



United States Department of the Interior

NATIONAL PARK SERVICE

Yosemite National Park

P.O. Box 577

Yosemite, California 95389

IN REPLY REFER TO:

L7617 (YOSE-PM)

Memorandum

To: Michael J. Tollefson, Superintendent

Through: Bill Delaney, Division Chief, Project Management

From: Mark Butler, Branch Chief, Environmental Planning and Compliance

Subject: 2006-070 El Portal Residence (Yager) Addition (PEPC # 15955)

Background

The proposed project would construct a 2-story addition (two bedrooms, one bath, a study, and a covered deck; 1072 square feet, total) to an existing privately owned residence at parcel (APN) 006-240-001, located on National Park Service land at 9784 Eagle Peak Road in Old El Portal (see Attachment A; Attachment B displays two photographs showing the space in which the addition would be constructed). Exterior walls and roof would use construction and materials consistent with the existing structure. Design and construction plans will be reviewed by park staff in parallel with the Mariposa County building permit review and approval process for the addition.

The park's *General Management Plan* (1980) identifies El Portal as becoming "park headquarters and the major park administrative site" (p. 47), which would include housing for both NPS and concessionaire employees (p. 48). The accompanying "Design Concept" map shows Old El Portal and existing residences (p. 49). The *Yosemite Valley Plan/FEIS* (2000) includes a Housing Program, which indicates there are 71 existing residences in Old El Portal, and that 17 additional units (one-, two-, and three-bedroom homes) would be constructed (Table 2-23, p. 2-91; p. 2-92). *Yosemite Valley Plan, Volume 1B, Part 1, Environmental Consequences*, analyzes the impacts of new residential construction within areas of El Portal, including Old El Portal (pp., 4.2-1 to 4.2-278).

Compliance Determination

Both the *General Management Plan* and the *Yosemite Valley Plan* intend that Old El Portal continue to be used as a residential area, that additional construction to meet these needs would take place there, and have analyzed the potential impacts of those actions. It is therefore determined that the residential addition proposed by this project is within the scope of these two plans and their impacts analysis and therefore does not need further compliance except for review under the National Historic Preservation Act, Section 106, to ensure that historic properties are not adversely affected. A Preservation Assessment Form (YOSE-XXX) has been completed for the project.

Project Conditions

1. **Setbacks to the Mariposa County standard of 10 feet are needed unless the County formally grants a variance. (Business and Revenue Management)**
2. **The project proponent must complete the County building permit process before work can begin. (Business and Revenue Management)**
3. **Copies of the County building permit, any associated variance or other County conditions, and the approved construction plans should be provided to the Business and Revenue Management Office (P.O. Box 577, Yosemite, CA 95389, Attn. Marty Nielson) and the Environmental Planning and Compliance Office (P.O. Box 700, El Portal, CA 95318), Attn. Mark Butler). (Business and Revenue Management)**
4. **The park Historic Architect (Sueann Brown, 379-1222) suggests that the homeowner try to match the character of the existing house - roof pitch, overhangs, siding, window form, etc. - when designing and constructing the proposed addition (this is a nonbinding recommendation). (Resources Management and Science)**

✓ **APPROVED**

 DISAPPROVED

//MJTollefson//
Michael J. Tollefson

8/15/06
Date

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

Attachment A

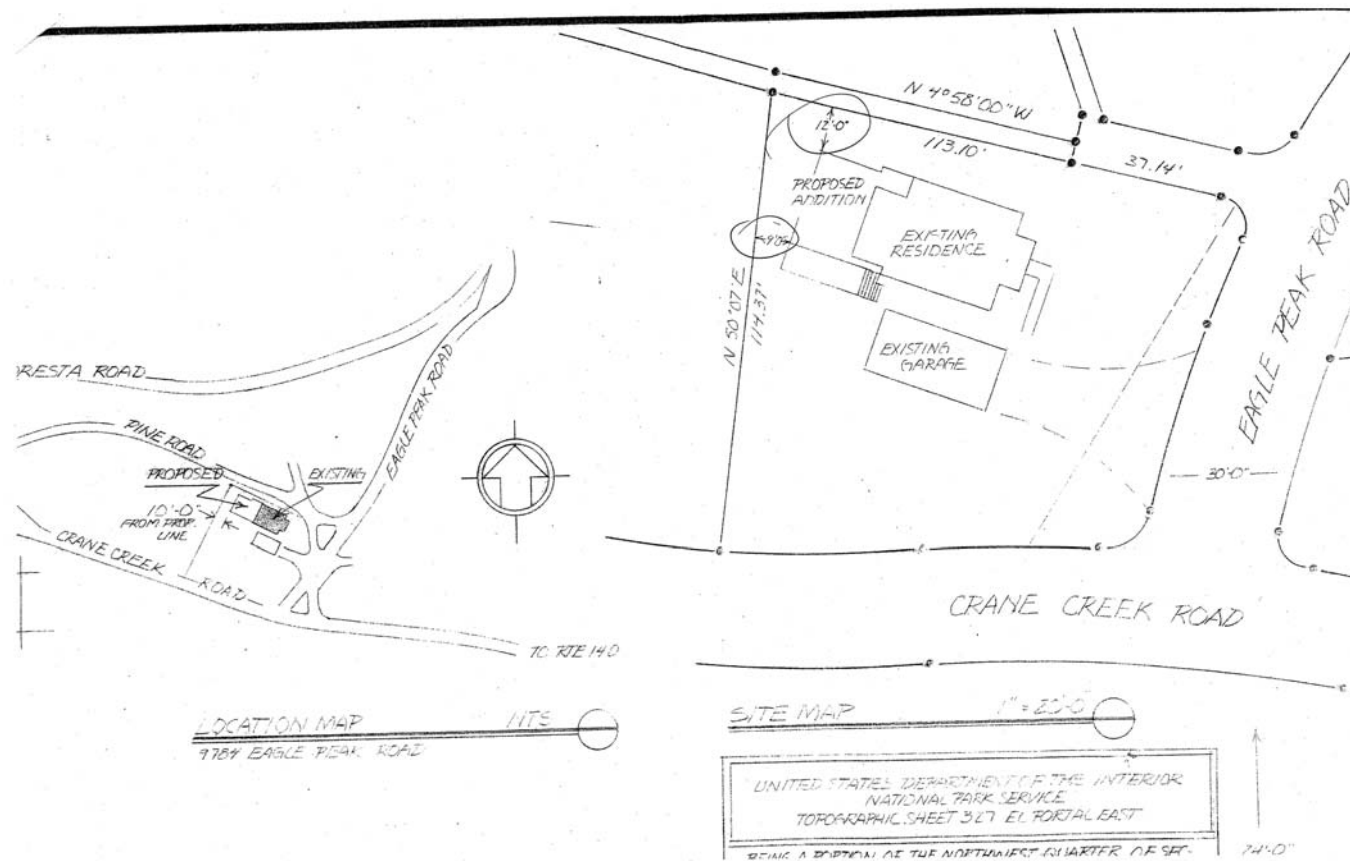


Figure 1 Project Vicinity and Site Map

Attachment B



Photo 1 Area of proposed addition, west of existing residence
(right side of photo; note steps and clothesline)



Photo 2 Area of proposed addition, with shadow of existing residence
in lower left corner (note steps and clothesline)

Preservation Assessment Form (YOSE XXX)

(Version: FEB06)

Compliance Tracking Number: 2006-070

PEPC Project Number: 15955

A. DESCRIPTION OF UNDERTAKING

Title: Yager Residential Addition

Project Location and Area of Potential Effect:

El Portal Administrative Site, Mariposa County, California

Old El Portal

Project Manager: Marty Nielson, Business and Revenue Management, Yosemite National Park

Project Description: Addition of two bedrooms, one bath, study and covered decking at residential parcel (APN) 006-240-001 located at 9784 Eagle Peak Road, El Portal. The first floor addition is 544 square feet and second floor is 528 square feet with a total of 1072 square feet. Exterior walls will be wood frame construction using materials consistent with the existing structure. Covered decking will be wood frame construction with wood with composition shingles to match the existing structure. Six inch deep excavation will occur for footings (see sheet three).

1. Attached Sensitive Information**	Yes	No	Explanation/Source/Notes
a. Maps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CR GIS
b. Drawings	<input type="checkbox"/>	<input type="checkbox"/>	
c. Site Plans	<input type="checkbox"/>	<input type="checkbox"/>	
d. Photographs	<input type="checkbox"/>	<input type="checkbox"/>	
e. Sample	<input type="checkbox"/>	<input type="checkbox"/>	
f. List of Materials	<input type="checkbox"/>	<input type="checkbox"/>	
g. Other (Explain)	<input type="checkbox"/>	<input type="checkbox"/>	

** Sensitive documents not for duplication or distribution beyond park management, subject matter experts, and the project statutory compliance file.

B. DESCRIPTION OF EFFECTS

	Yes	No	N/A	Explanation/Notes
1. Has the Area of Potential Effect been surveyed to identify historic properties? If Yes, provide reference for the Survey (s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	El Portal Archaeological District El Portal CLI
a. Would the proposed action affect a known historic property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	cultural landscape
2. List all Historic Properties in the Area of Potential Effect:	Affected? Yes	No		Explanation/Notes
a.	<input type="checkbox"/>	<input type="checkbox"/>		
b.	<input type="checkbox"/>	<input type="checkbox"/>		
c.	<input type="checkbox"/>	<input type="checkbox"/>		
3. List resources in the Area of Potential Effect to which American Indians attach cultural and religious significance:	Affected? Yes	No		Explanation/Notes
a.	<input type="checkbox"/>	<input type="checkbox"/>		
b.	<input type="checkbox"/>	<input type="checkbox"/>		
c.	<input type="checkbox"/>	<input type="checkbox"/>		
4. The proposed action will:	Yes	No	N/A	Explanation/Note
• Destroy, remove, or alter features or elements from a historic structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Replace historic features/elements in kind	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Add nonhistoric features/elements to a historic structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Alter or remove features/elements of a historic setting or environment (including terrain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Add nonhistoric features/elements (including visual, audible, or atmospheric) to a historic setting or cultural landscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Disturb, destroy, or make archeological resources inaccessible, or alter associated terrain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6" excavation for footings..see sheet three on plans
• Disturb, destroy, or make ethnographic resources inaccessible, or alter associated terrain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Begin or contribute to the deterioration of historic fabric, terrain, setting, landscape elements, or archeological or ethnographic resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Involve a real property transaction affecting historic cultural properties (i.e., the exchange, sale, or lease of land or structures)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Potentially affect presently unidentified historic resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

5. Describe any measures that are incorporated as part of this project that will be taken to prevent or minimize loss or impairment of prehistoric or historic fabric, setting, integrity, or data:

<Enter Information or Delete>

Checklist prepared by: Jeannette Simons

Date: 6/20/06

Title: Historic Preservation Officer

C. SPECIALIST SECTION

Specialists: Your comments here (or attached) show that you have reviewed this proposal for conformity with requirements of *National Historic Preservation Act, Section 106*; with the 1995 *Service-wide Programmatic Agreement* (if applicable); with applicable parts of the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*; with the NPS *Management Policies* and *Cultural Resource Management Guideline*; and have given your best professional advice about this project and the issues relevant to the Section 106 process, including identification and evaluation of historic properties and further consultation needs.

Archeologist

Name: **Laura Kirn**

Date: 6/21/06

Comments: No resources documented in this location.

Ground Disturbance Involved Yes: ☒ No: ☐

Assessment of Effect: **"No Adverse Effect"**

Recommended Conditions:

Signature of Archeologist: //Laura Kirn// (signed original on file)

Cultural Anthropologist

Name: **Sonny Montague**

Date:

Comments:

Assessment of Effect:

Recommended Conditions:

Signature of Cultural Anthropologist: _____

Curator

Name: **Jonathan Bayless**

Date:

Comments:

Assessment of Effect:

Recommended Conditions:

Signature of Curator: _____

Historian

Name: **Charles Palmer**

Date:

Comments:

Assessment of Effect:

Recommended Conditions:

Signature of Historian: _____

Historic Architect

Name: **Sueann Brown**

Date: 7/24/06

Comments: I suggest the homeowners try to match the character of the existing house—roof pitch, overhangs, side window form, etc.

Assessment of Effect: **"No Effect"**

Recommended Conditions:

Signature of Historic Architect: //Sueann Brown// (signed original on file)

Historic Landscape Architect

Name: **Steven Torgerson**

Date: 7/27/06

Comments:

Assessment of Effect: **"No Effect"**

Recommended Conditions:

Signature of Historic Landscape Architect: //Steven D Torgerson// (signed original on file)

Preservation Specialist

Name: **Doug Martin**

Date:

Comments:

Assessment of Effect:

Recommended Conditions: Recommended Conditions

Signature of Preservation Specialist: _____

Native American Liaison

Name: **Jeannette Simons**

Date:

Comments:

Assessment of Effect:

Recommended Conditions:

Signature of Native American Liaison: _____

**D. RESOURCES MANAGEMENT AND SCIENCE DIVISION AND PARK 106
COORDINATOR REVIEWS AND RECOMMENDATIONS**

- 1. Review by specialists:** The appropriate subject-matter experts have reviewed the project and entered their comments and recommendations in Section C, above.

The foregoing assessment is adequate: the proposed action is consistent with all applicable NPS management policies, standards, guidelines, or US DOI standards and guidelines, Rehabilitation of Historic Buildings, or others, and incorporates measures to avoid Adverse Effects.

Reviewed and Accepted by:

Signature: //Niki Stephanie Nicholas// (signed original on file) **Date:** 7/27/06
Chief of Resources Management & Science Division

2. Assessment of Effects: No Effect

- 3. Compliance Requirements:** The following is the park's assessment of Section 106 process needs and requirements for this undertaking.

☐ **Standard 36 CFR Part 800 Consultation**

Consultation under 36 CFR is needed subsequent to the preparation of this form and its review by appropriate historic resource management advisors.

☐ **Undertaking related to the 1995 NPS Programmatic Agreement**

The above action meets all conditions for a programmatic exclusion under Stipulation IV. A of the 1995 NPS programmatic agreement, and is listed in Stipulation IV. B, as:

☐ **Plan-Related Undertaking**

Consultation and review of the proposed undertaking were completed in the context of a plan review process, in accordance with the 1995 NPS programmatic agreement and 36 CFR Part 800.

☐ **Undertaking Related to Another Agreement**

The proposed undertaking is covered for Section 106 purposes under a document such as a statewide agreement written in accordance with 37 CFR Part 800.7 or counterpart regulations.

Agreement:

☐ **Flood-Recovery Related Undertaking**

The proposed undertaking is covered for Section 106 purposes under the letter-based agreement between the NPS, the State Historic Preservation Office, and the Council for Historic Preservation for "Highwater 97" flood repair and recovery

☒ **Undertaking Related to the 1999 Yosemite Programmatic Agreement**

The proposed undertaking is covered for Section 106 purposes under the park's 1999 programmatic agreement for planning, design, construction, operations and maintenance; the undertaking meets the stipulations identified in Article VII.C.2.

4. Project Stipulations and Conditions

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

- a. None

Recommended by Park Section 106 Coordinator:

Name: **Jeannette Simons**

Title: **Historic Preservation Officer**

Signature: //Jeannette Simons//

Date: 8/1/06

E. SUPERINTENDENT'S APPROVAL

The proposed work conforms to NPS Management Policies and NPS-28 and I approve the recommendations, stipulations, and conditions noted in Section B of this form.

Signature of Superintendent: //R. Kevin Cann, Acting//

Date: 8/30/06

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