Addendum and Notice of Intent to Use NPS Environmental Assessment/Finding of No Significant Impact in Lieu of a Mitigated Negative Declaration for the Point Reyes Hostel Expansion

August 1, 2008

State of California

The Resources Agency

Coastal Conservancy

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PURPOSE

The State Coastal Conservancy (SCC) has prepared this document as an addendum to the 1999 Environmental Assessment (EA) for the Point Reyes Hostel Expansion ("Project"), included as Attachment A, and as a Notice of Intent to use the EA, as supplemented by this addendum, in lieu of a Mitigated Negative Declaration in order to comply with the requirements of the California Environmental Quality Act (CEQA).

The EA was released in February 1999 by the National Park Service (NPS) in order to comply with the requirements of the federal National Environmental Policy Act ("NEPA"). The EA evaluated and described the following alternatives: A) no action, and B) construct new guest/staff housing unit and upgrade sewage disposal system. The EA includes mitigation measures designed to avoid or minimize adverse impacts from the Project. These mitigation measures, which this addendum clarifies and defines more precisely, are summarized in a Mitigation and Monitoring Plan (Attachment B). At the May 15, 1999 public meeting of the Citizens Advisory Commission for Golden Gate National Recreation Area and Point Reyes National Seashore, the project was unanimously approved. Based on the EA, NPS issued a Finding of No Significant Impact ("FONSI") on June 18, 1999 (Attachment C).

This document describes changes in the project that have occurred since 1999, and includes clarification of and adds detail to the environmental analysis in the 1999 EA, on which the NPS FONSI was approved.

CHANGES TO THE PROJECT

The 1999 EA describes the project as the construction of additional family (four bedrooms) and staff accommodations (three bedrooms), and bringing the Hostel into compliance with state, federal, and Marin County regulations. The Project remains essentially the same, but minor changes in the Project design have occurred, as detailed in Table 1. Even though the number of guest beds has increased under the revised project, the square footage of the housing unit in which those guest beds will be located has decreased.

Table 1. Changes to Proposed Project

Project Described in 1999 EA	Proposed Project in 2008
Construct 2,800 square foot single story staff and guest housing unit	Construct 1,800 square foot single story staff and guest housing unit
Install new, larger septic system	Septic system already installed, not part of Conservancy-funded project
No increase in hostel staff	Add one new hostel staff person
Add eight new guest beds in four bedrooms	Add twelve new guest beds in four bedrooms

ADDITIONAL ENVIRONMENTAL ANALYSIS

Biological Resources

In order to ensure that potential impacts to special status species are evaluated as required by CEQA, the biological resources analysis conducted in connection with the EA was reviewed. Regarding the potential presence of special status species, the EA states that:

> No special status species, including threatened or endangered plant species, are known to occur or are residents in the specific project area. The Point Reyes mountain beaver, peregrine falcon, red-legged frog, steelhead trout, and northern spotted owl are known to occur in the direct vicinity of the project area. (Pg. 9)

Because 9 years have passed since the EA was written, the potential for special status species to occur in the project area was reevaluated, to allow for the possibility that such species may have moved into the project area. A search of the U.S. Fish and Wildlife Service's Threatened and Endangered Species database was conducted for the Inverness 7.5 minute quadrangle (USFWS 2008). Similar searches were conducted of the California Natural Diversity Database (CDFG 2008) and the California Native Plant Society's Online Inventory of Rare and Endangered Plants (CNPS 2008) (Appendix A). The 2008 database searches indicated that 30 special status plant species have the potential to occur in the vicinity (Table 2). Of these 30 plant species, 17 species have habitat requirements that are not met in the project area (*e.g.*, they occur in salt marsh), and therefore are extremely unlikely to occur there. The 2008 database searches indicated that 20 special status wildlife species and four special status fish species have the potential to occur in the vicinity (Table 3). Of these 24 species, there is no potential for 18 species to occur because the project site does not provide suitable habitat. Of the six remaining wildlife species, the two bat species were not found to be roosting in the vicinity of the project area during recent surveys (Gary Fellers, pers.comm.) While it is extremely unlikely that the remaining four wildlife species and 13 plant species have colonized the project area since 1999, the measures below will determine whether they are present and avoid or minimize any potential impacts to them if they are present.

Potential Impacts to Special Status Plant Species and Native Plant Communities

The project will result in the loss of a small area of coastal scrub vegetation. The EA identifies this potential impact. In light of the large extent of coastal scrub in the area, and the fact that coastal scrub that would be lost is a portion of a small patch located between a parking area and a road, this loss is considered less than significant. The project could result in the loss of special status plant occurrences if any are located on the project site. The EA indicates that no special status species are known to occur in the specific project area and NPS staff confirms that this remains the case.

Table 2. Special Status Plant Species with Potential to Occur in the Project Vicinity

Species Name	life form	blooming	Communities	elevation	CNPS	Potential to Occur in Project Area
Species with habitat present in the Project Area						
Ceanothus gloriosus var. porrectus	perennial evergreen shrub	Feb-May	•Closed-cone coniferous forest •Coastal prairie •Coastal scrub •Valley and foothill grassland	25 - 305 meters	List 1B.3	Possible, coastal scrub is present. Not noted during 1999 survey.
Cirsium andrewsii	perennial herb	Mar-Jul	•Broadleafed upland forest •Coastal bluff scrub •Coastal prairie •Coastal scrub /mesic, sometimes serpentinite	0 - 150 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.
Fritillaria lanceolata var. tristulis	perennial bulbiferous herb	Feb-May	•Coastal bluff scrub •Coastal prairie •Coastal scrub	15 - 150 meters	List 1B.1	Possible, coastal scrub is present. Not noted during 1999 survey.
Fritillaria liliacea	perennial bulbiferous herb	Feb-Apr	•Cismontane woodland •Coastal prairie •Coastal scrub •Valley and foothill grassland /often serpentinite	3 - 410 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.

Species Name	life form	blooming	Communities	elevation	CNPS	Potential to Occur in Project Area
Gilia capitata ssp. chamissonis	annual herb	Apr-Jul	•Coastal dunes •Coastal scrub	2 - 200 meters	List 1B.1	Possible, coastal scrub is present. Not noted during 1999 survey.
Grindelia hirsutula var. maritima	perennial herb	Jun-Sep	•Coastal bluff scrub •Coastal scrub •Valley and foothill grassland /sandy or serpentinite	15 - 400 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.
Hemizonia congesta ssp. leucocephala	annual herb	Apr-Oct	•Coastal scrub •Valley and foothill grassland /sometimes roadsides	25 - 455 meters	List 3	Possible, coastal scrub is present. Not noted during 1999 survey.
Horkelia marinensis	perennial herb	May-Sep	•Coastal dunes •Coastal prairie •Coastal scrub /sandy	5 - 350 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.
Layia carnosa	annual herb	Mar-Jul	•Coastal dunes •Coastal scrub (sandy)	0 - 60 meters	List 1B.1	Possible, coastal scrub is present. Not noted during 1999 survey.
Lilium maritimum	perennial bulbiferous herb	May-Aug	•Broadleafed upland forest •Closed-cone coniferous forest •Coastal prairie •Coastal scrub	5 - 475 meters	List 1B.1	Possible, coastal scrub is present. Not noted during 1999 survey.

Species Name	life form	blooming	Communities	elevation	CNPS	Potential to Occur in Project Area
			•Marshes and swamps (freshwater) •North Coast coniferous forest /sometimes roadside			
Microseris paludosa	perennial herb	Apr-Jun(Jul) Months in parentheses are uncommon.	•Closed-cone coniferous forest •Cismontane woodland •Coastal scrub •Valley and foothill grassland	5 - 300 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.
Triphysaria floribunda	annual herb	Apr-Jun	•Coastal prairie •Coastal scrub •Valley and foothill grassland /usually serpentinite	10 - 160 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.
Triquetrella californica	moss		•Coastal bluff scrub •Coastal scrub /soil	10 - 100 meters	List 1B.2	Possible, coastal scrub is present. Not noted during 1999 survey.
Species without Habitat Present in the Project Area						
Abronia umbellata ssp. breviflora	perennial herb	Jun-Oct	•Coastal dunes	0 - 10 meters	List 1B.1	None, habitat is not present.
Alopecurus aequalis var. sonomensis	perennial herb	May-Jul	•Marshes and swamps (freshwater)	5 - 365 meters	List 1B.1	None, habitat is not present.

Species Name	life form	blooming	Communities	elevation	CNPS	Potential to Occur in Project Area
			•Riparian scrub			
Arctostaphylos virgata	perennial evergreen shrub	Jan-Mar	•Broadleafed upland forest •Closed-cone coniferous forest •Chaparral •North Coast coniferous forest /sandstone or granitic	60 - 700 meters	List 1B.2	None, habitat is not present.
Astragalus pycnostachyus var. pycnostachyus	perennial herb	Apr-Oct	•Coastal dunes (mesic) •Coastal scrub •Marshes and swamps (coastal salt, streamsides)	0 - 30 meters	List 1B.2	None, habitat is not present.
Campanula californica	perennial rhizomatous herb	Jun-Oct	•Bogs and fens •Closed-cone coniferous forest •Coastal prairie •Meadows and seeps •Marshes and swamps (freshwater) •North Coast coniferous forest /mesic	1 - 405 meters	List 1B.2	None, habitat is not present.
Carex lyngbyei	perennial rhizomatous herb	May-Aug	•Marshes and swamps (brackish or freshwater)	0 - 10 meters	List 2.2	None, habitat is not present.

Species Name	life form	blooming	Communities	elevation	CNPS	Potential to Occur in Project Area
Castilleja ambigua ssp. humboldtiensis	annual herb hemiparasitic	Apr-Aug	•Marshes and swamps (coastal salt)	0 - 3 meters	List 1B.2	None, habitat is not present.
Cordylanthus maritimus ssp. palustris	annual herb hemiparasitic	Jun-Oct	•Marshes and swamps (coastal salt)	0 - 10 meters	List 1B.2	None, habitat is not present.
Dirca occidentalis	perennial deciduous shrub	Jan-Mar(Apr) Months in parentheses are uncommon.	•Broadleafed upland forest •Closed-cone coniferous forest •Chaparral •Cismontane woodland •North Coast coniferous forest •Riparian forest •Riparian woodland/mesic	50 - 395 meters	List 1B.2	None, habitat is not present.
Gilia capitata ssp. tomentosa	annual herb	May-Jul	•Coastal bluff scrub (rocky, outcrops)	15 - 155 meters	List 1B.1	None, habitat is not present.
Hesperevax sparsiflora var. brevifolia	annual herb	Mar-Jun	•Coastal bluff scrub (sandy) •Coastal dunes	0 - 215 meters	List 2.2	None, habitat is not present.
Lilaeopsis masonii	perennial rhizomatous herb	Apr-Nov	•Marshes and swamps (brackish or freshwater) •Riparian scrub	0 - 10 meters	List 1B.1	None, habitat is not present.
Phacelia insularis var. continentis	annual herb	Mar-May	•Coastal bluff scrub •Coastal dunes /sandy, sometimes rocky	10 - 170 meters	List 1B.2	None, habitat is not present.

Species Name	life form	blooming	Communities	elevation	CNPS	Potential to Occur in Project Area
Polygonum marinense	annual herb	(Apr)May-Aug(Oct) Months in parentheses are uncommon.	•Marshes and swamps (coastal salt or brackish)	0 - 10 meters	List 3.1	None, habitat is not present.
Sidalcea calycosa ssp. rhizomata	perennial rhizomatous herb	Apr-Sep	•Marshes and swamps (freshwater, near coast)	3 - 75 meters	List 1B.2	None, habitat is not present.
Streptanthus glandulosus ssp. pulchellus	annual herb	May-Jul(Aug) Months in parentheses are uncommon.	•Chaparral •Valley and foothill grassland /serpentinite	150 - 800 meters	List 1B.2	None, habitat is not present.
Trifolium amoenum	annual herb	Apr-Jun	•Coastal bluff scrub •Valley and foothill grassland (sometimes serpentinite)	5 - 415 meters	List 1B.1	None, habitat is not present.

Table 3. Special Status Wildlife Species with Potential to Occur in Project Vicinity.

Scientific Name	Common Name	Federal Status	State Status	Habitat	Potential to Occur in Project Area
Amphibians					
Rana draytonii	California red-legged frog	Threatened	Special Concern	Dense, shrubby riparian vegetation associated with deep (0.7 m), still or slow-moving water. The shrubby riparian vegetation that structurally seems to be most suitable is that provided by arroyo willow; cattails and bulrushes also provide suitable habitat.	May be found in Laguna Creek and dispersing through project area during late summer and fall.
Birds					
Ardea herodias	great blue heron	None	None	Colonial nester that nests in tall trees, cliffsides, and sequestered spots on marshes. The rookery site is usually in close proximity to foraging areas, such as marshes, lake margins, tideflats, rivers, streams, and wet meadows.	None, habitat is not present.
Ardea alba	great egret	None	None	Colonial nester. Rookeries are typically found in large trees in riparian habitat.	None, habitat is not present.
Pandion haliaetus	osprey	None	None	Nesting in trees associated with water bodies.	None, habitat is not present.
Laterallus jamaicensis coturniculus	California black rail	None	Threatened	Coastal saltmarsh.	None, habitat is not present.
Charadrius alexandrinus nivosus	western snowy plover	Threatened	Special Concern	Nesting along sandy beaches and shorelines	None, habitat is not present.
Dendroica petechia brewsteri	yellow warbler	None	Special Concern	Nesting in willows and riparian cover.	None, habitat is not present.
Falco peregrinus	Peregrine falcon	None (delisted 1999)	Endangered	Nest on cliff ledges, skyscraper ledges, tall towers, and bridges.	None, habitat is not present.
Geothlypis trichas sinuosa	saltmarsh common yellowthroat	None	Special Concern	Found in fresh and salt water marshes. This species requires thick, continuous cover down to water surface for foraging and tall grasses, tule patches, and willows for nesting.	None, habitat is not present.
Fish					
Oncorhynchus kisutch	coho salmon - central California coast ESU	Endangered	Endangered	Spawns in freshwater streams.	None, habitat is not present.
Oncorhynchus mykiss irideus	steelhead - Central California Coast ESU	Threatened	None	Spawns in freshwater streams.	None, habitat is not present. Present in Laguna Creek, 300 ft from project site.
Lavinia symmetricus ssp. 2	Tomales roach	None	Special Concern	Tributaries of Tomales Bay.	None, habitat is not present.
Eucyclogobius newberryi	tidewater goby	Endangered	Special Concern	Brackish coastal lagoons and coastal creeks.	None, habitat is not present.

Scientific Name	Common Name	Federal Status	State Status	Habitat	Potential to Occur in Project Area
Mammals					
Lasionycteris noctivagans	silver-haired bat	None	None	Roosts in large diameter snags in forested areas	None, habitat is not present.
Lasiurus cinereus	hoary bat	None	None	Roosts primarily in foliage of both coniferous and deciduous trees, near the ends of branches, 3-12 m above the ground, usually at the edge of a clearing.	None, habitat is not present.
Lasiurus blossevillii	western red bat	None	Special Concern	Roosts primarily in the foliage of trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas.	None, habitat is not present.
Corynorhinus townsendii	Townsend's big-eared bat	None	Special Concern	Roosts in caves and abandoned mines. Also utilizes buildings, bridges, rock crevices and hollow trees as roost sites.	None. Habitat present, but surveys have not identified any roosts in the vicinity.
Antrozous pallidus	pallid bat	None	Special Concern	Pallid bats roost in rock crevices, tree hollows, mines, caves, and a variety of anthropogenic structures, including vacant and occupied buildings, mines, and natural caves.	None. Habitat present, but surveys have not identified any roosts in the vicinity.
Aplodontia rufa phaea	Point Reyes mountain beaver	None	Special Concern	Found on cool, moist, north-facing slopes in moderately dense coastal scrub. Underground burrows typically dug in dense thickets or in forest openings.	None, coastal scrub in project area is open.
Taxidea taxus	American badger	None	Special Concern	Most abundant in dry open areas of most shrub, forest, and herbaceous habitats with friable soils.	None, habitat is not present.
Reptiles					
Actinemys marmorata marmorata	northwestern pond turtle	None	Special Concern	Ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation.	None, habitat is not present.
Invertebrates					
Syncaris pacifica	California freshwater shrimp	Endangered	Endangered	Pool areas of low-elevation, low gradient streams, among exposed live tree roots (e.g. willows and alders), undercut banks, overhanging debris, or overhanging vegetation.	None, habitat is not present.
Lichnanthe ursina	bumblebee scarab beetle	None	None	Coastal sand dunes	None, habitat is not present.
Ischnura gemina	San Francisco forktail damselfly	None	None	Limited to Bay Area. Found near any unpolluted water body, such as a lake, river, pond, hotsprings (up to 120 degrees F), cold glacial streams, swift rapids, or very salty lakes.	Potentially present near Laguna Creek.
Vespericola marinensis	Marin hesperian	None	None	Found in moist spots in coastal brushfield and chaparral vegetation in Marin county. They are found under leaves of cow parsnip (*Heracleum maximum*), around spring seeps, in leafmold along streams, in alder woods and mixed evergreen forest.	Possible.

However, implementation of the mitigation measures below will ensure that this potential impact is avoided.

Measures to Protect Plant Life and Prevent the Introduction and Spread of Invasive Plant Species

Measures to protect coastal scrub vegetation and special status plants during construction will be incorporated into construction activities. They will include, but may not be limited to, the following.

- Temporary construction fencing will delimit work areas. Fencing will be installed before any site preparation work or earthwork begins.
- Foot and vehicle traffic shall be excluded from sensitive areas using temporary construction fencing and flagging tape in a conspicuous color.
- The project site will be surveyed for the below list of rare plants prior to construction actions and flagging placed to mark any locations. The survey will be conducted according to the protocol of the California Department of Fish and Game (2000). If any special status plant species are identified, the area will be fenced off if feasible during construction to protect against disturbance. If it is not feasible to avoid special status plant occurrences during construction, special status plants will be salvaged and replanted in a nearby location with similar characteristics. In addition, the surface sand layer will be stockpiled and spread to nearby areas following construction, allowing for natural regeneration of rare plants from seed the following season. These rare plants include:
    - Mt. Vision Ceanothus (*Ceanothus gloriosus* var. *porrectus*)
    - Franciscan thistle (*Cirsium andrewsii*)
    - fragrant fritillary (*Fritillaria liliacea*)
    - Marin checker lily (*Fritillaria lanceolata* var. *tristulis*)
    - Blue coast gilia (*Gilia capitata* ssp. *chamissonis*)
    - San Francisco gumplant (*Grindelia hirsutula* var. *maritime*)
    - Pale yellow hayfield tarplant (*Hemizonia congesta* ssp. *leucocephala*)
    - Point Reyes horkelia (*Horkelia marinensis*)
    - Beach layia (*Layia carnosa*)
    - Coast lily (*Lilium maritimum*)
    - Marsh microseris (*Microseris paludosa*)
    - San Francisco owl's clover (*Triphysaria floribunda*)
    - Coastal triquetrella moss (*Triquetrella californica*)

Potential Impacts to Special Status Wildlife

The EA indicates that birds protected under the Migratory Bird Treaty Act occur in the area, and recognizes that construction activity could result in disturbance of nesting migratory birds. The EA indicates that Point Reyes mountain beaver, peregrine falcon, California red-legged frog, steelhead trout, and northern spotted owl are known to occur in the direct vicinity of the project area. No potential impacts from the project to Point Reyes mountain beaver, peregrine falcon, and northern spotted owl are anticipated. The EA contains measures to protect California red-legged frog, steelhead trout, and northern

spotted owl from potential disturbance or habitat degradation due to the project. Specific measures discussed in the EA to protect these species include the protection of aquatic habitat in Laguna Creek from contamination, and the monitoring of wildlife species "before, during, and after the proposed project to ensure that disturbance is minimal" (NPS, 1999, p. 21). The measures discussed in this addendum below clarify the mitigation measures discussed in the EA, which were intended to mitigate for potential injury or mortality from construction activity to California red-legged frogs and other wildlife species dispersing from Laguna Creek. Measures discussed in the EA are also intended to mitigate the potential for increases in fine sediment or spills of hazardous materials associated with construction to result in the degradation of frog or fish habitat in Laguna Creek.

Implementation of the mitigation measures below, which are clarifications of the measures in the EA, and of additional erosion control measures identified in the EA and the MMP will reduce these potential impacts to a less than significant level.

Measures to Protect Wildlife

Measures to Protect Migratory Nesting Birds
To prevent disturbance of migratory birds—protected under the federal Migratory Bird Treaty Act, site checks will be conducted to ensure no bird nests are disturbed as part of the project. Work on the site would be projected for June/July 2009, following surveys of the area. The survey for nesting activity must be conducted within one week of the start of project activities.

If preconstruction surveys identify active nests belonging to common migratory bird species, a 100-foot exclusion zone will be established around each nest to minimize disturbance-related impacts on nesting birds. If active nests belonging to special-status migratory birds are identified, a no-activity buffer zone will be established around each nest. The radius of the no-activity zone and the duration of exclusion will be determined in consultation with the U.S. Fish and Wildlife Service.

Measures to Protect California Red-legged Frog
A pre-construction survey shall be conducted immediately preceding any construction activity that occurs in California red-legged frog habitat or an activity that may result in take of the species. The USFWS-approved biologist shall carefully search all obvious potential hiding spots for California red-legged frogs. In the unlikely event that a California red-legged frog is found during the preconstruction survey, the biologist will contact the USFWS immediately to determine the appropriate course of action.

Tightly woven natural fiber netting or similar material shall be used for erosion control or other purposes at the project site to ensure that California red-legged frogs are not trapped. This limitation will be communicated to the contractor through use of special provisions included in the bid solicitation package. Coconut coir matting is an acceptable erosion control material. No plastic monofilament matting shall be used for erosion control.

Access routes to the construction area and the size of staging and work areas will be limited to the minimum necessary to achieve the project goals. Routes and boundaries of the access roads will be clearly marked prior to initiating construction/grading.

A speed limit of 10 mph on dirt roads will be maintained.

Measures to Prevent Hazardous Materials Spills Potentially Impacting Laguna Creek, California Red-legged Frog, and Steelhead Trout

All equipment will be maintained such that there will be no leaks of automotive fluids such as fuels, oils, and solvents. Any fuel or oil leaks will be cleaned up immediately and disposed of properly.

Hazardous materials such as fuels, oils, solvents, etc. will be stored in sealable containers in a designated location that is at least 200 feet from Laguna Creek. All fueling and maintenance of vehicles and other equipment will occur at least 200 feet from Laguna Creek.

NPS will require the construction contractor to prepare a spill prevention and response plan that regulates the use of hazardous and toxic materials, such as fuels and lubricants for construction equipment. NPS would oversee implementation of the spill prevention and response plan. Elements of the plan would ensure that:

- Workers are trained to avoid and manage spills;
- Construction and maintenance materials are prevented from entering surface waters and groundwater;
- All spills are cleaned up immediately and appropriate agencies are notified of any spills and of the cleanup procedures employed;
- Staging and storage areas for equipment, materials, fuels, lubricants, solvents, and other possible contaminants are located at least 100 feet away from surface waters;
- No vehicles are fueled, lubricated, or otherwise serviced within the normal high water area of any surface water body; and
- Vehicles are immediately removed from work areas if they are leaking.

Cultural Resources

The project area was historically part of the Laguna Ranch, one of the Point Reyes dairy ranches that were founded by Oscar and James Shafter. The EA states that a “1998 cultural landscape inventory indicates that the area has low historic integrity because landscape features essential to convey historical identity and character have been lost, such as the milking barn, diary house, and calf/horse barn.” The EA indicates that the converted garage, which is currently providing staff housing but is not in compliance with health and safety codes, is eligible for listing on the National Register of Historic Places. However, subsequent studies of the Hostel’s buildings have determined that the

garage is not eligible for listing (G.White, pers. comm.). Removal or stabilization of the converted garage is not part of the Conservancy-funded project.

The EA states that the project area does not contain any known archaeological sites. However, as the EA acknowledges, construction activities could impact cultural resources if unidentified archaeological sites are present and, accordingly, the EA provides that if any archaeological material is discovered during construction, construction will be halted and a qualified archeologist will evaluate and propose needed mitigation measures. Consistent with the EA, implementation of the specific avoidance measures below will reduce this impact to a less than significant level.

Measures to Protect Cultural Resources

The NPS will coordinate with the Federated Indians of Graton Rancheria to insure that either an NPS or FIGR representative is on site during the construction activities. While the project has been designed to remain away from documented resource areas, the NPS employee will be on site to insure that this is indeed the case. In the case that resources are discovered during the course of construction, the NPS will act immediately and appropriately as documented in 36 CFR 800.13 "Post-review discoveries" (http://www.achp.gov/regs.html#800.13).

Noise

The EA states that the project will result in the short-term generation of construction-related noise, which will be intermittent and temporary and, thus not a significant impact. The project could result in some disturbance to hostel visitors and staff and to park visitors and staff from construction noise. Implementation of the measures below will further reduce this impact.

Measures to Protect Natural Quiet and Soundscapes

Seashore staff and NPS contractors will implement the following measures to reduce construction noise and lessen the impacts of noise that cannot be avoided.

Construction equipment will be required to have sound control devices at least as effective as those originally provided by the manufacturer, and no equipment will be operated with an unmuffled exhaust. In general, construction will take place between 7:00 a.m. and 7:00 p.m., Monday through Saturday.

In addition, NPS will post signs at the construction site and on the park website providing the name and contact information for an NPS staff member the public can contact with noise concerns. This person will be responsible for recording and monitoring complaints related to construction noise, and for ensuring that logged complaints are mitigated to the maximum extent possible. Construction times and contact information for noise concerns will also be publicized in the park newsletter.

Air Quality

The EA indicates that project construction activity could potentially result in a short-term impact to air quality through the generation of dust and exhaust. The EA calls for the

implementation of several general mitigation measures, such as watering of disturbed areas and covering of truck beds. Implementation of the more precise minimization measures below will further reduce the impact so that it is less than significant.

Measures to Protect Air Quality

The NPS and its contractors will implement the following measures to control the generation of fugitive dust during site preparation and construction activities. These measures are contained in the Bay Area Air Quality Management District's (BAAQMD's) Feasible Control Measures for PM10 Emissions from Soil Removal Activities (BAAQMD 1999).

- Water unpaved access roads, parking areas, and staging areas as necessary, or stabilize them with nontoxic soil stabilizers approved for use adjacent to surface waters.
- Apply (nontoxic) soil stabilizers to inactive earthwork areas (previously graded areas inactive for 10 days or more).
- Enclose, cover, water, or apply nontoxic soil stabilizers to exposed stockpiles as necessary.
- Maintain properly tuned equipment and limit idling time to 5 minutes.
- Cover trucks hauling soil, sand, or other loose materials, or require them to maintain at least 2 feet of freeboard.
- Replant vegetation or topsoil disturbed areas as quickly as possible.
- Limit traffic speeds on unpaved roads to 10 mph.

Traffic

Temporary traffic impacts during construction were not specifically addressed by the EA. Even though construction traffic associated with the project has the potential to temporarily impact traffic safety within PRNS, implementation of the measures below will reduce this impact to a less than significant level.

Measures to Protect Traffic Safety

As part of the construction project, the NPS will require the construction contractor to prepare and implement a traffic safety plan. The traffic safety plan will address appropriate vehicle size and speed, travel routes, closure plans, detour plans (if any), flagperson requirements (if any), locations of turnouts to be constructed (if any), coordination with law enforcement and fire control agencies, measures ensuring emergency access, and additional need for traffic or speed limit signs. Delivery and haulage access, including contractor mobilization and demobilization, will be scheduled to minimize impacts on traffic on area roadways, including US-101. Construction worker parking and access will be managed to avoid impeding access for park visitors and emergency vehicles.

Water Quality

The EA states that the project may have minor impacts on water quality due to ground disturbance and grading associated with construction. To address these possible impacts, the EA proposes mitigation measures, such as silt fencing and soil/straw berms, to prevent sediment and runoff from the construction site from entering Laguna Creek. Implementation of the more precise measures below would reduce this impact to a less than significant level.

Measures to Protect Water Quality

Seashore staff and NPS contractors will implement the following measures in order to protect water quality in Laguna Creek, in the vicinity of the project site:

- Minimize removal of and damage to native vegetation.
- Install temporary construction fencing to identify areas that require clearing, grading, revegetation, or recontouring, and minimize the extent of areas to be cleared, graded, recontoured, or otherwise disturbed.
- Grade and stabilize spoils sites to minimize erosion and sediment input to surface waters and generation of fugitive dust (see discussions under Measures to Protect Air Quality below).
- As appropriate, implement erosion control measures to prevent sediment from entering surface waters, including the use of silt fencing or fiber rolls to trap sediments and erosion control blankets on slopes and channel banks (See discussion under “Soils” in EA, included as Attachment A).

Growth-inducing impacts

No analysis of growth-inducing impacts is required under the National Environmental Policy Act (NEPA). Therefore, the EA did not include this analysis.
The project is expected to have a minor positive impact to the local economy, but is not expected to trigger significant economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The project will not involve the extension of urban services or infrastructure into a previously unserved area, the extension of a transportation corridor, or the removal of obstacles to growth. Construction costs associated with the project are estimated to be between $750,000 and $1,000,000. The annual budget of the Hostel is approximately $180,000. Therefore, the effect of the project and of continued hostel operation on the local economy is less than significant.

USE OF THE EA AS A MITIGATED NEGATIVE DECLARATION

Under CEQA Guidelines Section 15221, under certain circumstances lead agencies subject to CEQA are encouraged to use a FONSI prepared under NEPA. Section 15221 provides:

> (a) When a project will require compliance with both CEQA and NEPA, state or local agencies should use the EIS or Finding of No Significant Impact rather than preparing an EIR or Negative Declaration if the following two conditions occur:
>
> > (1) An EIS or Finding of No Significant Impact will be prepared before an EIR or Negative Declaration would otherwise be completed for the project; and
> > (2) The EIS or Finding of No Significant Impact complies with the provisions of these Guidelines.

The FONSI was prepared well in advance of SCC's involvement as a potential funder and, thus, well in advance of the need for SCC to comply with CEQA with respect to the project it proposes to fund. Moreover, the FONSI, incorporating the underlying EA, as supplemented by this addendum, meets the requirements for a Mitigated Negative Declaration under CEQA.

The EA adequately identifies all potential impacts from the project and proposes mitigation measures where necessary, that avoid or minimize those impacts to a less than significant level. In general, the impacts tend to be short-term, local, minor, and capable of being reduced to less-than-significant levels.

This addendum to the EA identifies the changes in project description and in factual circumstances from those considered by the EA when it was prepared and supplements the EA, by providing detail on mitigation measures proposed by the EA. The addendum does not alter the basic conclusions of the EA, nor does any of the added information suggest that additional environmental review is needed. The addition of four guest beds and one new staff person do not introduce new significant environmental effects, increase previously identified significant environmental effects, or require additional mitigation measures.

CONCLUSION

The FONSI and underlying EA, as supplemented by this addendum, fully complies with the requirements of CEQA Guidelines, Section 15121.The minor changes to the project and the circumstances under which the project is being implemented do not alter the conclusions of the FONSI nor those contained in the EA.

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Appendix A. Results of Searches of U.S. Fish and Wildlife Service Threatened and Endangered Species Database and California Natural Diversity Database

Sacramento Fish & Wildlife Office
Federal Endangered and Threatened Species
that Occur in or may be Affected by Projects in the
INVERNESS (485D)
U.S.G.S. 7 1/2 Minute Quad
Database Last Updated: January 31, 2008
Document Number: 080520024317

Species of Concern - The Sacramento Fish & Wildlife Office no longer maintaina a list of species of concern. However, various other agencies and organizations maintain lists of at-risk species. These lists provide essential information for land management planning and conservation efforts. See www.fws.gov/sacramento/es/spp_concern.htm for more information and links to these sensitive species lists.

Red-Legged Frog Critical Habitat - The Service has designated final critical habitat for the California red-legged frog. The designation became final on May 15, 2006. See our map index.

Listed Species

Invertebrates

Haliotes sorenseni
white abalone (E) (NMFS)

Speyeria zerene myrtleae
Myrtle's silverspot butterfly (E)

Syncaris pacifica
California freshwater shrimp (E)

Fish

Eucyclogobius newberryi
critical habitat, tidewater goby (X)
tidewater goby (E)

Oncorhynchus kisutch
coho salmon - central CA coast (E) (NMFS)
Critical habitat, coho salmon - central CA coast (X) (NMFS)

Oncorhynchus mykiss
Central California Coastal steelhead (T) (NMFS)
Central Valley steelhead (T) (NMFS)
Critical habitat, Central California coastal steelhead (X) (NMFS)

Oncorhynchus tshawytscha
California coastal chinook salmon (T) (NMFS)

Amphibians

Rana aurora draytonii
California red-legged frog (T)
Critical habitat, California red-legged frog (X)

Birds

Brachyramphus marmoratus
Critical habitat, marbled murrelet (X)
marbled murrelet (T)

Charadrius alexandrinus nivosus
western snowy plover (T)

Diomedea albatrus
short-tailed albatross (E)

Pelecanus occidentalis californicus
California brown pelican (E)

Sternula antillarum (=Sterna, =albifrons) browni
California least tern (E)

Strix occidentalis caurina
northern spotted owl (T)

Mammals

Arctocephalus townsendi
Guadalupe fur seal (T) (NMFS)

Balaenoptera borealis
sei whale (E) (NMFS)

Balaenoptera musculus
blue whale (E) (NMFS)

Balaenoptera physalus
finback (=fin) whale (E) (NMFS)

Eubalaena (=Balaena) glacialis
right whale (E) (NMFS)

Physeter catodon (=macrocephalus)
sperm whale (E) (NMFS)

Plants

Alopecurus aequalis var. sonomensis
Sonoma alopecurus (E)

Layia carnosa
beach layia (E)

Candidate Species

Invertebrates

Haliotes cracherodii
black abalone (C) (NMFS)

Key:

(E) *Endangered* - Listed (in the Federal Register) as being in danger of extinction.
(T) *Threatened* - Listed as likely to become endangered within the foreseeable future.
(P) *Proposed* - Officially proposed (in the Federal Register) for listing as endangered or threatened.
(NMFS) Species under the Jurisdiction of the National Marine Fisheries Service. Consult with them directly

about these species.
Critical Habitat - Area essential to the conservation of a species.
(PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.
(C) *Candidate* - Candidate to become a proposed species.
(X) *Critical Habitat* designated for this species

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7½ minute quads. The United States is divided into these quads, which are about the size of San Francisco.

The animals on your species list are ones that occur within, or may be affected by projects within, the quads covered by the list.

- Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.
- Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regard-less of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the quad or quads covered by the list. Plants may exist in an area without ever having been detected there. You can find out what's in the nine surrounding quads through the California Native Plant Society's online Inventory of Rare and Endangered Plants.

Surveying

Some of the species on your list may not be affected by your project. A trained biologist or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list.

For plant surveys, we recommend using the Guidelines for Conducting and Reporting Botanical Inventories. The results of your surveys should be published in any environmental documents prepared for your project.

Your Responsibilities Under the Endangered Species Act

All plants and animals identified as listed above are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the take of a federally listed wildlife species. Take is defined by the Act as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal.

> Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR §17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures:

- If a Federal agency is involved with the permitting, funding, or carrying out of a project that may result in take, then that agency must engage in a formal consultation with the Service.

  During formal consultation, the Federal agency, the applicant and the Service work together to avoid or minimize the impact on listed species and their habitat. Such consultation would result in a biological opinion by the Service addressing the anticipated effect of the project on listed and proposed species. The opinion may authorize a limited level of incidental take.

- If no Federal agency is involved with the project, and federally listed species may be taken as part of the project, then you, the applicant, should apply for an incidental take permit. The Service may issue such a permit if you submit a satisfactory conservation plan for the species that would be affected by your project.

  Should your survey determine that federally listed or proposed species occur in the area and are likely to be affected by the project, we recommend that you work with this office and the California Department of Fish

and Game to develop a plan that minimizes the project's direct and indirect impacts to listed species and compen-sates for project-related loss of habitat. You should include the plan in any environmental documents you file.

Critical Habitat

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal.

Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to listed wildlife.

If any species has proposed or designated critical habitat within a quad, there will be a separate line for this on the species list. Boundary descriptions of the critical habitat may be found in the Federal Register. The information is also reprinted in the Code of Federal Regulations (50 CFR 17.95). See our critical habitat page for maps.

Candidate Species

We recommend that you address impacts to candidate species. We put plants and animals on our candidate list when we have enough scientific information to eventually propose them for listing as threatened or endangered. By considering these species early in your planning process you may be able to avoid the problems that could develop if one of these candidates was listed before the end of your project.

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6580.

Updates

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be August 18, 2008.

California Department of Fish and Game
Natural Diversity Database
Selected Elements by Scientific Name - Portrait

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1	Abronia umbellata ssp. breviflora pink sand-verbena	PDNYC010N2			G4G5T2	S2.1	1B.1
2	Actinemys marmorata marmorata northwestern pond turtle	ARAAD02031			G3G4T3	S3	SC
3	Alopecurus aequalis var. sonomensis Sonoma alopecurus	PMPOA07012	Endangered		G5T1Q	S1.1	1B.1
4	Antrozous pallidus pallid bat	AMACC10010			G5	S3	SC
5	Aplodontia rufa phaea Point Reyes mountain beaver	AMAFA01012			G5T2	S2	SC
6	Arctostaphylos virgata Marin manzanita	PDERI041K0			G2	S2.2	1B.2
7	Ardea alba great egret	ABNGA04040			G5	S4	
8	Ardea herodias great blue heron	ABNGA04010			G5	S4	
9	Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	PDFAB0F7B2			G2T2	S2.2	1B.2
10	Campanula californica swamp harebell	PDCAM02060			G3	S3.2	1B.2
11	Carex lyngbyei Lyngbye's sedge	PMCYP037Y0			G5	S2.2	2.2
12	Castilleja ambigua ssp. humboldtiensis Humboldt Bay owl's-clover	PDSCR0D402			G4T2	S2.2	1B.2
13	Ceanothus gloriosus var. porrectus Mt. Vision ceanothus	PDRHA040F7			G3G4T2	S2.2	1B.3
14	Charadrius alexandrinus nivosus western snowy plover	ABNNB03031	Threatened		G4T3	S2	SC
15	Cirsium andrewsii Franciscan thistle	PDAST2E050			G2	S2.2	1B.2
16	Cordylanthus maritimus ssp. palustris Point Reyes bird's-beak	PDSCR0J0C3			G4?T2	S2.2	1B.2
17	Corynorhinus townsendii Townsend's big-eared bat	AMACC08010			G4	S2S3	SC
18	Dendroica petechia brewsteri yellow warbler	ABPBX03018			G5T3?	S2	SC
19	Dirca occidentalis western leatherwood	PDTHY03010			G2G3	S2S3	1B.2
20	Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered		G3	S2S3	SC
21	Fritillaria lanceolata var. tristulis Marin checker lily	PMLIL0V0P1			G5T1	S1.1	1B.1
22	Fritillaria liliacea fragrant fritillary	PMLIL0V0C0			G2	S2.2	1B.2
23	Geothlypis trichas sinuosa saltmarsh common yellowthroat	ABPBX1201A			G5T2	S2	SC

California Department of Fish and Game
Natural Diversity Database
Selected Elements by Scientific Name - Portrait

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
24	Gilia capitata ssp. chamissonis blue coast gilia	PDPLM040B3			G5T2	S2.1	1B.1
25	Horkelia marinensis Point Reyes horkelia	PDROS0W0B0			G2	S2.2	1B.2
26	Ischnura gemina San Francisco forktail damselfly	IIODO72010			G2	S2	
27	Lasionycteris noctivagans silver-haired bat	AMACC02010			G5	S3S4	
28	Lasiurus blossevillii western red bat	AMACC05060			G5	S3?	SC
29	Lasiurus cinereus hoary bat	AMACC05030			G5	S4?	
30	Laterallus jamaicensis coturniculus California black rail	ABNME03041		Threatened	G4T1	S1	
31	Lavinia symmetricus ssp. 2 Tomales roach	AFCJB19022			G5T2T3	S2S3	SC
32	Lichnanthe ursina bumblebee scarab beetle	IICOL67020			G2	S2	
33	Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030		Rare	G3	S3.1	1B.1
34	Lilium maritimum coast lily	PMLIL1A0C0			G2	S2.1	1B.1
35	Microseris paludosa marsh microseris	PDAST6E0D0			G2	S2.2	1B.2
36	Northern Coastal Salt Marsh	CTT52110CA			G3	S3.2	
37	Northern Maritime Chaparral	CTT37C10CA			G1	S1.2	
38	Oncorhynchus kisutch coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	G4	S2?	
39	Oncorhynchus mykiss irideus steelhead - Central California Coast ESU	AFCHA0209G	Threatened		G5T2Q	S2	
40	Pandion haliaetus osprey	ABNKC01010			G5	S3	
41	Phacelia insularis var. continentis North Coast phacelia	PDHYD0C2B1			G2T1	S1.2	1B.2
42	Polygonum marinense Marin knotweed	PDPGN0L1C0			G1Q	S1.1	3.1
43	Rana draytonii California red-legged frog	AAABH01022	Threatened		G4T2T3	S2S3	SC
44	Rhynchospora californica California beaked-rush	PMCYP0N060			G1	S1.1	1B.1
45	Sidalcea calycosa ssp. rhizomata Point Reyes checkerbloom	PDMAL11012			G5T2	S2.2	1B.2
46	Syncaris pacifica California freshwater shrimp	ICMAL27010	Endangered	Endangered	G1	S1	
47	Taxidea taxus American badger	AMAJF04010			G5	S4	SC

California Department of Fish and Game
Natural Diversity Database
Selected Elements by Scientific Name - Portrait

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
48	Trifolium amoenum two-fork clover	PDFAB40040	Endangered		G1	S1.1	1B.1
49	Triquetrella californica coastal triquetrella	NBMUS7S010			G1	S1.2	1B.2
50	Vespericola marinensis Marin hesperian	IMGASA4140			G2G3	S2S3	

Attachment A

Environmental Assessment

Point Reyes Youth Hostel

POINT REYES NATIONAL SEASHORE

Marin County, California

Environmental Assessment

Point Reyes Youth Hostel

Proposed Staff & Hostel Housing Unit

Rehabilitation of Septic System

Point Reyes National Seashore

National Park Service

February 1999

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Purpose and Need

This *Environmental Assessment (EA)* has been prepared to assist National Park Service (NPS) planning and decision making, and to determine whether an Environmental Impact Statement (EIS) is required for the proposed new facilities at the Point Reyes Hostel (Hostel) at Point Reyes National Seashore (PRNS). The Hostel is proposing the construction of a staff housing and additional lodging facility and rehabilitation of the septic treatment system. The current 44 bed Hostel operations are under a concessions contract with the American Youth Hostel program. The facilities are located at the former Laguna Ranch off Limantour Road near the Point Reyes Clem Miller Environmental Center (See Appendix A for Location Map).

As a federal facility, the PRNS is subject to the provisions of the National Environmental Policy Act (NEPA), the basic national charter for environmental protection. NEPA requires an interdisciplinary study of the impacts associated with federal actions. For the PRNS, these requirements were initially met with the preparation of the *PRNS/Golden Gate National Recreation Area General Management Plan and Environmental Analysis* (NPS 1980). Because the proposed rehabilitation of the Hostel involves new construction, an EA was prepared to address site-specific impacts to determine whether further environmental review is necessary.

The purpose and need for this federal action is to construct additional family (four bedrooms) and staff accommodations (three bedrooms) and bring the Hostel into compliance with state, federal, and Marin County regulations. This project will add 8 beds to the current 44 bed capacity for a total capacity of 52 beds. In addition, staff housing capacity will be increased from the current two rooms for staff to three rooms. Current staff housing and sewage treatment facilities do not meet federal, state, and county health and safety codes.

The need for a Hostel as a visitor service at PRNS is based on park objectives provided in park planning documents and current visitor use patterns. The concept of hostels, as opposed to full-scale lodging facilities, is particularly appropriate to Point Reyes National Seashore because of the large number of cyclists and hikers that frequent the park. In addition to providing minimal accommodations for visitors using non-motorized transportation, the Hostel furnishes emergency accommodations to hikers and campers stranded in foul weather, and provides overnight accommodations not otherwise available, which assists in the control of illegal and indiscriminate camping.

The Point Reyes Hostel operation dates back to 1972. This is the first major capital investment by the Hostel since the concession operation was initiated. The park has no plans for further expansion of guest accommodations beyond the level set forth in this plan.

Section 7 of the Endangered Species Act Section 7 of the Endangered Species Act directs federal agencies to further the purposes of the Act. Federal agencies are required to consult with the U.S. Fish and Wildlife Service (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. Informal consultation under Section 7 is underway on this project. Based on informal consultation, the NPS has concluded that the proposed action would not adversely affect any federally listed species or critical habitat.

Section 106 of the Historic Preservation Act
Section 106 of the Historic Preservation Act requires federal agencies to take into account the effects of their actions on properties listed on the National Register of Historic Places. Because two of the buildings--the former garage and main house-- are on the List of Classified Structures, and determined eligible for the National Register of Historic Places, the proposed action could adversely affect a historic property.

Other Environmental Compliance Provisions
Other environmental provisions which may affect this project are the following:

Americans with Disabilities Act 1990
California Coastal Act
Archeological Resources Protection Act
Clean Water Act
Regional Water Quality Control Board

Relationship to Other Plans and Projects
General Management Plan (GMP), Point Reyes National Seashore (NPS 1980) designates the Laguna Ranch facilities as a hostel for park visitors. The GMP places the Laguna Ranch complex in a development zone surrounded by natural environmental zoning.

The Statement for Management for Point Reyes National Seashore (NPS 1993) discusses the Point Reyes Hostel and encourages its continuation but does not discuss the need for new facilities.

Marin County Local Coastal Program, Unit 2 supports and encourages the enhancement of public recreational opportunities and the development of visitor-serving facilities. Such development must, however, be undertaken in a manner that preserves the unique qualities of Marin's coast and which is consistent with the protection of natural resources and agriculture. According to the program, recreational uses shall be low-intensity, such as hiking, camping, fishing, in keeping with the character with that of the community in which it is located and shall be sited, and designed to minimize impacts on the environment.

Issues and Impact Topics
This document, prepared by the NPS, in cooperation with staff of the Point Reyes Hostel, evaluates two alternatives and the impacts associated with these actions. Evaluation of the project site has identified the following issues of potential concern and provides the basis for the analysis of alternatives: impacts on natural resources, including soils, endangered and threatened species, water resources and wildlife; impacts on visual quality; impacts on

noise; impacts on public health and safety; impacts to public services and utilities; and impacts on cultural resources. These issues were developed from review and public discussion of the project. Those issues that were identified as potential concerns are evaluated in the Environmental Consequences section of the document.

Alternatives, including the Proposed Action

Alternative A: No Action

This alternative will leave the project site in its present condition; no demolition or construction of buildings at the Hostel would occur. The new septic system would not be constructed. No site improvements would be constructed for parking or public interpretation.

The staff would continue to live in the former garage building and the Hostel would continue to provide approximately 8,000 visitor stays per year.

Under this alternative, the Hostel would fail to comply with county, state, and federal regulations related to health, safety, and building codes.

Alternative B: Construct New Guest/Staff Housing Unit and Upgrade Sewage Disposal System. (Proposed Action)

Under this alternative the American Youth Hostel would construct one 2800 square foot (sf), single story staff and guest housing unit, extend and upgrade the existing septic system, install new water storage tank, stabilize a historic shed, and construct a parking area for nine cars.

Guest accommodations in the new housing unit will consist of four guest bedrooms, one guest common area, a storage room, two half baths and two full baths. New family style accommodations would add eight beds to current capacity; total capacity would increase from 44 beds to 52 beds. Staff accommodations will include three bedrooms, one full bath, one half bath and a staff common area that includes a kitchen area.

The housing unit will be of standard wood construction with metal roof and horizontal cement board siding with rough sawn cedar trim. The structure will be build on a concrete stem wall with footer.

The septic system currently serving the existing bunk house will be enlarged to include adequate septic tank capacity (4,500 gallons) and a 1,500 gallon grease interceptor and gravity flow to two 1,500 gallon sumps, providing at least 1,500 gallons of emergency storage and pumping into a 1,500 sf sand filter. From the sand filter, effluent will then be pumped into shallow trenches within the area of the existing leach field.

The existing septic tank and unknown leach field serving the main house and existing leach trenches serving the bunk house will be abandoned.

A 5,000 gallon water storage tank will be installed to enhance fire protection capabilities and provide for emergency water storage during electrical outages and loss of service from the National Park Service.

The historic structure now serving as staff housing and the storage shed will be stabilized. Final decision as to the nature of the stabilization and renovation will be made after a historic compliance review (Section 106 Compliance) and approval by the State Historic Preservation Office. Currently, this structure, built in about 1900, is in very poor condition.

All site and building improvements will be confined to those areas already assigned to the Youth Hostel.

Additional paved and gravel parking stalls to accommodate the additional guest space in the new housing unit are planned. The nine additional parking stalls will provide for 5' aisles alongside the two paved disabled accessible slots.

Alternatives Considered but Rejected

The removal of the entire complex was rejected as an alternative. The *General Management Plan* (NPS 1980) currently calls for the continuation of a hostel operation to provide low-cost accommodations.

A small new staff housing/lodging facility was considered. However, this alternative was rejected because the economic return of a small facility was deemed inadequate for the investment. A reduction in the staff housing portion of the project was rejected because the current size of the housing component is considered the minimum needed for the operation of the facility.

Renovation of the historic garage for staff housing was rejected because the square footage in the existing building was inadequate for the proposed improvements. In addition, the former garage is in extremely poor condition.

The Affected Environment

Project Site Description
The existing 44 bed Point Reyes Hostel currently operates out of three buildings that were once part of Laguna Ranch, and subsequently assigned to the concessionaire after acquisition by the NPS. The buildings include the main hostel building, employee dormitory, and a structure used for group functions. Access to the site is via Limantour Road from Bear Valley Road. The site is approximately eight miles from park headquarters (See appendix A for Location Map).

Current Facilities
The current facilities consist of the following:

Main Ranch House. Originally the main residence for a dairy ranch, this roughly 2000 square feet house has been modified to contain 24 beds divided between two sleeping rooms, along with a separate family guest room. The house also contains bathroom facilities, kitchen, living room, and an attached school room. The structure is in serviceable condition, but is about 120 years old (ca. 1870s) and shows expected signs of wear and tear.

Employee Housing. Formerly the garage for the dairy ranch, this structure is currently used for storage and a small employee residence. The building is 90 years old (ca. 1900) and in very poor condition.

Group Building. This frame structure was built around 1980 and is about 1,200 sf. It is still in serviceable condition and is currently used for group functions, The building contains approximately 20 beds divided between two sleeping rooms, bath facilities, and a common area with fireplace.

Utilities
Potable water is provided to the site by the NPS from the Limantour water system that also serves the Clem Miller Education Center. The electric service is provided by Pacific Gas and Electric and will be placed underground by the NPS in 1999. A phone system is in place and will not need to be expanded.

Sewage disposal is handled by two individual residential type septic systems. These include two 1,500 gallon standard septic tanks and drain fields. All are located within the existing footprint site except the drain field from the main house. No records exist at to the exact location of the main house drain field and it is assumed to be of minimal capacity and is likely located outside the existing footprint of the site, towards the adjacent creek.

History and Cultural Resources

Founded by Oscar and James Shafter, the dairy ranches of Point Reyes were once acknowledged as the most important in California and were famous for their quality product. As a historic dairy ranching district, certain structures therein have been determined eligible for the National Register of Historic Places on a state-wide level of significance. Laguna Ranch is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County.

Three historic structures determined eligible remain at Laguna Ranch: the ranch house (originally two stories but remodeled to one story after a fire in the 1950s) with school room attached, approximately 100-130 years old but greatly altered; the garage, at least 90 years old, now used for storage and a small residence; and the "Davis House" near the Laguna Trailhead, built about 1935. The "Davis House" is not part of the project area and is currently occupied by a park employee.

The original Point Reyes Road passes through Laguna Ranch. It descends from the ridgetop at the top of Balboa Avenue down a gulch to the ranch, then follows the currently paved road to Muddy Hollow. Another pioneer road, now a part of the Coast Trail, leaves the Old Point Reyes road near the ranch house and heads west to the coast, passing the original site.

The project area does not contain any known archeological sites.

Geology, Topography, Soils

The project area is located in the Drakes Bay Formation which consists of marine sediments that filled the basin between Inverness Ridge and the Point Reyes Headlands toward the end of the Tertiary age in the early Pliocene epoch (about eight million years ago). The site is slightly sloped, with major portions of the site altered by past land use. These soils, derived from soft sandstone of the underlying Drakes Bay Formation, are deep (to about four feet) and moderately well drained.

Vegetation

The project area has vegetation typical of the northern coastal scrub plant community. It is characterized by densely packed shrubs less than 6 feet tall interspersed with grassy openings supporting primarily non-native species. This scrub community is found on windy, exposed sites with shallow soils. Typical species include California sagebrush, bush lupine, coyote brush, bush monkey flower, and poison oak. Weedy exotic species such as poison hemlock, gopher plant, and periwinkle are also present on the site. The project site was burned during the 1995 Vision Fire. Adjacent to the site are resprouting bishop pines. Directly west of the project area, approximately 300 feet, is Laguna Creek which is bordered by red alders and willows.

Wildlife

Coyotes, gray fox, mountain lions, raccoon, bobcat, black-tailed deer, mountain beaver, brush rabbit, striped skunk and other small mammals are known to occur in the area. Common bird species in the area include wrentit, scrub jay, turkey vulture, American robin, bushtit, white-crowned sparrow, and house sparrow. The exotic fallow deer also inhabit the vicinity. The park reintroduced tule elk back into the wilderness area adjacent to the hostel facility in 1998.

Threatened & Endangered/Special Status Species

No special status species including threatened or endangered plant species are known to occur or are residents in the specific project area. The Point Reyes mountain beaver, peregrine falcon, red-legged frog, steelhead trout, and northern spotted owl are known to occur in the direct vicinity of the project area.

Recreation and Visitor Use Analysis

Since the establishment of the park, visitation has increased dramatically and since 1984 visitation has surpassed two million visitors every year However, primarily because of regional transportation constraints, visitation has stabilized at approximately 2.5 million visitors each year.

The existing concessionaire has operated the site since 1972. Based on statistics over the last four years, the hostel is currently handling approximately 8,000 overnight visitor stays per year.

Environmental Consequences

Specific impacts associated with each alternative are address below:

Alternative A: No Action Option (Continue to operate current facilities)

Impacts on Natural Resources

Under the no action alternative, impacts on natural resources would be limited to those associated with natural processes and human activities already occurring on site.

Vegetation. Under this alternative, impacts associated with vegetation would be limited to those associated with human activities already occurring at the site.

Water Resources. Some potential negative impacts could occur due to sewage contamination if the existing system is not repaired.

Wildlife. Some potential negative impacts could occur if the Hostel does not repair the septic system. Sewage could potentially impact water systems and indirectly affect wildlife.

Threatened and Endangered Species. Since no federally listed species or special status species have been detected on the project site, there will be no effect on threatened or endangered species. This alternative would also not result in impacts to listed species or special status species in the vicinity.

Soils. No new ground disturbance would occur. Therefore, no new positive or negative impacts are anticipated.

Topography. No change to topography would occur under this alternative. Therefore, no new impacts, either positive or negative, would occur as a result of this alternative.

Conclusion. Under this alternative, there would be no new ground disturbance, topography change, and no construction or improvements in the project area. Therefore, no new impacts are anticipated. However, some potential negative impacts could occur to water quality and wildlife from improper sewage treatment.

Impacts on Cultural Resources

There would be no direct impact on archeological or historic structures as a result of this alternative. However, impacts to the historic structures may continue to occur if rehabilitation work is not carried out on the existing structures.

Conclusion. Under this alternative, the NPS would continue to monitor the historic structures to eliminate any impacts. Therefore, no new impacts are anticipated.

Impacts on Visual Quality

Negative impacts would continue. Current structures were not designed to visually blend with the landscape and are in serious need of repair. The site also has debris stored around the facilities that would continue to visually impair views toward the estuary.

Conclusion. No new impacts would occur. However, negative impacts from the buildings that need repair would continue to impair scenic views in the area.

Impacts on Human Health and Safety

Under this alternative, the Hostel would fail to comply with local, state, and federal regulations. This alternative would have an adverse impact on health and human safety. In addition, failure to comply with building codes for life and safety would pose a potential threat to anyone in or near the buildings.

Conclusion. Significant negative impacts to human health and safety would continue to occur due to non-compliance with health and safety codes.

Impacts on Noise

Noise levels would continue to be at the same levels; no positive or negative impacts are anticipated. Limited noise is currently generated by worker activity, occasional use of heavy equipment, and visitor use.

Conclusion. Since there will be no construction activities, there would be no new disturbance or inconvenience to park visitors as a result of this alternative.

Impacts on Public Facilities and Services

Water Supply. Under this alternative, water supply and amount of use would remain unchanged.

Roadways and Public Transportation. Under Alternative A, public roadways would remain unaffected.

Energy Consumption. Energy consumption would remain at current levels.

Fire Protection. No change to fire protection services would occur under this option.

Schools. No change to enrollment in local schools would occur under this alternative. Residences in area are expected to remain constant.

Other Government Services. Under this alternative, no new government services will be needed.

Conclusion. Because this option does not change the number of potential visitors using the Hostel, public services and utilities are not expected to be adversely affected. Some reduction of services needed may occur if the facilities are not repaired but the effect will be less than significant.

Impacts on the Local Economy

Negative economic effects could occur because the Hostel could be closed due to noncompliance with federal, state, and local codes and regulations.

Not improving current guest and staff accommodations and utility systems would limit the ability of the concessionaire to implement and complete the provisions of the concession management agreement. The concessionaire is responsible for making improvements valued at approximately $210,000 within the first five years of the contact to qualify for an additional five years of tenure or a total contract time of 10 years.

Conclusion. This alternative could negatively affect the local economy. However, because the generated revenue from the Hostel is a very small percentage of the total economy of Marin County, the effect will be less than significant.

Alternative B: The Proposal: Construction of New Facilities

Impacts on Natural Resources

Vegetation. On the main construction site this action would result in 3500 sf of ground disturbance on a previously developed site. To mitigate any impacts, in accordance with NPS management polices and guidelines, disturbed areas would be revegetated with native plant materials (e.g., seeds, cuttings, transplants).

The development of the main leach field will disturb approximately 1,500 sf of disturbed coastal scrub and non-native grassland. These impacts are expected to be mitigated by rapid regrowth of vegetation in the leach field area. Full restoration of the site is anticipated in 1-2 years. If necessary, impacts would be mitigated by planting native vegetation in accordance with NPS revegetation policies.

The proposed project would not result in significant impacts to native vegetation, wetlands, stream/riparian habitat, or other sensitive habitats.

Water Resources. Some short-term minor impacts could result due to minor ground disturbance and grading. However, actions, such as plastic silt fencing and soil/straw bale berms would be used to ensure that sediments and runoff from the construction site do not enter Laguna Creek or the adjacent pond.

No changes to surface or ground waters will result from this project. Grading will be minimal and limited to the construction area and will not increase flows. Rain water drainage will continue towards the main road. Because current flows and natural drainages would not be significantly altered, less than significant impacts are anticipated.

Air. The new facilities would not release significant air pollutants. Heating systems, the only source of exhaust, would meet current standards and codes. Some dust will be generated from construction activities; however, this would be mitigated to less than significant levels by watering of disturbed areas and covering the beds of trucks hauling material from the project site.

Wildlife. Noise and human activity would be related primarily to construction activities. It is unlikely that construction activities would result in permanent displacement of wildlife in the immediate area.

Because the proposed action would result in only temporary and localized impacts on wildlife, these effects are considered insignificant. Animals and songbirds would be expected to return to the area once construction and restoration activities are completed.

Because of the abundance of coastal scrub/grassland habitat adjacent to the proposed leach field site, recolonization of the area by birds and other species would occur after construction. During construction, there will be some short-term less than significant impacts to resident avian species such as wrentits, scrub jays, and small mammals such as the brush rabbit and the white-footed mouse.

Threatened and Endangered Species. Since no federally protected species or their host plants have been detected at the project site, there would be no effect on threatened or endangered species.

Soils. In addition to the ground disturbance and minor grading that would occur, the potentially liquefiable soils at the project are anticipated to need stabilization. Based on the site conditions, compaction would be used to stabilize the soil beneath buildings and structures. All work would be closely monitored to minimize ground movement and its potential impact on buildings and structures.

To minimize ground disturbance, equipment and materials would be stock-piled on existing disturbed areas to be directly impacted by construction. Areas supporting of native vegetation would be identified and fenced or signed in the field to protect these areas from inadvertent disturbance.

Topography. The project will not substantially change topography of the site; surface grading will be limited to minor alterations for leveling parking area and foundation construction for the new facilities. To mitigate any unknown impact, a qualified soil engineer will investigate soil conditions to insure long-term stability of proposed structures. The proposed project will not alter any unique geologic or ground surface features.

Conclusion. Under this alternative, no special-status species would be adversely affected. Some short-term temporary impacts to wildlife may occur. Water resources will be protected from impacts by mitigation measures to reduce adverse impact to less than significant levels. Ground disturbance and change to topography will be minimal and monitored to ensure soil erosion does not occur. Overall, this alternative is not anticipated to have any significant impacts to natural resources.

Impacts on Cultural Resources

The site contains two historic structures determined eligible for the National Register of Historic Places. The new 2,800 sf structure would intrude on the cultural landscape; however, impacts would be mitigated to less than significant levels because the facility is designed to be compatible with the existing structures and would be integrated into the complex. In addition, stabilization of the historic garage and other improvements will be conducted in accordance with the *Secretary's Guidelines for the Treatment of Historic Properties*. In addition, a 1998 cultural landscape inventory indicates the area has low historic integrity because landscape

features essential to convey historical identity and character have been lost, such as the milking barn, dairy house, corrals, and calf/horse barn. The inventory also determined the main building was significantly altered after a fire in the 1950s that has substantially reduced its historical integrity.

No ethnic cultural values or religious or sacred uses currently occur within the project area. If any archeological material is found during construction, construction will stop and a qualified archeologist will evaluate the situation to mitigate any impacts.

Conclusion. Limited impacts both positive and negative to cultural resources and the cultural landscape will result from this alternative. However, with mitigation measures in place, no long-term significant adverse effects are anticipated to occur to cultural resources.

Impacts on Visual Quality

The project will add an additional structure to the former ranch complex and could reduce the natural scenic values in the area. However, the project incorporates height, mass and bulk characteristics that are proportional to the site. After a landscape architectural site analysis conducted in the summer of 1997, the new proposed structure was sited adjacent to the other structures--between the main building and the existing bunk house--and located on the lower slope of the hillside to minimize visual quality impacts to the area. Because of its location, the proposed new 2,800 building would not adversely impact existing scenic vistas within the PRNS.

The proposed design of the new structures would better blend with the surrounding natural environment. Proposed colors and construction materials would compliment the surrounding natural environment, as well as integrate well with the existing lodging units located nearby.

Improvements to the former garage, because of its dilapidated condition, will enhance the visual quality of the site.

Conclusion. This alternative would not significantly impact the visual quality of the site. Improvements to the former garage structure would improve its visual quality.

Impacts on Human Health and Safety

By bringing the complex into compliance with health and safety codes, the Hostel will no longer pose a health risk to staff and visitors. In addition, by modifying existing buildings and constructing the new housing structure to comply with building codes for life and safety (e.g., fire detection, handicap access, seismic stability), hazards to the operating staff at the site would be minimized.

The former septic system at the Hostel has been deemed inadequate for the current operation and the new proposed facility. The new septic system will ensure ground water and Laguna Creek

are not contaminated by Hostel operations. The new system will meet Marin County and State of California requirements. Monitoring requirements for the septic systems will be established by Marin County and the State of California. The new sewage systems with appropriate monitoring will reduce any potential discharge of pollutants to a less than significant level.

The Hostel is approximately eight miles west of the San Andreas Fault. Because of the geology, there is a potential for a moderate susceptibility to ground shaking intensity. Also, the maximum ground shaking intensity potential is considered strong. To mitigate any impacts to less than significant, the new facilities will be constructed in conformance with Uniform Building Code (UBC), Chapter 16, (Zone 4) and would fully meet standards for wind and earthquakes.

Liquefaction susceptibility is considered low in the Drakes Bay Formation.

The proposed project area is situated near coastal scrub/grassland vegetation. The proposed facilities will contain flammable materials such as cleaners, lubricants, solvents and other potential hazards. Mitigation measures have been adopted to ensure the project will not significantly increase fire hazards in the area. These include access enhancements along the main entrance road, proper storage of hazardous material and waste, fully automatic sprinkler systems in buildings, proper removal of vegetation around the complex, and adequate space around buildings for emergency vehicle access. In addition, the main objective of the project is the rehabilitation of buildings to meet current health and safety codes and reduce potential fire hazards.

All hazardous materials and waste, such as paint and oil, will be properly stored in the new facility and be in accordance with federal/state standards and regulations and the *Point Reyes National Seashore Hazardous Waste Management Plan*. In addition, all hazardous waste such as paint and oil will be disposed of according to the *Hazardous Waste Management Plan*. No pesticides are used by the Hostel. As no major or unusual quantities of explosive or hazardous materials will be present on the project site during construction or when improvements are completed, the likelihood of an explosive hazard is extremely remote and deemed insignificant.

Conclusion. Code compliance upgrades will have a positive effect on human health and safety. Once the buildings and septic system meet current codes, they will no longer be a health and safety risk to park visitors and Hostel staff. In addition, once hazardous material is properly stored and disposed of, potential impacts to visitors and Hostel staff will be minimal and not significant. Building and site improvements will also improve fire safety.

Impacts on Noise

The proposed project will result in the periodic generation of noise associated with short-term construction activities. Vehicles traveling to and from the site will result in the generation of intermittent low levels of noise. Although ambient noise levels in the surrounding area are

expected to increase during construction, the construction-related noise would represent a temporary increase of limited duration, and therefore, is not considered a significant impact.

Conclusion. Some short-term impacts to park visitors related to noise will occur during construction. However, there will be no new long-term impacts.

Impacts on Public Facilities and Services

Water Supply. The Hostel is provided water from the NPS. The new facility is not expected to generate substantial new use and the PRNS has determined adequate supplies are available. Therefore, no impacts to other public sources will occur.

Roadways and Public Transportation. Park visitation peaked at 2.6 million in 1992 but has dropped over the last five years to 2.4 million in 1996. The NPS anticipates park visitation will slowly increase approximately 2-3% per year. The PRNS GMP does not call for any additional facilities in the Limantour area of the park that would have a cumulative impact with this proposed project on traffic. No public or NPS transportation facilities are available in the area. Therefore, this project will have a less than significant impact on traffic and public transportation facilities.

Energy Consumption. Energy use is anticipated to increase only slightly, approximately (10%), because of the small increase in square footage. Current energy use is estimated at 1,650 kilowatts per month.

Fire Protection. Increased square footage of replacement buildings will add minor impact to PRNS and Marin County Fire Department responsibilities. In addition, based on a review of the facilities, improvements to street and site address labeling, road access, water storage, and facility automatic fire sprinkler systems are needed. These improvements are part of the Hostel's overall plan for the site to mitigate impacts. With these mitigation measures, the impact will be minimized and less than significant.

Police Protection. NPS is the primary law enforcement agency in the project area. No increase in service is anticipated. Marin County Sheriff's Department currently provides adequate back-up law enforcement protection to the subject property. No increase in this service is necessary. Therefore, less than significant impacts will occur.

Schools. The project will not increase housing or the number of employees working at the Hostel. Because there will be no increase in housing or number of employees, the number of school children attending local schools is not anticipated to change and will remain at current levels. Therefore, a less than significant impact will occur to the Shoreline School District.

Other Government Services. Because of the small scale nature of this project, no new governmental services will be needed. Current facilities are being upgraded to meet current codes and correct deficiencies.

Utilities. Pacific Gas and Electric Company has adequate facilities in the project area to provide service to the proposed project. Only minor insignificant increases in power and propane are anticipated. No new phone service is needed.

Conclusion. Public facilities and services, such as fire, police, public services and utilities, and schools will not be significantly increased or adversely affected.

Impacts on the Local Economy

Minor positive impacts are anticipated. Construction costs are estimated to exceed $200,000.

Conclusion. Under this alternative, the Hostel will continue to operate and contribute to the local economy. Since the Hostel's annual budget is approximately $100,000, there contribution to the local economy is negligible. There will be some short-term minor impacts to the economy from the construction activities.

Cumulative Impacts

Because the proposed improvements would bring the Hostel into compliance with local, state and federal regulations and laws, the project's overall impact on the environment and NPS operations would be beneficial. No other construction projects are planned, therefore, there will be no cumulative indirect impacts from any other projects.

Conclusion. The NPS concludes that this project, by itself and in conjunction with the long-range goal to provide the public with safe facilities, will not result in a significant cumulative impact.

Consultation and Coordination

The plan alternatives and environmental assessment were prepared by the Point Reyes National Seashore staff with assistance from planning staff in the Pacific Great Basin Support Office.

Copies of the assessment will be made available to interested private organizations, government agencies, and individuals for a minimum period of 30 days. News releases to local and regional media will announce the document's availability.

The draft plan has been reviewed by the Point Reyes Committee of the Golden Gate National Recreation Area and Point Reyes National Seashore Citizen's Advisory Commission.

Informal consultation regarding Threatened and Endangered Species is underway with the U.S. Fish and Wildlife Service.

Section 106 Historic Preservation Act compliance is being completed.

Consistency with the California Coastal Act will be determined after consultation with the staff of the California Coastal Commission.

References

Evens, Jules G. *The Natural History of the Point Reyes Peninsula*. Revised Edition, 1993.

General Management Plan, Point Reyes National Seashore. National Park Service. 1980.

Point Reyes Visitor Survey, Sonoma State University. 1997.

Livingston, D.S. *Ranching on the Point Reyes Peninsula*. National Park Service. Revised July 1994.

Resource Management Plan, Point Reyes National Seashore. National Park Service. September 1994.

Statement for Management, Point Reyes National Seashore. National Park Service, June 1993.

Summary Impact/Mitigation Matrix

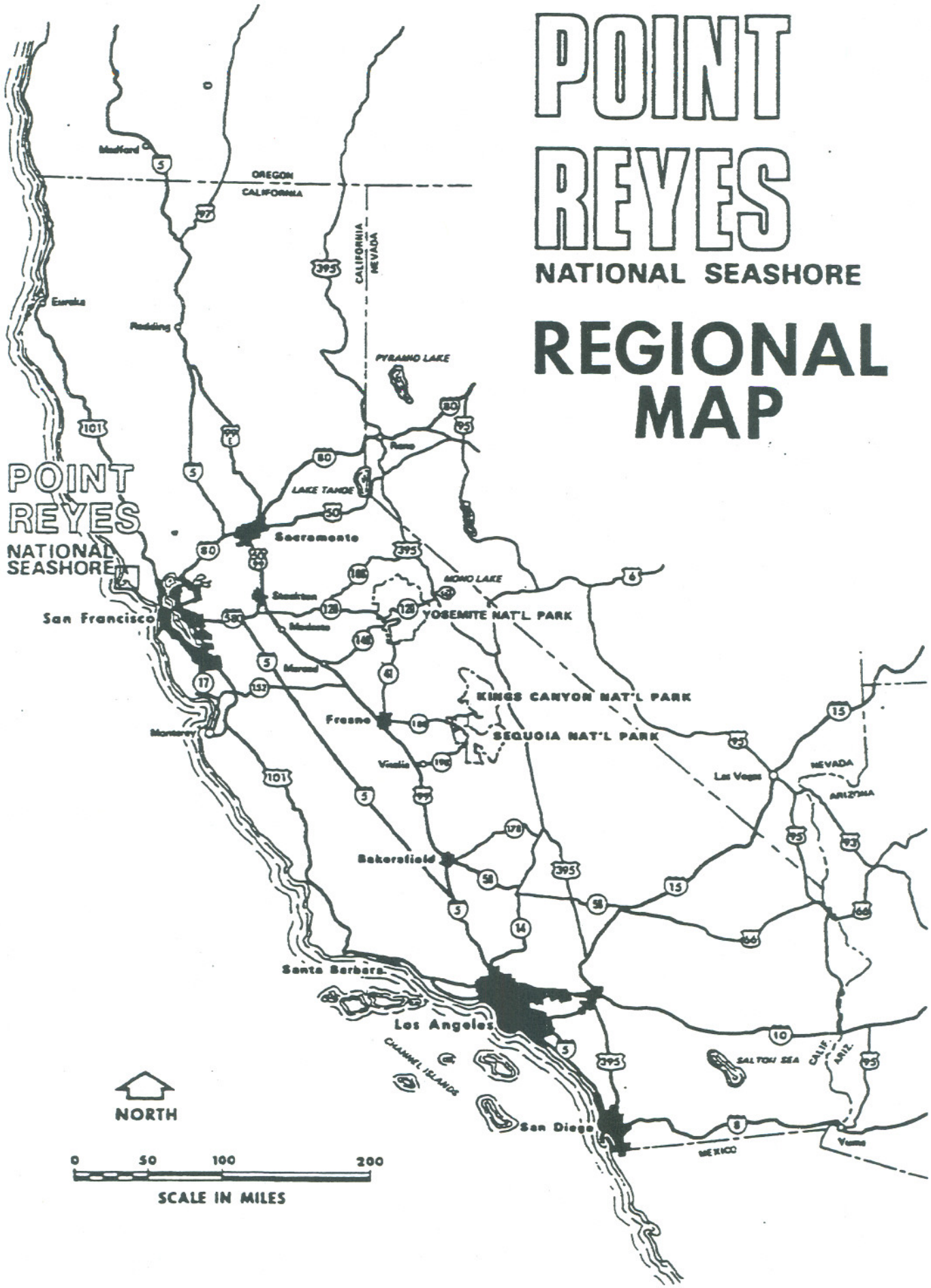
Park: Point Reyes National Seashore

Project: Construction/rehabilitation of the Point Reyes Hostel and Upgrade of Septic

IMPACT	PRESCRIBED MITIGATION AND RESPONSIBILITY
1. Natural Resources	
Vegetation	To mitigate the invasion of non-native vegetation, the main disturbed building site will be monitored and non-native plants removed after construction from disturbed areas. Areas will be replanted with native plants where needed. At the leach field area, the site will be monitored for regrowth by surrounding native vegetation. If necessary, planting with native plants will occur (PRNS Resource Management).
Water Resources	The site will be monitored during construction and appropriate measures taken to ensure Laguna Creek is not contaminated with sediments and construction debris. Soil and straw bale berms and plastic silt fencing will be established, as necessary.
Air	Some dust will be generated from construction activities. Dust will be monitored and mitigated by watering of area and covering truck leaving area with debris.
Wildlife	PRNS Resources Management Staff will monitor species before, during, and after the proposed project to insure disturbance is minimal. Resident bird nesting season will be avoided.
T/E Species	NA
Soils	Some short-term impacts due to heavy equipment on-site will occur. These impacts would be mitigated by the contractor/Hostel by regrading and restoring the site quickly to allow regrowth of vegetation. To minimize any soil loss during

		construction, the area will be sprayed with water regularly to reduce dust and soil erosion. In addition, ground disturbance will be kept to a minimum(less than 3,500 sf) to ensure soil erosion is minimal.
	Topography	To mitigate any potential impact to new structures, a qualified soil engineer will investigate soil conditions to ensure long-term stability of proposed structures.
2.	**Cultural Resources**	If any archeological material is located during construction, the project will be stopped and the area evaluated by the NPS Regional Archeologist.
3.	**Visual Quality**	NA
4.	**Health and Safety**	NA
5.	**Noise**	Short-term impacts only during normal business hours on weekdays as demolition crews remove structures and debris. Residents will be notified of construction activity and hours of all construction activity will be regulated. No construction can occur before 7:00 am or after 7:00 pm.
6.	**Public Services**	NA
7.	**Economic**	NA

Appendix A: Location Map and Park Zoning Map


POINT
REYES
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SEASHORE
OREGON
CALIFORNIA
CALIFORNIA
NEVADA
Medford
Eureka
Redding
PYRAMID LAKE
Reno
LAKE TAHOE
Sacramento
Stockton
San Francisco
Modesto
Merced
MONO LAKE
YOSEMITE NAT'L PARK
KINGS CANYON NAT'L PARK
SEQUOIA NAT'L PARK
Fresno
Visalia
Monterey
Bakersfield
Las Vegas
NEVADA
ARIZONA
Santa Barbara
Los Angeles
CHANNEL ISLANDS
SALTON SEA
CALIF.
ARIZ.
San Diego
MEXICO
Yuma
NORTH
0
50
100
200
SCALE IN MILES

Appendix B: Special Status Species in Vicinity

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
3310 El Camino Avenue, Suite 130
Sacramento, California 95821-6340

RECEIVED
Point Reyes
National Seashore
JAN 27 '99
SUPT.
ASST. SUPT.
SPEC. PK. USES
RES./SCIENCE
RANGE CONS.
FIRE MGT.
INTERP.
CONTRACTING
FILES

IN REPLY REFER TO:
1-1-99-SP-543

January 26, 1999

Memorandum

To: Superintendent, National Park Service, Point Reyes National Seashore, Point Reyes, California

From: Chief, Endangered Species, Sacramento Fish and Wildlife Office, Fish and Wildlife Service, Sacramento, California

Subject: Species List for Proposed Project at the American Youth Hostel Facility at the Point Reyes National Seashore, Marin County, California

We are sending the enclosed list in response to your January 8, 1999, request for information about endangered and threatened species (Enclosure A). These lists fulfill the requirement of the Fish and Wildlife Service (Service) to provide species lists under section 7(c) of the Endangered Species Act of 1973, as amended (Act).

The animal species on the Enclosure A quad list are those species we believe may occur within, *or be affected by projects within*, the following USGS quads, where your project is planned: Inverness Quad.

Any plants on the quad list are ones *that have actually been observed* in that quad. Plants may occur in a quad without having been observed there. Therefore we have included a species list for the whole county in which your project occurs. We recommend that you survey for any relevant plants shown on this list.

Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.

Some of the species listed in Attachment A may not be affected by the proposed action. A trained biologist or botanist, familiar with the habitat requirements of the listed species, should determine whether these species or habitats suitable for them may be affected. For plants, we recommend using the enclosed Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Species (Enclosure C).

Some pertinent information concerning the distribution, life history, habitat requirements, and published references for the listed species is available upon request. This information may be helpful in preparing the biological assessment for this project, if one is required. Please see Attachment B for a discussion of the responsibilities Federal agencies have under section 7(c) of the Act and the conditions under which a biological assessment must be prepared by the lead Federal agency or its designated non-Federal representative.

Formal consultation, under 50 CFR § 402.14, should be initiated if you determine that a listed species may be affected by the proposed project. If you determine that a proposed species may be adversely affected, you should consider requesting a conference with our office under 50 CFR § 402.10. Informal consultation may be utilized prior to a written request for formal consultation to exchange information and resolve conflicts with respect to a listed species. If a biological assessment is required, and it is not initiated within 90 days of your receipt of this letter, you should informally verify the accuracy of this list with our office.

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as *critical habitat*. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal. Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to listed wildlife.

If any species has proposed or designated critical habitat within a quad, this will be noted on the species list. Maps and boundary descriptions of the critical habitat may be found in the *Federal Register*. The information is also reprinted in the *Code of Federal Regulations* (50 **CFR** 17.95).

Candidate species are being reviewed for possible listing. Contact our office if your biological assessment reveals any candidate species that might be adversely affected. Although they currently have no protection under the Endangered Species Act, one or more of them could be proposed and listed before your project is completed. By considering them from the beginning, you could avoid problems later.

Your list may contain a section called *Species of Concern*. This term includes former *category 2 candidate species* and other plants and animals of concern to the Service and other Federal, State and private conservation agencies and organizations. Some of these species may become candidate species in the future.

If the proposed project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by the U.S. Army Corps of Engineers (Corps), a Corps permit will be required, under section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act. Impacts to wetland habitats require site specific mitigation and monitoring. You may request a copy of the Service's General Mitigation and Monitoring Guidelines or submit a detailed description of the

proposed impacts for specific comments and recommendations. If you have any questions regarding wetlands, contact Mark Littlefield at (916) 979-2113.

We appreciate your concern for endangered species. Please contact Kenneth Sanchez at (916) 979-2752, if you have any questions about the attached list or your responsibilities under the Endangered Species Act. For the fastest response to species list requests, address them to the attention of the Section 7 Biological Technician at this address. You may fax requests to (916) 979-2723.

Cay C. Goude

Cay C. Goude
Chief, Endangered Species Division

Attachments

ATTACHMENT A

Endangered and Threatened Species that May Occur in or be Affected by Projects in the Area of the Following California County or Counties

January 22, 1999

MARIN COUNTY

Listed Species

Mammals

salt marsh harvest mouse, *Reithrodontomys raviventris* (E)

Steller (=northern) sea-lion, *Eumetopias jubatus* (T)

Birds

American peregrine falcon, *Falco peregrinus anatum* (E)

California brown pelican, *Pelecanus occidentalis californicus* (E)

California clapper rail, *Rallus longirostris obsoletus* (E)

marbled murrelet, *Brachyramphus marmoratus* (T)

marbled murrelet critical habitat, *Brachyramphus marmoratus* (T)

western snowy plover, *Charadrius alexandrinus nivosus* (T)

bald eagle, *Haliaeetus leucocephalus* (T)

northern spotted owl, *Strix occidentalis caurina* (T)

Reptiles

leatherback turtle, *Dermochelys coriacea* (E)

loggerhead turtle, *Caretta caretta* (T)

green turtle, *Chelonia mydas (incl. agassizi)* (T)

olive (=Pacific) ridley sea turtle, *Lepidochelys olivacea* (T)

Amphibians

California red-legged frog, *Rana aurora draytonii* (T)

Fish

tidewater goby, *Eucyclogobius newberryi* (E)

winter-run chinook salmon, *Oncorhynchus tshawytscha* (E)

winter-run chinook salmon critical habitat, *Oncorhynchus tshawytscha* (E)

delta smelt, *Hypomesus transpacificus* (T)

coho salmon - central CA coast, *Oncorhynchus kisutch* (T)

Central California steelhead, *Oncorhynchus mykiss* (T)

Invertebrates

mission blue butterfly, *Icaricia icarioides missionensis* (E)

San Bruno elfin butterfly, *Incisalia mossii bayensis* (E)

Myrtle's silverspot butterfly, *Speyeria zerene myrtleae* (E)

Listed Species

Invertebrates

California freshwater shrimp, *Syncaris pacifica* (E)

Plants

Sonoma alopecurus, *Alopecurus aequalis var. sonomensis* (E)

Tiburon paintbrush, *Castilleja affinis ssp. neglecta* (E)

Sonoma spineflower, *Chorizanthe valida* (E)

beach layia, *Layia carnosa* (E)

Pt. Reyes clover lupine, *Lupinus tidestromii var. layneae* (E)

Tidestrom's clover lupine, *Lupinus tidestromii var. tidestromii* (E)

Tiburon jewelflower, *Streptanthus niger* (E)

Tiburon mariposa lily, *Calochortus tiburonensis* (T)

Marin dwarf-flax, *Hesperolinon congestum* (T)

soft bird's-beak, *Cordylanthus mollis ssp. mollis* (E) *

white-rayed pentachaeta, *Pentachaeta bellidiflora* (E) *

Proposed Species

Fish

Central Valley spring-run chinook salmon, *Oncorhynchus tshawytscha* (PE)

Central Valley fall-run chinook crit hab, *Oncorhynchus tshawytscha* (PT)

Central Valley fall/late fall-run chinook salmon, *Oncorhynchus tshawytscha* (PT)

So. OR/CA coastal chinook salmon, *Oncorhynchus tshawytscha* (PT)

Sacramento splittail, *Pogonichthys macrolepidotus* (PT)

Plants

Baker's larkspur, *Delphinium bakeri* (PE)

Santa Cruz tarplant, *Holocarpha macradenia* (PT) *

Candidate Species

Amphibians

California tiger salamander, *Ambystoma californiense* (C)

Species of Concern

Mammals

Point Reyes mountain beaver, *Aplodontia rufa phaea* (SC)

Pacific western big-eared bat, *Corynorhinus (=Plecotus) townsendii townsendii* (SC)

greater western mastiff-bat, *Eumops perotis californicus* (SC)

long-eared myotis bat, *Myotis evotis* (SC)

Species of Concern

Mammals

fringed myotis bat, *Myotis thysanodes* (SC)

long-legged myotis bat, *Myotis volans* (SC)

Yuma myotis bat, *Myotis yumanensis* (SC)

Point Reyes jumping mouse, *Zapus trinotatus orarius* (SC)

Birds

tricolored blackbird, *Agelaius tricolor* (SC)

grasshopper sparrow, *Ammodramus savannarum* (SC)

Bell's sage sparrow, *Amphispiza belli belli* (SC)

short-eared owl, *Asio flammeus* (SC)

American bittern, *Botaurus lentiginosus* (SC)

ferruginous hawk, *Buteo regalis* (SC)

Vaux's swift, *Chaetura vauxi* (SC)

black tern, *Chlidonias niger* (SC)

lark sparrow, *Chondestes grammacus* (SC)

olive-sided flycatcher, *Contopus cooperi* (SC)

black swift, *Cypseloides niger* (SC)

hermit warbler, *Dendroica occidentalis* (SC)

white-tailed (=black shouldered) kite, *Elanus leucurus* (SC)

Pacific-slope flycatcher, *Empidonax difficilis* (SC)

common loon, *Gavia immer* (SC)

saltmarsh common yellowthroat, *Geothlypis trichas sinuosa* (SC)

Harlequin duck, *Histrionicus histrionicus* (SC)

loggerhead shrike, *Lanius ludovicianus* (SC)

San Pablo song sparrow, *Melospiza melodia samuelis* (SC)

long-billed curlew, *Numenius americanus* (SC)

ashy storm-petrel, *Oceanodroma homochroa* (SC)

rufous hummingbird, *Selasphorus rufus* (SC)

Allen's hummingbird, *Selasphorus sasin* (SC)

red-breasted sapsucker, *Sphyrapicus ruber* (SC)

elegant tern, *Sterna elegans* (SC)

Xantus' murrelet, *Synthliboramphus hypoleucus* (SC)

Bewick's wren, *Thryomanes bewickii* (SC)

Species of Concern

Birds

California Thrasher, *Toxostoma redivivum* (SC)

Reptiles

northwestern pond turtle, *Clemmys marmorata marmorata* (SC)

California horned lizard, *Phrynosoma coronatum frontale* (SC)

Amphibians

Northern red-legged frog, *Rana aurora aurora* (SC)

foothill yellow-legged frog, *Rana boylii* (SC)

western spadefoot toad, *Scaphiopus hammondii* (SC)

Fish

green sturgeon, *Acipenser medirostris* (SC)

river lamprey, *Lampetra ayresi* (SC)

Pacific lamprey, *Lampetra tridentata* (SC)

longfin smelt, *Spirinchus thaleichthys* (SC)

Invertebrates

Opler's longhorn moth, *Adela oplerella* (SC)

Sonoma arctic skipper, *Carterocephalus palaemon ssp* (SC)

sandy beach tiger beetle, *Cicindela hirticollis gravida* (SC)

globose dune beetle, *Coelus globosus* (SC)

William's bronze shoulderband snail, *Helminthoglypta arrosa williamsi* (SC)

Nicklin's Peninsula Coast Range snail, *Helminthoglypta nickliniana awania* (SC)

Ricksecker's water scavenger beetle, *Hydrochara ricksecker*i (SC)

Point Reyes blue butterfly, *Icaricia icarioides ssp* (SC)

Marin elfin butterfly, *Incisalia mossii* (SC)

bumblebee scarab beetle, *Lichnanthe ursina* (SC)

Plants

Blasdale's bentgrass, *Agrostis blasdalei var. blasdalei* (SC)

Tamalpais manzanita, *Arctostaphylos hookeri ssp. montana* (SC)

Point Reyes stickyseed, *Blennosperma nanum var. robustum* (SC)

Thurber's reedgrass, *Calamagrostis crassiglumis* (SC)

swamp harebell, *Campanula californica* (SC)

Humboldt Bay owl's-clover, *Castilleja ambigua ssp. humboldtiensis* (SC)

Mt. Vision ceanothus, *Ceanothus gloriosus var. porrectus* (SC)

Species of Concern

Plants

Mason's ceanothus, *Ceanothus masonii* (SC)

San Francisco Bay spineflower, *Chorizanthe cuspidata var. cuspidata* (SC)

Mt. Tamalpais thistle, *Cirsium hydrophilum var. vaseyi* (SC)

Tomales clarkia, *Clarkia concinna ssp. raichei* (SC)

northcoast bird's-beak, *Cordylanthus maritimus ssp. palustris* (SC)

San Francisco wallflower, *Erysimum franciscanum* (SC)

fragrant fritillary, *Fritillaria liliacea* (SC)

San Francisco gumplant, *Grindelia hirsutula var. maritima* (SC)

seaside tarweed, *Hemizonia multicaulis ssp. multicaulis* (SC)

Tiburon tarweed, *Hemizonia multicaulis ssp. vernalis* (SC)

Point Reyes horkelia, *Horkelia marinensis* (SC)

delta tule-pea, *Lathyrus jepsonii var. jepsonii* (SC)

Tamalpais lessingia, *Lessingia micradenia var. micradenia* (SC)

Mason's lilaeopsis, *Lilaeopsis masonii* (SC)

Santa Cruz microseris, *Microseris decipiens* (SC)

Gairdner's yampah, *Perideridia gairdneri ssp. gairdneri* (SC)

northcoast phacelia, *Phacelia insularis var. continentis* (SC)

northcoast semaphore grass, *Pleuropogon hooverianus* (SC)

Marin knotweed, *Polygonum marinense* (SC)

California beaked-rush, *Rhynchospora californica* (SC)

valley sagittaria, *Sagittaria sanfordii* (SC)

Marin checkermallow, *Sidalcea hickmanii ssp. viridis* (SC)

Tamalpais streptanthus, *Streptanthus batrachopus* (SC)

San Francisco owl's-clover, *Triphysaria floribunda* (SC)

supple daisy, *Erigeron supplex* (SC) *

Diablo rock-rose, *Helianthella castanea* (SC) *

Kellogg's (wedge-leaved) horkelia, *Horkelia cuneata ssp. sericea* (SC) *

coast lily, *Lilium maritimum* (SC) *

KEY:

(E)	*Endangered*	Listed (in the Federal Register) as being in danger of extinction.
(T)	*Threatened*	Listed as likely to become endangered within the foreseeable future.
(P)	*Proposed*	Officially proposed (in the Federal Register) for listing as endangered or threatened.
(C)	*Candidate*	Candidate to become a *proposed* species.
(SC)	*Species of Concern*	Other species of concern to the Service.
*	*Extirpated*	Possibly extirpated from the area.
	Critical Habitat	Area essential to the conservation of a species.

QUAD : 485D INVERNESS

Species of Concern

Mammals

- Point Reyes mountain beaver, *Aplodontia rufa phaea* (SC)
- Pacific western big-eared bat, *Corynorhinus (=Plecotus) townsendii townsendii* (SC)
- greater western mastiff-bat, *Eumops perotis californicus* (SC)
- long-eared myotis bat, *Myotis evotis* (SC)
- fringed myotis bat, *Myotis thysanodes* (SC)
- long-legged myotis bat, *Myotis volans* (SC)
- Yuma myotis bat, *Myotis yumanensis* (SC)
- Point Reyes jumping mouse, *Zapus trinotatus orarius* (SC)

Birds

- tricolored blackbird, *Agelaius tricolor* (SC)
- ferruginous hawk, *Buteo regalis* (SC)
- saltmarsh common yellowthroat, *Geothlypis trichas sinuosa* (SC)

Reptiles

- northwestern pond turtle, *Clemmys marmorata marmorata* (SC)
- California horned lizard, *Phrynosoma coronatum frontale* (SC)

Amphibians

- Northern red-legged frog, *Rana aurora aurora* (SC)
- foothill yellow-legged frog, *Rana boylii* (SC)

Fish

- Pacific lamprey, *Lampetra tridentata* (SC)

Invertebrates

- sandy beach tiger beetle, *Cicindela hirticollis gravida* (SC)
- globose dune beetle, *Coelus globosus* (SC)
- William's bronze shoulderband snail, *Helminthoglypta arrosa williamsi* (SC)
- Ricksecker's water scavenger beetle, *Hydrochara ricksecker*i (SC)
- Point Reyes blue butterfly, *Icaricia icarioides ssp* (SC)
- Marin elfin butterfly, *Incisalia mossii* (SC)

QUAD : 485D INVERNESS

Species of Concern

Invertebrates

bumblebee scarab beetle, *Lichnanthe ursina* (SC)

Plants

swamp harebell, *Campanula californica* (SC)

Humboldt Bay owl's-clover, *Castilleja ambigua ssp. humboldtiensis* (SC)

Mt. Vision ceanothus, *Ceanothus gloriosus var. porrectus* (SC)

northcoast bird's-beak, *Cordylanthus maritimus ssp. palustris* (SC)

fragrant fritillary, *Fritillaria liliacea* (SC)

San Francisco gumplant, *Grindelia hirsutula var. maritima* (SC)

Tiburon tarweed, *Hemizonia multicaulis ssp. vernalis* (SC)

northcoast phacelia, *Phacelia insularis var. continentis* (SC)

Marin knotweed, *Polygonum marinense* (SC)

San Francisco owl's-clover, *Triphysaria floribunda* (SC)

KEY:

(E)	*Endangered*	Listed (in the Federal Register) as being in danger of extinction.
(T)	*Threatened*	Listed as likely to become endangered within the foreseeable future.
(P)	*Proposed*	Officially proposed (in the Federal Register) for listing as endangered or threatened.
(C)	*Candidate*	Candidate to become a *proposed* species.
(SC)	*Species of Concern*	May be endangered or threatened. Not enough biological information has been gathered to support listing at this time.
(*)		Possibly extinct.
	Critical Habitat	Area essential to the conservation of a species.

Attachment B

Federal AGENCIES' RESPONSIBILITIES UNDER SECTIONS 7(a) and (c) OF THE ENDANGERED SPECIES ACT

SECTION 7(a) Consultation/Conference

Requires: (1) Federal agencies to utilize their authorities to carry out programs to conserve endangered and threatened species; (2) Consultation with FWS when a Federal action may affect a listed endangered or threatened species to insure that any action authorized, funded, or carried out by a Federal agency is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. The process is initiated by the Federal agency after determining the action may affect a listed species; and (3) Conference with FWS when a Federal action is likely to jeopardize the continued existence of a proposed species or result in destruction or adverse modification of proposed critical habitat.

SECTION 7(c) Biological Assessment-Major Construction Activity[1]

Requires Federal agencies or their designees to prepare a Biological Assessment (BA) for major construction activities. The BA analyzes the effects of the action[2] on listed and proposed species. The process begins with a Federal agency requesting from FWS a list of proposed and listed threatened and endangered species. The BA should be completed within 180 days after its initiation (or within such a time period as is mutually agreeable). If the BA is not initiated within 90 days of receipt of the list, the accuracy of the species list should be informally verified with our Service. No irreversible commitment of resources is to be made during the BA process which would foreclose reasonable and prudent alternatives to protect endangered species. Planning, design, and administrative actions may proceed; however, no construction may begin.

We recommend the following for inclusion in the BA: an on-site inspection of the area affected by the proposal which may include a detailed survey of the area to determine if the species or suitable habitat is present; a review of literature and scientific data to determine species' distribution, habitat needs, and other biological requirement; interviews with experts, including those within FWS, State conservation departments, universities and others who may have data not yet published in scientific literature; an analysis of the effects of the proposal on the species in terms of individuals and populations, including consideration of indirect effects of the proposal on the species and its habitat; an analysis of alternative actions considered. The BA should document the results, including a discussion of study methods used, and problems encountered, and other relevant information. The BA should conclude whether or not a listed or proposed species will be affected. Upon completion, the BA should be forwarded to our office.

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[1] A construction project (or other undertaking having similar physical impacts) which is a major federal action significantly affecting the quality of the human environment as referred to in NEPA (42 U.S.C. 4332(2)C).

[2] "Effects of the action" refers to the direct and indirect effects of an action on the species or critical habitat, together with the effects of other activities that are interrelated or interdependent with that action.

Attachment C

GUIDELINES FOR CONDUCTING AND REPORTING BOTANICAL INVENTORIES FOR FEDERALLY LISTED, PROPOSED AND CANDIDATE PLANTS

(September 23, 1996)

These guidelines describe protocols for conducting botanical inventories for federally listed, proposed and candidate plants, and describe minimum standards for reporting results. The Service will use, in part, the information outlined below in determining whether the project under consideration may affect any listed, proposed or candidate plants, and in determining the direct, indirect, and cumulative effects.

Field inventories should be conducted in a manner that will locate listed, proposed, or candidate species (target species) that may be present. The entire project area requires a botanical inventory, except developed agricultural lands. The field investigator(s) should:

1. Conduct inventories at the appropriate times of year when target species are present and identifiable. Inventories will include all potential habitats. Multiple site visits during a field season may be necessary to make observations during the appropriate phenological stage of all target species.

2. If available, use a regional or local reference population to obtain a visual image of the target species and associated habitat(s). If access to reference populations(s) is not available, investigators should study specimens from local herbaria.

3. List every species observed and compile a comprehensive list of vascular plants for the entire project site. Vascular plants need to be identified to a taxonomic level which allows rarity to be determined.

4. Report results of botanical field inventories that include:

    a. a description of the biological setting, including plant community, topography, soils, potential habitat of target species, and an evaluation of environmental conditions, such as timing or quantity of rainfall, which may influence the performance and expression of target species.

    b. a map of project location showing scale, orientation, project boundaries, parcel size, and map quadrangle name.

    c. survey dates and survey methodology(ies).

    d. if a reference population is available, provide a written narrative describing the target species reference population(s) used, and date(s) when observations were made.

    e. a comprehensive list of all vascular plants occurring on the project site for each habitat type.

f. current and historic land uses of the habitat(s) and degree of site alteration.

g. presence of target species off-site on adjacent parcels, if known.

h. an assessment of the biological significance or ecological quality of the project site in a local and regional context.

5. If target species is(are) found, report results that additionally include:

a. a map showing federally listed, proposed and candidate species distribution as they relate to the proposed project.

b. if target species is (are) associated with wetlands, a description of the direction and integrity of flow of surface hydrology. If target species is (are) affected by adjacent off-site hydrological influences, describe these factors.

c. the target species phenology and microhabitat, an estimate of the number of individuals of each target species per unit area; identify areas of high, medium and low density of target species over the project site, and provide acres of occupied habitat of target species. Investigators could provide color slides, photos or color copies of photos of target species or representative habitats to support information or descriptions contained in reports.

d. the degree of impact(s), if any, of the proposed project as it relates to the potential unoccupied habitat of target habitat.

6. Document findings of target species by completing California Native Species Field Survey Form(s) and submit form(s) to the Natural Diversity Data Base. Documentation of determinations and/or voucher specimens may be useful in cases of taxonomic ambiguities, habitat or range extensions.

7. Report as an addendum to the original survey, any change in abundance and distribution of target plants in subsequent years. Project sites with inventories older than 3 years from the current date of project proposal submission will likely need additional survey. Investigators need to assess whether an additional survey(s) is (are) needed.

8. Adverse conditions may prevent investigator(s) from determining presence or identifying some target species in potential habitat(s) of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any year. An additional botanical inventory(ies) in a subsequent year(s) may be required if adverse conditions occur in a potential habitat(s). Investigator(s) may need to discuss such conditions.

9. Guidance from California Department of Fish and Game (CDFG) regarding plant and plant community surveys can be found in Guidelines for Assessing the Effects of Proposed Developments on Rare and Endangered Plants and Plant Communities, 1984. Please contact the

CDFG Regional Office for questions regarding the CDFG guidelines and for assistance in determining any applicable State regulatory requirements.

Attachment B

Mitigation and Monitoring Plan for the Point Reyes Hostel Expansion

August 1, 2008

State of California

The Resources Agency

State Coastal Conservancy

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.
The following is the Mitigation Monitoring Plan (MMP) for the Point Reyes Hostel Expansion project ("Project"). The MMP includes a description of the requirements of the California Environmental Quality Act and a compliance checklist. The project as approved includes mitigation measures. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Assessment (EA) for this project (National Park Service 1999) which was adopted by the State Coastal Conservancy (SCC) as a Mitigated Negative Declaration under CEQA, and within the Addendum to the EA (State Coastal Conservancy 2008). Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the EA and Addendum for the Point Reyes Hostel Expansion project prepared by the National Park Service (NPS) and the SCC. This MMP is intended to be used by NPS staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the EA prepared for the proposed project. Some of these measures were further clarified or elaborated in the Addendum.

Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the NPS. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The NPS will be responsible for ensuring compliance.

During construction of the project, the NPS shall organize the Mitigation Monitoring team to verify compliance with the requirements of this Mitigation Monitoring Plan. Aided by the attached table, the Team will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Ensuring contractor knowledge of and compliance with the MMP.
- Having the authority to require correction of activities that violate mitigation measures. The Team shall have the ability and authority to secure compliance with the MMP.
- Acting in the role of contact for community members or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the NPS.
- Obtaining assistance as necessary from technical experts in order to develop site-specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

MITIGATION MONITORING PLAN

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance. The NPS will submit a report of compliance with these measures to the SCC upon completion of the project.

Mitigation and Monitoring Table

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
Loss of special status plant species. Temporary loss of disturbed coastal scrub and non-native grassland vegetation. Potential increase in non-native plants after construction.	1. Survey for potential special status plant species. Fence or flag any special status plant occurrences and native vegetation areas to protect from inadvertent disturbance. 2. Stock-pile equipment and materials on existing disturbed areas. 3. Remove non-native plants from disturbed areas after construction. 4. Revegetate areas disturbed by construction with native plant materials.	NPS	1. Before construction 2. During construction 3-4. After construction	NPS
Temporary disruption of nesting birds.	Preconstruction nest surveys of the project area will be conducted. If preconstruction surveys identify active nests belonging to common migratory bird species, a 100-foot exclusion zone will be established around each nest to minimize disturbance-related impacts on nesting birds. If active nests belonging to special-status migratory birds are identified, a no-activity buffer zone will be established around each nest. The radius of the no-activity zone and the duration of exclusion will be determined in consultation with the U.S. Fish and Wildlife Service.	NPS	One week before, and during construction.	NPS
Disturbance of California red-legged frog.	1. A pre-construction survey shall be conducted immediately preceding any construction activity that occurs in California red-legged frog habitat or an activity that may result in take of the species. The USFWS-approved biologist shall carefully search all obvious potential hiding spots for California red-legged frogs. In the unlikely event that a California red-legged frog is found during the preconstruction survey, the biologist will contact the USFWS immediately to determine the appropriate course of action.	NPS		NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	2. Tightly woven natural fiber netting or similar material shall be used for erosion control or other purposes at the project site to ensure that California red-legged frogs are not trapped. This limitation will be communicated to the contractor through use of special provisions included in the bid solicitation package. Coconut coir matting is an acceptable erosion control material. No plastic monofilament matting shall be used for erosion control. 3. Access routes to the construction area and the size of staging and work areas will be limited to the minimum necessary to achieve the project goals. Routes and boundaries of the access roads will be clearly marked prior to initiating construction/grading. 4. A speed limit of 10 mph on dirt roads will be maintained.			
Hazardous material spills to Laguna Creek, potentially impacting California red-legged frog, steelhead trout, and other species	1. NPS will require the construction contractor to prepare a spill prevention and response plan that regulates the use of hazardous and toxic materials, such as fuels and lubricants for construction equipment. NPS would oversee implementation of the spill prevention and response plan. Elements of the plan would ensure that: • workers are trained to avoid and manage spills; • construction and maintenance materials are prevented from entering surface waters and groundwater; and • all spills are cleaned up immediately and appropriate agencies are notified of any spills and of the cleanup procedures employed. 2. All equipment will be maintained such that there will be no leaks of automotive fluids such as fuels, oils, and solvents. Any	NPS	1.Before construction 2 and 3. During construction	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	fuel or oil leaks will be cleaned up immediately and disposed of properly. 3. Hazardous materials such as fuels, oils, solvents, etc. will be stored in sealable containers in a designated location that is at least 200 feet from Laguna Creek. All fueling and maintenance of vehicles and other equipment will occur at least 200 feet from Laguna Creek.			
Temporary increased influx of fine sediments and construction debris into Laguna Creek due to construction activities	1. Conduct construction activities during the dry season. 2. Implement site-specific erosion control measures, such as silt fencing, straw bales, or soil berms. 3. Minimize removal of and damage to native vegetation. 4. Install temporary construction fencing to identify areas that require clearing, grading, revegetation, or recontouring, and minimize the extent of areas to be cleared, graded, recontoured, or otherwise disturbed. 5. Grade and stabilize spoils sites to minimize erosion and sediment input to surface waters and generation of fugitive dust (see Measures to Mitigate Temporary Increase in Dust and Exhaust below).	NPS	During construction	NPS
Temporary increase in dust and exhaust from construction activities	1. Spray disturbed areas with water during construction. 2. Cover beds of trucks hauling material from the project site or require them to maintain at least 2 feet of freeboard. 3. Ground disturbance will be kept to less than 3,500 square feet to minimize erosion. 4. Water unpaved access roads, parking areas, and staging areas as necessary, or stabilize them with nontoxic soil stabilizers approved for use adjacent to surface waters. 5. Apply (nontoxic) soil stabilizers to inactive earthwork areas	NPS	1-8. During construction 9. After construction	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	(previously graded areas inactive for 10 days or more). 6. Enclose, cover, water, or apply nontoxic soil stabilizers to exposed stockpiles as necessary. 7. Maintain properly tuned equipment and limit idling time to 5 minutes. 8. Limit traffic speeds on unpaved roads to 10 mph. 9. Regrade and restore disturbed areas quickly after construction.			
Potentially liquefiable soils and unknown soil conditions at the project site could increase geologic hazards to visitors and staff.	1. A qualified soil engineer shall investigate soil conditions and make recommendations to ensure structural stability of the proposed structure. The stability recommendations shall be incorporated into the project. 2. Compaction shall be used to stabilize the soil beneath the proposed building. 3. Work shall be closely monitored to minimize ground movement and its potential impact on buildings and structures.	NPS	1. Before construction 2-3. During construction	NPS
Because of the site geology and the proximity to the San Andreas Fault, the new building could increase seismic hazards to visitors.	The new facilities shall be constructed in conformance with the Uniform Building Code, Chapter 16 (Zone 4) and would fully meet standards for wind and earthquakes.	NPS	During construction	NPS
Potential damage to archaeological resources.	The NPS will coordinate with the Federated Indians of Graton Rancheria to insure that either an NPS or FIGR representative is on site during the construction activities. While the project site does not contain any documented resource areas, the NPS employee will be on site to insure that this is indeed the case. In the case that resources are discovered during the course of construction, the NPS will act immediately and appropriately as documented in 36 CFR 800.13 "Post-review discoveries" (http://www.achp.gov/regs.html#800.13).	NPS	During construction	NPS
Intrusion of new building on	The facility is designed and shall be constructed to be compatible	NPS	Before and	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
cultural landscape that includes a historic structure (main house) eligible for the National Register of Historic Places.	with the existing structures and integrated into the existing complex.		during construction	
Potential loss of natural scenic values due to the addition of a new building	1. The colors of the proposed building shall be designed to blend with the surrounding natural environment and integrate with the existing adjacent lodging units. 2. Improvements shall be made to the former garage to improve its aesthetic quality.	NPS	During construction	NPS
The Project may increase fire hazard because the new facility will contain flammable materials and will be located adjacent to flammable coastal scrub/grassland vegetation.	1. Access enhancements for emergency vehicles will be made along the main entrance road. 2. Hazardous materials and waste shall be properly stored in accordance with federal and state standards and regulations and the *Point Reyes National Seashore Hazardous Waste Management Plan*. 3. Fully automatic sprinkler systems shall be installed in all hostel buildings. 4. Vegetation adjacent to the building will be trimmed or removed in keeping with fire safety. 5. Adequate space will be provided around buildings for emergency vehicle access.	NPS	1. Before construction 2-5. After construction	NPS
Temporary increase in construction-related noise.	1. NPS will post signs at the construction site and on the park website providing the name and contact information for an NPS staff member the public can contact with noise concerns. This person will be responsible for recording and monitoring complaints related to construction noise, and for ensuring that logged complaints are mitigated to the maximum extent possible. Construction times and contact information for noise concerns will also be publicized in the park newsletter.	NPS	1. Before and during construction 2. During construction	NPS

Potential Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	2. Construction equipment will be required to have sound control devices at least as effective as those originally provided by the manufacturer, and no equipment will be operated with an unmuffled exhaust. No construction shall take place before 7:00 AM or after 7:00 PM.			
Temporary increase in construction-related traffic	The NPS and its contractors will require the construction contractor to prepare and implement a traffic safety plan. The traffic safety plan will address appropriate vehicle size and speed, travel routes, closure plans, detour plans (if any), flagperson requirements (if any), locations of turnouts to be constructed (if any), coordination with law enforcement and fire control agencies, measures ensuring emergency access, and additional need for traffic or speed limit signs. Delivery and haulage access, including contractor mobilization and demobilization, will be scheduled to minimize impacts on traffic on area roadways, including US-101. Construction worker parking and access will be managed to avoid impeding access for park visitors and emergency vehicles.	NPS	Before and during construction	NPS

NPS=National Park Service

Attachment C

U. S. Department of the Interior
National Park Service
Point Reyes National Seashore

Finding of No Significant Impact (FONSI)
American Youth Hostel Construction and Upgrade of Facilities
Point Reyes National Seashore

The National Park Service (NPS) completed an Environmental Assessment (EA) for construction and upgrade of facilities at the American Youth Hostel at Point Reyes National Seashore. The EA was prepared to assist the NPS planning and decision making process to determine if an Environmental Impact Statement (EIS) was required for the proposed rehabilitation and construction of facilities at the Youth Hostel. The EA described the NPS proposal and the affected environment, and evaluates the effects of the proposed action and alternatives on the environment.

The EA evaluates and describes the following alternatives A) no action, and B) construct new guest/staff housing unit and upgrade sewage disposal system.

The preferred Alternative B was selected for implementation to bring the facility into compliance with state, federal and Marin County health and safety regulations. In addition, Alternative B will not adversely impact park resources.

The NPS conducted public review of the EA for 30 days with the comment period ending March 26, 1999. Two letters were received regarding the proposal, the California Coastal Commission and the Marin Conservation League, both of whom endorsed the preferred alternative.

At the May 15, 1999 public meeting of the Citizens Advisory Commission for Golden Gate National Recreation Area and Point Reyes National Seashore the project was "unanimously approved."

The required mitigation measures necessary to eliminate and minimize environmental impacts are addressed in the mitigation matrix that follows. Based on the analysis of the EA and the alternatives, required mitigation measures, and with consideration of the public comment, the National Park Service will be authorized to undertake the rehabilitation and construction of facilities at the Youth Hostel. The NPS has determined that this action will not have a significant impact upon the environment. There are no cumulative impact nor is precedent established by these actions. Therefore, the project will be implemented and an Environmental Impact Statement will not be prepared.

Recommended by: _____ Date: 6/1/99
Superintendent, Point Reyes National Seashore

Approved by: _____ Date: 6/18/99
Regional Director, Pacific West Region
ACTING

Summary Impact/Mitigation Matrix

Park: Point Reyes National Seashore

Project: Construction/rehabilitation of the Point Reyes Hostel and Upgrade of Septic System

IMPACT	PRESCRIBED MITIGATION AND RESPONSIBILITY
1. Natural Resources	
Vegetation	To mitigate the invasion of non-native vegetation, the main disturbed building site will be monitored and non-native plants removed after construction from disturbed areas. Areas will be replanted with native plants where needed. At the leach field area, the site will be monitored for regrowth by surrounding native vegetation. All weed species will be removed. If necessary, planting with native plants will occur (PRNS Resource Management).
Water Resources	The site will be monitored during construction and appropriate measures taken to ensure Laguna Creek is not contaminated with sediments and construction debris. Soil and straw bale berms and plastic fencing will be established, as necessary.
Air	Some dust will be generated from construction activities. Dust will be monitored and mitigated by watering of area and covering of debris in trucks leaving the construction area
Wildlife	PRNS Resources Management Staff will monitor species before, during, and after the proposed project to ensure disturbance is minimal. Resident bird nesting season will be avoided.
T/E Species	NA
Soils	Some short-term impacts due to heavy equipment on-site will occur. These impacts would be mitigated by the contractor/Hostel by regrading and restoring the site quickly to allow regrowth of vegetation. To minimize any soil loss during construction, the area will be sprayed with water regularly to reduce dust and soil erosion. In addition, ground disturbance will be kept to a minimum(less than 3,500 sf) to ensure soil erosion is minimal.

	Topography	To mitigate any potential impact to new structures, a qualified soil engineer will investigate soil conditions to ensure long-term stability of proposed structures.
2.	**Cultural Resources**	If any archeological material is located during construction, the project will be stopped and the area evaluated by the NPS Regional Archeologist.
3.	**Visual Quality**	NA
4.	**Health and Safety**	NA
5.	**Noise**	Short-term impacts only during normal business hours on weekdays as demolition crews remove structures and debris. Residents will be notified of construction activity and hours of all construction activity will be regulated. No construction can occur before 7:00 am or after 7:00 pm.
6.	**Public Services**	NA
7.	**Economic**	NA