological monitoring is required during ground disturbing activities.
Cultural Cultural Landscapes	None	
Cultural Ethnographic Resources	Potential	Tribal Consultation took place on the June 2106 Tribal Spreadsheet mailed on June 24, 2016. No comments or concerns were noted by the Tribes. No Ethnographic sites identified inside the project area.
Cultural Museum Collections	None	
Cultural Prehistoric/historic structures	None	
Geological	Potential	The original rock foundation of the structure will be demolished and a

Resource	Potential for Impact	Potential Issues & Impacts
Geologic Features		new concrete foundation will be installed, requiring excavation in a previously disturbed area.
Geological Geologic Processes	None	
Lightscapes Lightscapes	None	
Other Human Health and Safety	None	
Other Operational	Potential	There will be an increase of building material waste due to demolition of the original structure. Some of this waste can be recycled.
Other Other	Potential	Gasoline and oil will be used to operate construction machinery; the contractor will have a spill kit on site.
Socioeconomic Land Use	Potential	The new structure will add approximately 25 square feet of steps and above grade decking. This project also improves an existing structure from an uninhabitable to a habitable residence.
Socioeconomic Minority and low-income populations, size, migration patterns, etc.	None	
Socioeconomic Socioeconomic	None	
Soundscapes Soundscapes	Potential	There will be temporary increase in noise during construction of the new structure.
Viewsheds Viewsheds	None	
Visitor Use and Experience Recreation Resources	None	
Visitor Use and Experience Visitor Use and Experience	None	
Water Floodplains	None	
Water Marine or Estuarine Resources	None	
Water Water Quality or Quantity	None	
Water Wetlands	None	
Water Wild and Scenic	None	

Resource	Potential for Impact	Potential Issues & Impacts
River		
Wilderness Wilderness	None	

Recommended:

Compliance Specialists	Date
<i>// Kristin Anderson //</i> Compliance Specialist – Kristin Anderson	<u>8/3/2016</u>
<i>// Madelyn Ruffner //</i> Compliance Program Manager – Madelyn Ruffner	<u>8/3/2016</u>
<i>// Randy Fong //</i> Chief, Project Management – Randy Fong	<u>8/11/2016</u>

Approved:

Superintendent	Date
<i>// Don L. Neubacher //</i> Don L. Neubacher	<u>8/12/2016</u>

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ASSESSMENT OF ACTIONS HAVING AN EFFECT ON HISTORIC PROPERTIES

A. DESCRIPTION OF UNDERTAKING

1. **Park:** Yosemite National Park

2. **Project Description:**

Project Name: El Portal Pinchot Remodel

Prepared by: Kristin Anderson **Date Prepared:** 03/10/2016 **Telephone:** 209-379-1002

PEPC Project Number: 63269

Locations:

Mariposa County, CA

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

Project area is located within the El Portal Archeological District

3. **Has the area of potential effects been surveyed to identify historic properties?**

 No

 X Yes

Source or reference:

4. **Potentially Affected Resource(s):**

Archeological resources affected:

Name and number(s): El Portal Archeological District

NR status: 1 - Listed in Register and documented

Archeological Resources Notes: This project is within the boundaries of a sensitive cultural resource.

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

 No Destroy, remove, or alter features/elements from a historic structure

 No Replace historic features/elements in kind

 No Add non-historic features/elements to a historic structure

 No Alter or remove features/elements of a historic setting or environment (inc. terrain)

 No Add non-historic features/elements (inc. visual, audible, or atmospheric) to a historic setting or cultural landscape

 Yes Disturb, destroy, or make archeological resources inaccessible

 No Disturb, destroy, or make ethnographic resources inaccessible

 Yes Potentially affect presently unidentified cultural resources

 Yes Begin or contribute to deterioration of historic features, terrain, setting, landscape elements, or archeological or ethnographic resources

No Involve a real property transaction (exchange, sale, or lease of land or structures)
 Other (please specify): _____

6. Supporting Study Data:

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

B. REVIEWS BY CULTURAL RESOURCE SPECIALISTS

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

[X] 106 Advisor
Name: Kimball Koch
Date: 07/25/2016

Check if project does not involve ground disturbance []

Assessment of Effect: No Potential to Cause Effect No Historic Properties Affected X No

Adverse Effect Adverse Effect Streamlined Review

Recommendations for conditions or stipulations:

[X] Anthropologist
Name: Eirik Thorsgard
Date: 03/10/2016

Comments: Tribal Consultation took place on the June 2106 Tribal Spreadsheet mailed on June 24, 2016. No comments or concerns were noted by the Tribes.

Check if project does not involve ground disturbance []

Assessment of Effect: No Potential to Cause Effect X No Historic Properties Affected No

Adverse Effect Adverse Effect Streamlined Review

Recommendations for conditions or stipulations: No Ethnographic sites identified inside the project area.

[X] Archeologist
Name: Sara Dolan
Date: 03/10/2016

Comments: The project area is in close proximity to a nearby historic site. Archeological monitoring is required during ground disturbing activities.

Check if project does not involve ground disturbance []

Assessment of Effect: No Potential to Cause Effect No Historic Properties Affected X No

Adverse Effect Adverse Effect Streamlined Review

Recommendations for conditions or stipulations: Please contact YOSE CR (Sara Dolan) approximately two weeks before ground disturbing activities to allow for the appropriate amount of planning.

Doc Method: Park Specific Programmatic Agreement

[X] Historian
Name: Scott Carpenter
Date: 08/02/2016

Check if project does not involve ground disturbance []

Assessment of Effect: No Potential to Cause Effect X No Historic Properties Affected No

Adverse Effect ☐ Adverse Effect ☐ Streamlined Review
Recommendations for conditions or stipulations:

☒ Historical Landscape Architect

Name: Scott Carpenter

Date: 08/02/2016

Check if project does not involve ground disturbance ☐

Assessment of Effect: ☐ No Potential to Cause Effect ☒ No Historic Properties Affected ☐ No

Adverse Effect ☐ Adverse Effect ☐ Streamlined Review

Recommendations for conditions or stipulations:

☒ Historical Landscape Architect

Name: Kimball Koch

Date: 07/25/2016

Check if project does not involve ground disturbance ☐

Assessment of Effect: ☐ No Potential to Cause Effect ☒ No Historic Properties Affected ☐ No

Adverse Effect ☐ Adverse Effect ☐ Streamlined Review

Recommendations for conditions or stipulations:

No Reviews From: Curator, Historical Architect, Other Advisor

C. PARK SECTION 106 COORDINATOR'S REVIEW AND RECOMMENDATIONS

1. Assessment of Effect:

☐ No Potential to Cause Effects
☐ No Historic Properties Affected
☒ No Adverse Effect
☐ Adverse Effect

2. Documentation Method:

☐ A. STANDARD 36 CFR PART 800 CONSULTATION

Further consultation under 36 CFR Part 800 is needed.

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

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

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

☐ C. PLAN-RELATED UNDERTAKING

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

Specify plan/EA/EIS:

☒ D. UNDERTAKING RELATED TO ANOTHER AGREEMENT

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

1999 PA as amended in 2016

☐ E. COMBINED NEPA/NHPA Document

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

☐ G. Memo to SHPO/THPO

☐ H. Memo to ACHP

SHPO/THPO Notes:

3. Additional Consulting Parties Information:

Additional Consulting Parties: No

4. Stipulations and Conditions:

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

5. Mitigations/Treatment Measures:

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

- The project area is in close proximity to a nearby historic site. Archeological monitoring is required during ground disturbing activities. Please contact YOSE cultural resources (Sara Dolan) approximately two weeks before ground disturbing activities to allow for the appropriate amount of planning.

D. RECOMMENDED BY PARK SECTION 106 COORDINATOR:

Historic Preservation Officer:

Kimball Koch // Kimball Koch //

Date: 8/3/2016

E. SUPERINTENDENT'S APPROVAL

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

Superintendent: // Don L. Neubacher //

Date: 8/12/2016

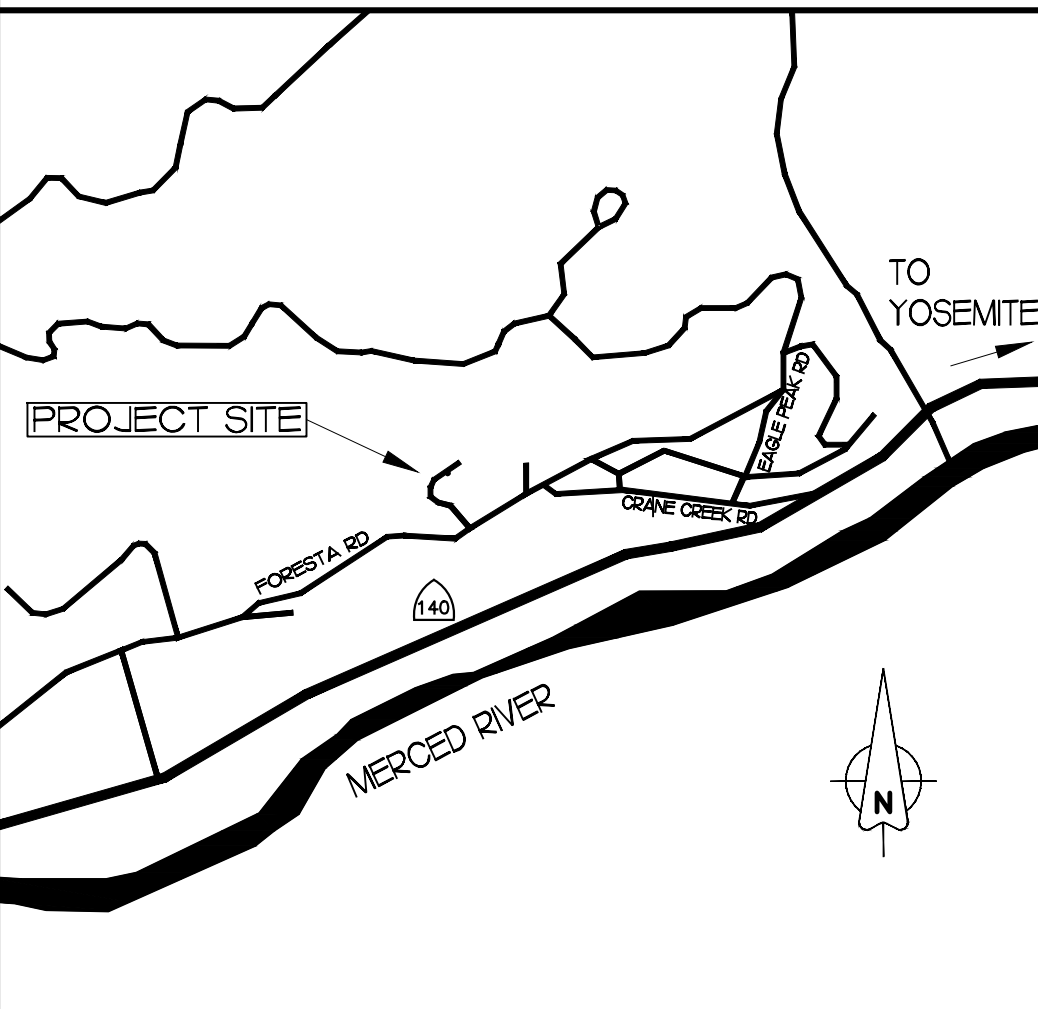
Don L. Neubacher

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Environmental Planning and Compliance Office in
Yosemite National Park.*

1-CAR GARAGE WITH GUEST HOUSE

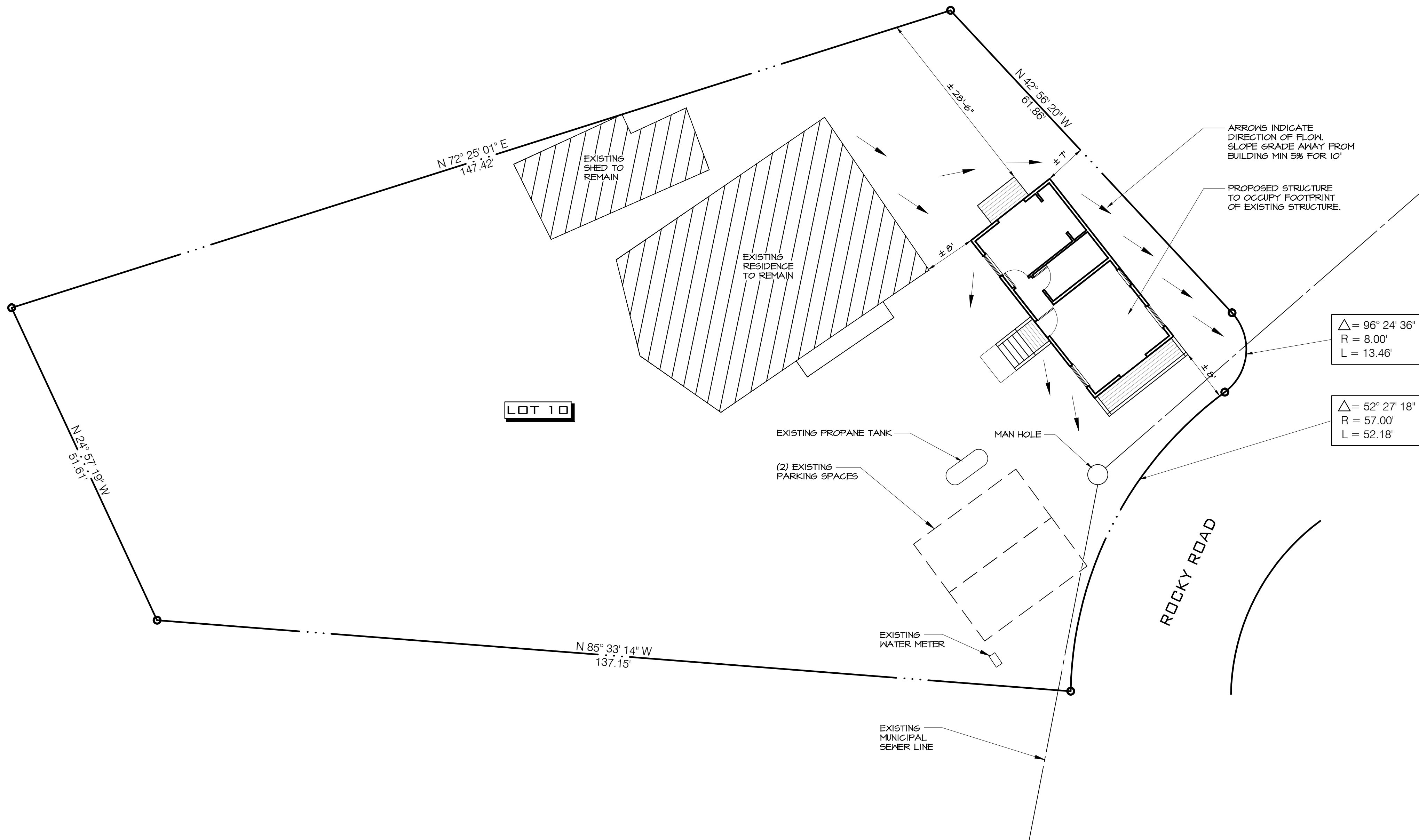
FOR JOHN PINCHOT
9734 ROCKY ROAD
EL PORTAL, CA 95318

VICINITY MAP (N.T.S.)



ABBREVIATIONS

A.B.	ANCHOR BOLT	MECH	MECHANICAL
ADJ	ADJUSTABLE	MFR	MANUFACTURER
ALT.	ALTERNATE	MIN	MINIMUM
ALUM.	ALUMINUM	MISC	MISCELLANEOUS
APPROX	APPROXIMATE	MTL	METAL
BATH	BATHROOM	N	NORTH
BD	BOARD	(N)	NEW
BED	BEDROOM	N.I.C.	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BLK'G	BLOCK	N.T.S.	NOT TO SCALE
BLK'G	BLOCKING	O'	OVER
BM	BEAM	O.C.	ON CENTER
B.O.	BOTTOM OF	OD	OUTSIDE DIAMETER
CAB	CABINET	O.S.B.	ORIENTED STRAND BOARD
CALC.	CALCULATION	P	TELEPHONE
CIP	CAST IN PLACE	P.C.	POWDER COATED
CLR	CLEAR	P.E.N.	PERIMETER EDGE NAILING
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLWD	PLYWOOD
CONN	CONNECTION	PR	PRESSURE TREATED
CONT	CONTINUOUS	P.T.	QUANTITY
DET	DETAIL	QTY	RISER
DF	DOUGLAS FIR	R	RADIUS
DH	DOUBLE HUNG	RAD	REFRIGERATOR
DIA	DIAMETER	REF	REINFORCING
DP	DEEP, DEPTH	REIN	REQUIRED
D.S.	DISH WASHER	REQD	ROUGH OPENING
DW	DRAWING	RM	RELOCATE
DWG	DRAWING	R.O.	REDWOOD
E	EAST	(R)	SOUTH
(E)	EXISTING	RW	SMOKE ALARM
EA	EACH	SA	SOLID-CORE
E.J.	EXPANSION JOINT	SC	SCHEDULE
ELEC	ELECTRICAL	SCHED	SINGLE HUNG
ELEV	ELEVATION	SH	SHEET
EQ	EQUAL	SHT	SHEATHING
EXT	EXTERIOR	SI	SINK
F.A.U.	FORCED AIR UNIT	SIM	SIMILAR
F.F.	FINISH FLOOR	SL	SLIDING
F.G.	FINISH GRADE	SPEC	SPECIFICATION
FIX	FIXTURE	SQ	SQUARE
FLUOR	FLUORESCENT	STOR	STORAGE
FT	FOOT, FEET	STRUCT	STRUCTURAL
FTG	FOOTING	T&G	TONGUE AND GROOVE
GA	GAUGE	T	TREAD
GALV	GALVANIZED	TC	TOP OF CURB
GL	GLASS	TEMP	TEMPERED
GLB	GLUE LAMINATED BEAM	THK	THICK
GYP BD	GYPSUM BOARD	T.O.	TOP OF
H	HIGH	T.O.P.	TOP OF PLATE
H.B.	HOSE BIB	TYP	TYPICAL
HORIZ	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
HT	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
I.D.	INSIDE DIAMETER	VERT	VERTICAL
IN	INCH	V.I.F.	VERIFY IN FIELD
INCAND	INCANDESCENT	W	WEST (WIDE)
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
LAM	LAMINATE	WC	WATER CLOSET
LAV	LAVATORY	WD	WOOD
LOC	LOCATION	WH	WATER HEATER
MAX	MAXIMUM		
M.B.	MACHINE BOLT		



NOTE: THIS PLAN IS BASED ON OWNER SUPPLIED INFORMATION ONLY.
NO SURVEY OF THE SITE WAS PERFORMED NOR IS IMPLIED.



SITE PLAN

SCALE: 1"=10'-0" 0 5 10 25 50 FT.

PROJECT DATA

PROJECT DESCRIPTION.....	DEMOLITION AND RECONSTRUCTION OF EXISTING 1-CAR GARAGE WITH GUEST HOUSE ABOVE
SITE ADDRESS.....	9734 ROCKY ROAD EL PORTAL, CA 95318
LOT AREA.....	± 0.283 ACRES (± 12,328 S.F.)
APN.....	080-280-1410
OCCUPANCY.....	R-3, U
CONSTRUCTION TYPE.....	V-B
SEISMIC ZONE.....	D0
WIND CATEGORY.....	B
BUILDING AREA:	
LIVING AREA.....	450 S.F.
GARAGE.....	450 S.F.
UNCOVERED DECK.....	± 110 S.F.
DESIGN LOADS:	
ROOF SNOW LOAD.....	20 PSF
FLOOR LIVE LOAD.....	40 PSF

PROJECT DIRECTORY

PROPERTY OWNER:	JOHN PINCHOTT 9734 ROCKY ROAD EL PORTAL, CA 95318
DESIGNER:	VAN WYHE DRAFTING & DESIGN P.O. BOX 406 MARIPOSA CA, 95338 (209) 777-8283

SHEET INDEX

A-0	COVER SHEET, SITE PLAN, GENERAL NOTES, VICINITY MAP
A-1	FLOOR PLAN, EXTERIOR ELEVATIONS

NOTE: THESE DRAWINGS HAVE BEEN PREPARED FOR THE
PURPOSE OF PRELIMINARY REVIEW BY THE NATIONAL PARK
SERVICE AND ARE NOT INTENDED FOR USE AS CONSTRUCTION
DOCUMENTS.

Andrew van Wyhe
P.O. Box 406
Mariposa, CA 95338

VAN WYHE
DRAFTING & DESIGN

andrew@vanwyhedrafting.com

1-CAR GARAGE WITH GUEST - HOUSE ABOVE
FOR JOHN PINCHOTT
9734 ROCKY ROAD, EL PORTAL, CA 95318

DATE:
03 / 23 / 2016

JOB NO.:
16-002_PIN

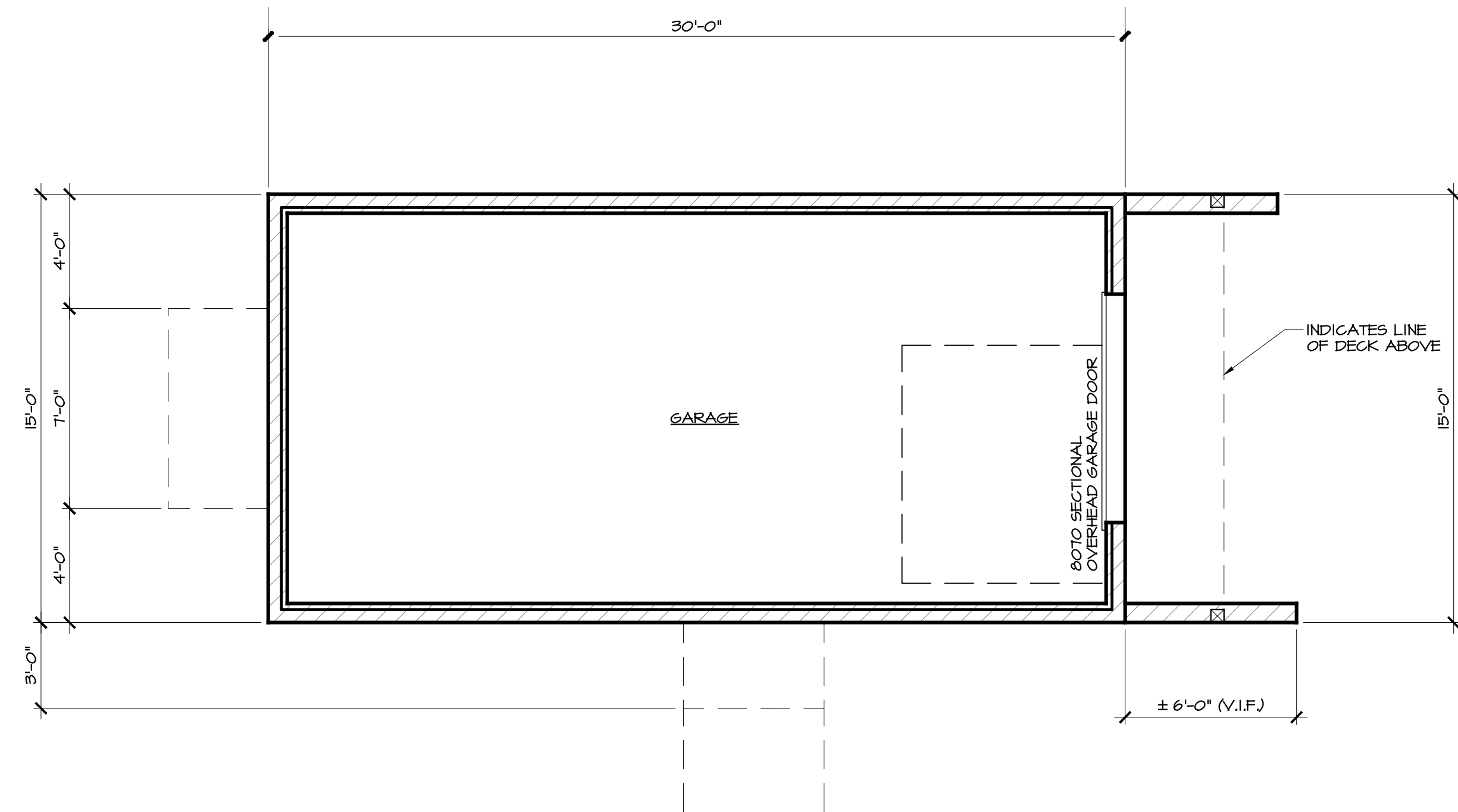
SCALE:
1/4"=1'-0"
(UNLESS NOTED OTHERWISE)

DRAFTER:
AvW

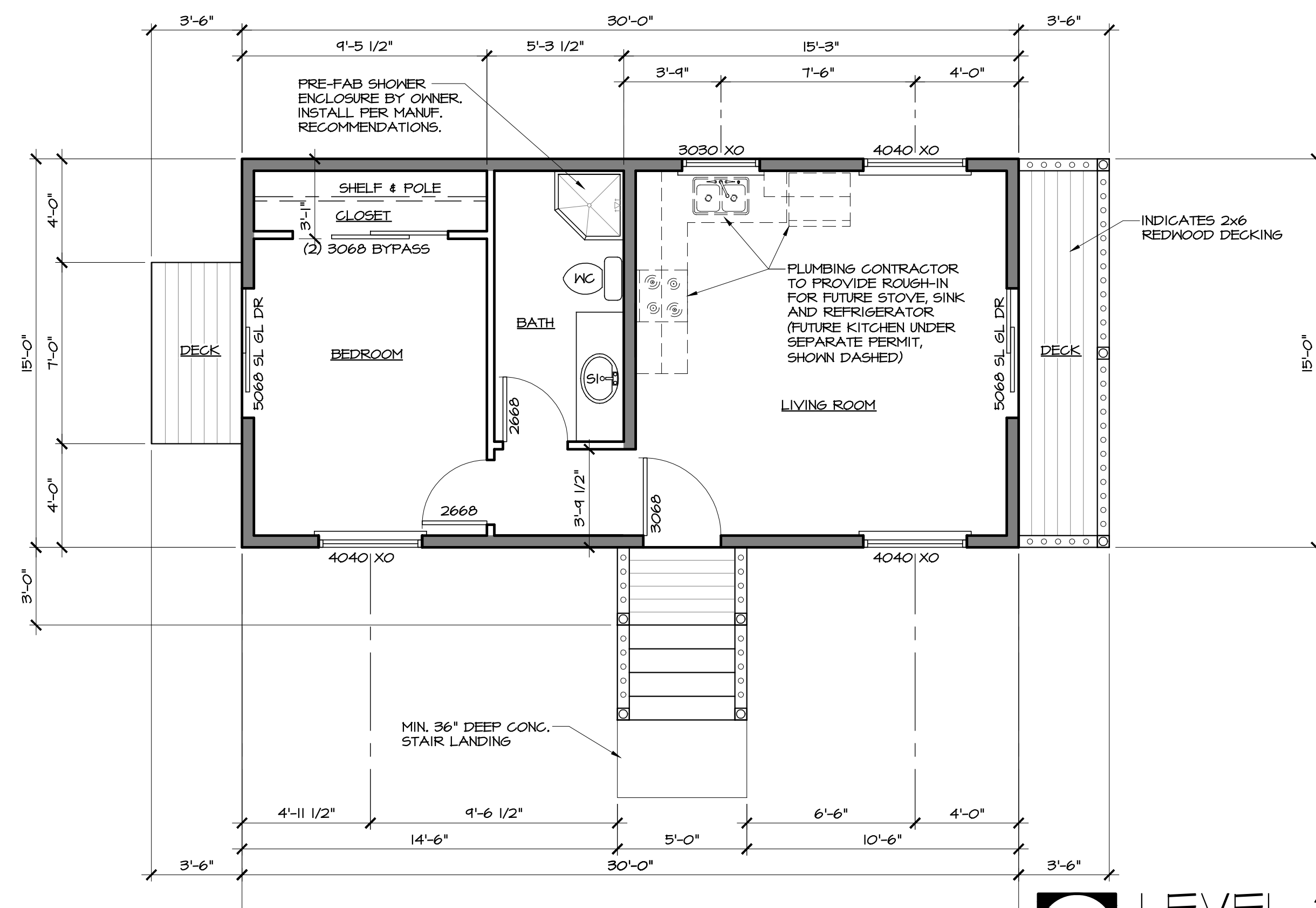
SHEET NO.:
A-0

1 OF 2 SHEETS

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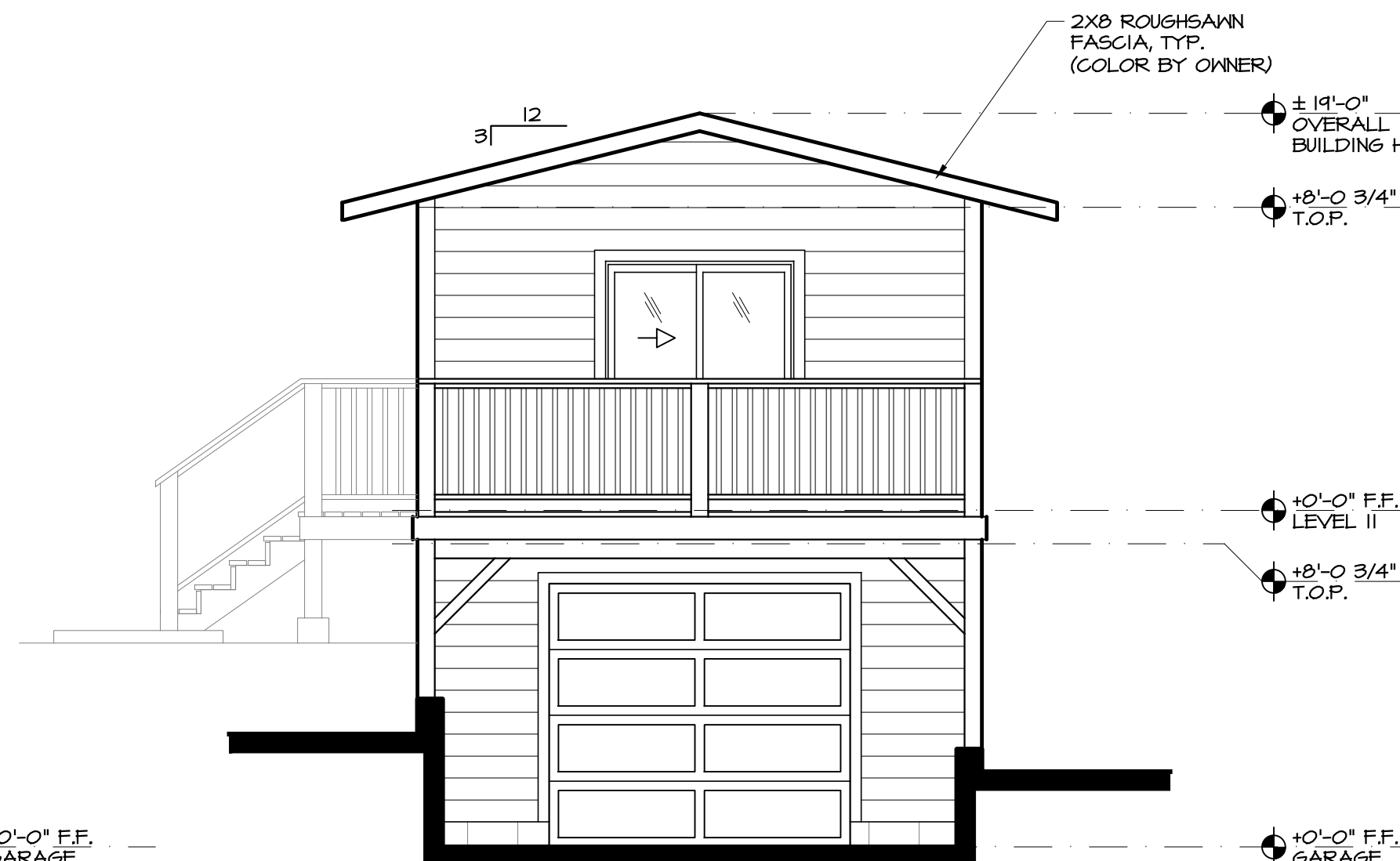
**LEVEL 1
FLOOR PLAN**
SCALE: 1/4"=1'-0"



**LEVEL 2
FLOOR PLAN**
SCALE: 1/4"=1'-0"



WEST ELEVATION



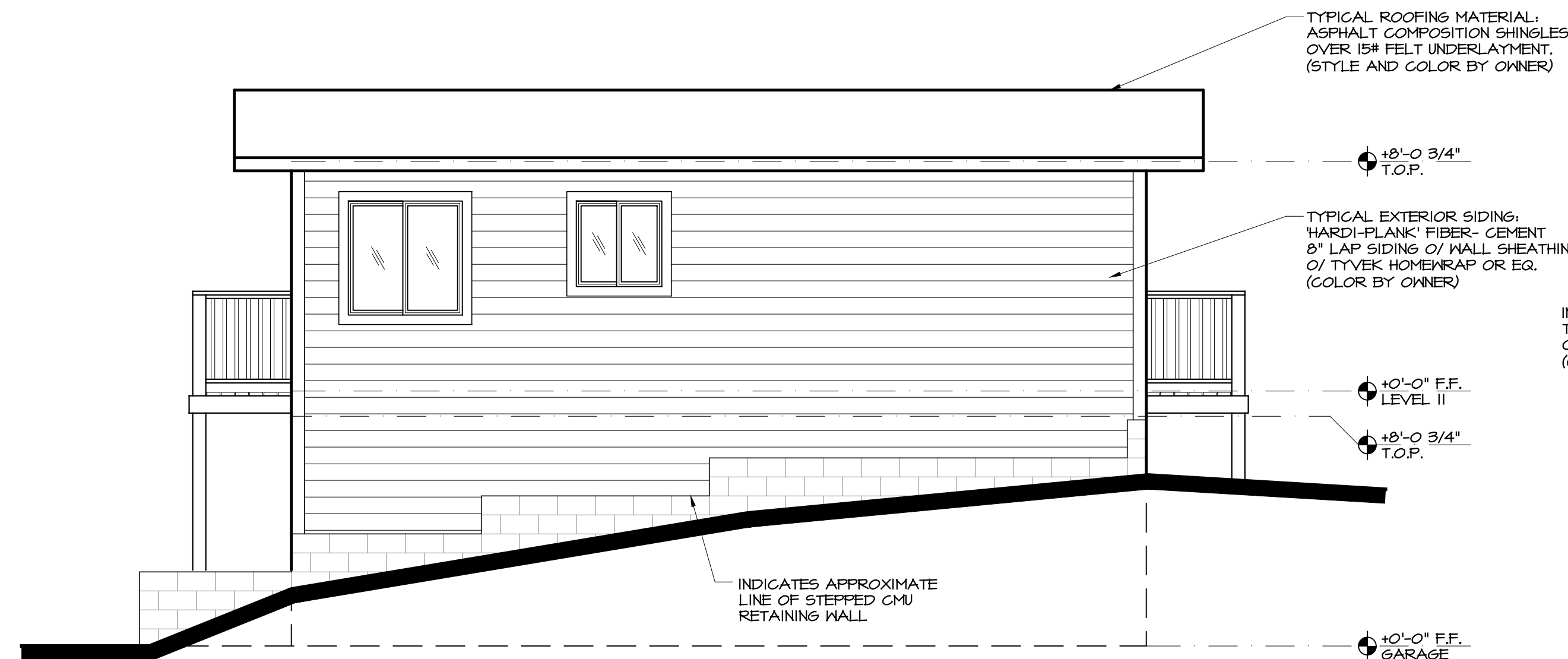
SOUTH ELEVATION

WALL LEGEND

- 8" HIGH WALL: 2x6 STUDS @ 16" O.C. R-21 BATT INSUL. 1/2" GYPD INTERIOR FINISH. HARDIE PLANK FIBER CEMENT EXTERIOR SIDING OVER WALL SHEATHING.
- 8" HIGH WALL: 2x4 STUDS @ 16" O.C. 1/2" GYPD INTERIOR FINISH BOTH SIDES OF STUDS
- 8" CMU RETAINING WALL WITH 2x6 STUD WALL ABOVE
- 42" H. GUARDRAIL W/ PICKETS SPACED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THRU

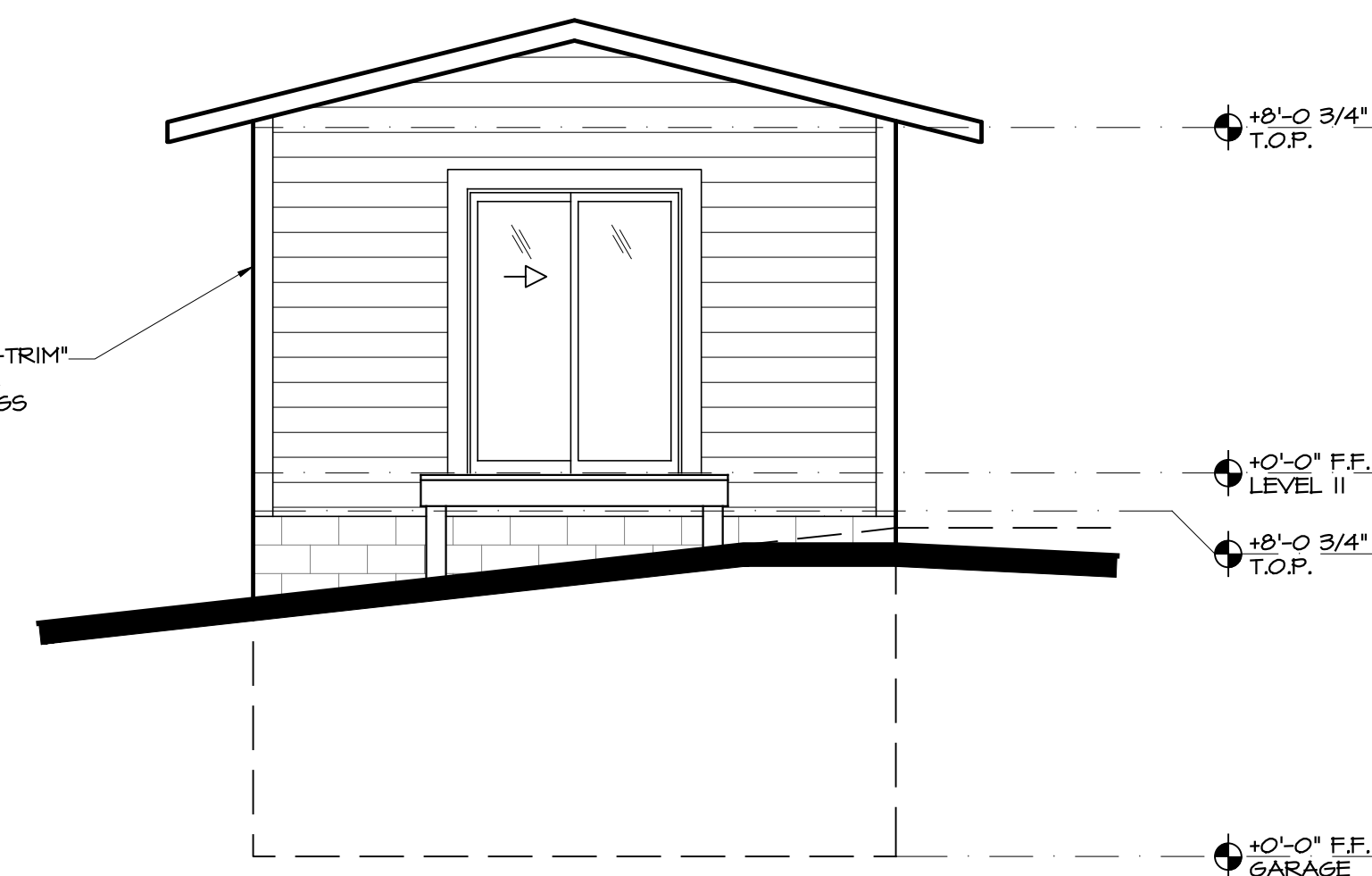
NOTE:

ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITIONS OF THE 2018 C.A. RESIDENTIAL CODE (CRC), MECHANICAL (CMC), PLUMBING (CPC), ELECTRICAL (CEC), ENERGY, AND GREEN BUILDING STANDARDS CODES, AS WELL AS ANY OTHER CODES AND STANDARDS ADOPTED BY THE COUNTY OF MARIPOSA AND ANY OTHER REGULATORY AGENCIES. COMPLIANCE SHALL BE ENFORCED BY THE GENERAL OR SUBCONTRACTOR AT ALL TIMES.



EAST ELEVATION

INDICATES 4" "HARDIE-TRIM" TYPICAL AT EXTERIOR CORNERS AND OPENINGS (COLOR BY OWNER)



NORTH ELEVATION

1-CAR GARAGE WITH GUEST - HOUSE ABOVE
FOR JOHN PINCHOTT
9734 ROCKY ROAD, EL PORTAL, CA 95318

DATE:
03 / 23 / 2016

JOB NO.:
16-002_PIN

SCALE:
1/4"=1'-0"
(UNLESS NOTED OTHERWISE)

DRAFTER:
AvW

SHEET NO.:

A-1

2 OF 2 SHEETS

Andrew van Wyke
P.O. Box 486
Mariposa, CA 95338

VAN WYKE
DRAFTING & DESIGN

andrew@vanykedrafting.com

NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION