

**FINDING OF NO SIGNIFICANT IMPACT
RESTORE WETLAND HABITAT IN THE PRESIDIO QUARTERMASTER REACH**

National Park Service, U.S. Department of the Interior
Golden Gate National Recreation Area

February 2012

INTRODUCTION

This Finding of No Significant Impact (FONSI) documents the National Park Service (NPS) determination, that the Trust's project to restore wetland habitat in the Presidio Quartermaster Reach will not have a significant effect on the human environment and does not require the preparation of an Environmental Impact Statement (EIS).

An Environmental Assessment was issued by the Trust on July 1, 2010 for this project as a whole, including areas of the project occurring on NPS lands. The purpose of the project is to provide an ecological corridor and pedestrian trail through the Quartermaster Reach that would connect a recently restored 450-foot stretch of stream and native habitat to the south (known as the Thompson Reach) to Crissy Field Marsh, and reveal and/or interpret missing historic elements in the site. This would be accomplished by daylighting approximately 850 feet of a stream running through a subsurface culvert and discharging into Crissy Field Marsh and restore wetland habitat in the Quartermaster Reach site of the Presidio.

The Trust approved a FONSI on September 21, 2010 governing implementation of their actions. Because the NPS is a Cooperating Agency and not a Joint Lead Agency on this project, the NPS must decide whether to allow the project to be implemented on land under its jurisdiction. The NPS, after consideration of the impacts associated with the project as described in the EA (and incorporating the Trust EA by reference as part of NPS consideration of impacts), and also considering additional information about NPS resources and actions to be taken on GGNRA lands (as documented in an Errata prepared as attachment to the Trust EA) approves implementation of the preferred alternative on NPS lands as described in the Trust EA.

Implementation of the actions approved in this FONSI on NPS lands will require a Special Use Permit (SUP). The SUP will authorize work to be done on NPS lands and will require mitigation measures in the EA be special conditions of the SUP. This FONSI only applies to the NPS portion of the project, and does not constrain actions which may be taken by the Lead Agency, the Trust, on its jurisdictional land.

The NPS jurisdictional land area within the project lies north of Mason Street and is approximately 0.5 acres of the 9.5 acre project area. See jurisdictional boundary in Errata, Figure 2 Configuration of Three Culverts in the Selected Wetland Alternative.

SELECTED ALTERNATIVE

The Trust and NPS will implement the Wetland Alternative, which is identified as the preferred alternative in the Quartermaster Reach EA. The selected alternative would expand natural habitats in the project site as envisioned in the PTMP, with the primary goal of habitat restoration to "restore both

natural processes and function.” During the planning process for the Quartermaster Reach, the Trust established objectives that were used as a framework for evaluating potential new uses and site improvements within the project site. The basis for the decision to select the Wetland Alternative is its ability to best fulfill the Trust’s vision for this site of the Presidio. This is accomplished because the selected alternative meets all of the following objectives. The selected alternative:

1. Daylights the stream and provides increased tidal exchange between Crissy Field Marsh and the Quartermaster Reach;
2. Maximizes habitat and creates a connected wildlife corridor from the Thompson Reach to Crissy Field Marsh, providing improved passage and habitat conditions for fish and other wildlife;
3. Provides a rich diversity of riparian, brackish marsh, and other native plant habitats that require minimal long-term intervention;
4. Re-establishes natural processes to the extent possible;
5. Protects groundwater resources;
6. Avoids excessive scour in stream and marsh channels;
7. Provides capacity for storm water runoff from Watershed B;
8. Enhances public use, access, and experience of the project site while maintaining visitor safety and protecting natural resources;
9. Reintroduces and/or interprets missing historic elements to enhance the now deteriorated association, setting, and feeling of the site’s historic setting consistent with other objectives of the project; and
10. Can be implemented concurrently with the Doyle Drive project.

Approximately 0.5 acres of the project site, north of Mason Street, lie in Area A of the Presidio, which is managed by the NPS. With respect to Area A, NPS approves the following actions to meet the objectives listed above for the Selected Alternative:

1. Rough grading of soils in the watershed for wetland and riparian restoration, including Area A, during and following construction of the new Doyle Drive elevated road structure; and
2. Installation of three new 34-foot span box culverts under Mason Street between two existing 72-inch and 18-inch pipes for additional conveyance of water between the project site and Crissy Field Marsh.

ALTERNATIVES CONSIDERED

Stream Alternative (No Action) - Under the Stream Alternative, stream restoration along the Quartermaster Reach as contemplated under the PTMP would be implemented, connecting the recently restored Thompson Reach to Crissy Field Marsh. Following rough grading and completion of the elevated roadway structure that would be undertaken as part of the Doyle Drive project, the stream would be daylighted from an existing 72-inch pipe to an open natural channel and associated riparian and coastal scrub corridor, capable of supporting wildlife habitat and seasonal and tidal water movements. A section of the existing 72-inch pipe would remain under Mason Street to convey water to Crissy Field Marsh. An existing 18-inch pipe to the east of the stream corridor also drains water to Crissy Field Marsh and would be retained. The Stream Alternative would restore approximately two acres of native vegetation (riparian, coastal scrub and dune scrub) similar to the Thompson Reach.

Wetland Alternative (Preferred Alternative) - The Wetland Alternative would restore the project site to a diverse wetland and riparian system. It would be implemented following rough grading and completion of the elevated roadway structure that would be undertaken as part of the Doyle Drive project. Existing storm water pipes would be daylighted throughout the project site and connect with Crissy Field Marsh through three 34-foot span box culverts placed beneath Mason Street. The segment of the existing 72-inch and 18-inch pipes beneath Mason Street may also be retained. Retaining these pipes would provide additional conveyance of water between the project site and Crissy Field Marsh. Additional storm water from an adjacent watershed would be directed into the site to increase outflows. Constructed vegetated swales would filter the storm water before entering the wetlands. Under this alternative, approximately 8.5 acres of native habitat would be restored, including upland scrub, riparian, freshwater dune swale, brackish marsh, and salt marsh.

Lagoon Alternative - The Lagoon Alternative would maximize the increase in tidal prism in the project site to enhance continuous tidal action to Crissy Field Marsh; the increase in tidal prism from the project is not anticipated to be sufficient to keep the mouth of Crissy Field Marsh open without continued mechanical breaching. The lagoon would consist primarily of open water surrounded by a narrow border of vegetation to create a transitional intertidal marsh. Plantings above the tidal zone would be progressively more upland in character to maximize buffering between the lagoon, marsh, and landscaped areas. A bridge over Mason Street would provide for water movement between the lagoon and Crissy Field Marsh with storms and tides. Piers through the lagoon would interpret historic features such as the curved part of the former railroad line and the firing ranges. A boardwalk following the rail line would mark its historic location. A trail alignment around the lagoon to the east would facilitate pedestrian movement on this side. An additional trail to the west would cross the lagoon in the southern area of the site and head north to Crissy Field Center (Building 603). Parking for 40 cars would be reserved for the adjacent developed Thornburgh site.

WHY THE SELECTED ALTERNATIVE WILL HAVE NO SIGNIFICANT EFFECTS

Based upon the EA, the Trust and National Park Service have determined that the selected alternative will not have direct, indirect, or cumulative significant impacts on the human environment. The analysis supporting this conclusion is presented in Section 3 (Environmental Impact of the Alternatives) of the EA.

To determine whether the project has significant impacts, the action was evaluated for both context and intensity (40 CFR 1508.27(a)). The context of this selected action pertains only to the local area. The intensity of the activities refers to the severity of the impact. Based on the effects analyzed in the EA, it has been determined that the selected alternative is not a major federal action significantly affecting the quality of the human environment. Therefore, the preparation of an environmental impact statement is not necessary. This determination considered factors found at 40 CFR 1508.27(b).

In addition, the following summarizes additional resource factors considered in this determination:

Water Resources - The selected alternative would have no adverse impacts on surface water flow, groundwater conditions, or water quality. Over the long-term, flood water attenuation and filtration by the restored wetland may provide improvements to water quality, in both the Quartermaster Reach and the receiving Crissy Field Marsh. Short-term, construction-related impacts pose the greatest potential impacts to water quality. During and immediately post-construction, construction best management

practices would be implemented to maintain appropriate erosion and siltation controls. The selected alternative would primarily affect areas that are already built on previously disturbed ground or colonized by non-native vegetation. In the long-term, restoration activities would prove beneficial to biological resources in the project site and vicinity by expanding native habitat, including habitat types rare to the Presidio, and improving habitat connectivity between the Thompson Reach and Crissy Field Marsh. Habitat restoration could also have a beneficial effect on special-status plant species by increasing the amount and diversity of habitat available for colonization by the species. The impact on special-status plant individuals at the interface between the project site and Crissy Field Marsh during construction would be minor because native plants would be salvaged prior to grading. Erosion control measures in place during construction would minimize sediment delivery to Crissy Field Marsh and impacts on aquatic flora and fauna species present in the marsh. As the selected alternative would be designed to reduce scour and water velocities, scour from increased flow velocities through the project site that could otherwise negatively impact aquatic species in Crissy Field Marsh would also be minimized. Dust controls would reduce the level of impact on flora and fauna to minimal levels.

Biological Resources - The selected alternative would largely affect areas that are already built on, previously disturbed, or colonized by non-native vegetation. In the long term, restoration activities would prove beneficial to biological resources in the project site and vicinity by expanding native habitat, including habitat types rare to the Presidio, and improving habitat connectivity between the Thompson Reach and Crissy Field Marsh. Habitat restoration could also have a beneficial effect on special-status plant species by increasing the amount and diversity of habitat available for colonization by the species. The impact on special-status plant individuals at the interface between the project site and Crissy Field Marsh during construction would be minor because native plants would be salvaged prior to grading. Erosion control measures in place during construction would minimize sediment delivery to Crissy Field Marsh and impacts on aquatic flora and fauna species present in the marsh. As the selected alternative would be designed to reduce scour and water velocities, scour from increased flow velocities through the project site that could otherwise negatively impact aquatic species in Crissy Field Marsh would also be minimized. Dust controls would reduce the level of impact on flora and fauna to minimal levels.

Cultural Resources - The selected alternative has the potential to disturb known and unknown cultural resources and would be subject to existing protocols and practices to minimize or avoid potential adverse effects. There would be an indirect effect to Building 227 from the construction of a retaining wall to protect its foundation and associated parking, but this adverse effect would be mitigated through project design. Proposed interpretive enhancements would increase public awareness of the Presidio's cultural resources and have a beneficial effect.

Other Resources - No other environmental issues were determined to warrant further environmental analysis to support the comparisons of alternatives, or to be relevant and necessary to inform decision-making on the proposed action. In addition to the above and in reference to 40 CFR 1508.27 for considerations of context and intensity of impacts, none of the Council of Environmental Quality's criteria for significance under NEPA are triggered.

CUMULATIVE IMPACTS

Activities at ecological restoration sites, including selective removal of non-native materials and vegetation, native plant propagation, revegetation, re-introduction of lost species and monitoring, would continue to protect and enhance existing native plant communities and their remaining habitats.

<p>water. Construct and maintain trails and boardwalks in a manner consistent with the BMPs established in the Presidio Trails and Bikeways Master Plan.</p>			
<p>WR-4 Culvert Outfalls Armoring: Place armoring as warranted at the entrance and exit points of culverts to mitigate scouring should flood flows exceed 3 ft/s and/or tidal scour exceed 1.5 ft/s. Extend armoring sufficient distances to address all areas potentially exposed to scour, including approach and exit channel alignments. Limit armoring to the minimum needed, and design to maintain benthic habitat to the maximum extent possible.</p>	<p>Presidio Trust</p>	<p>Project plans to include culvert outfall features</p>	<p>EA Section 3.1</p>
<p>WR-5 Storm Water Management and Treatment: In order to address potential erosion, turbidity and pollutants in storm water inflow to the project, incorporate vegetated swales into the receiving areas of storm drains. To the maximum extent possible, create vegetated swales outside of the proposed habitat restoration areas. Design the low-relief vegetated channels to dissipate high flow energy and filter out sediment and pollutants from discharge. Bio-swales should then feed into properly vegetated constructed wetlands to additionally filter storm water runoff in the same fashion.</p>	<p>Presidio Trust in cooperation with the NPS PM for Area A</p>	<p>Project plans to include storm water management features</p>	<p>EA Section 3.1</p>

Biological Resources

<p>Mitigation Measures</p>	<p>Responsibility</p>	<p>Compliance Verification</p>	<p>Reference</p>
<p>BR-1 Wildlife, Native Plant Communities, and Special Status Species Avoidance and Minimum Impact Measures: Implement measures as appropriate in accordance with established Trust practices, procedures, and protocols to avoid and minimize short-term construction-related impacts and long-term project impacts to natural communities. Select measures that promote and enhance habitat restoration and success to the greatest extent practicable addressing: construction access, staging and heavy equipment use; basic dust control; backfill soils; contractor training; control of invasive plant species; plant selection, propagation, salvaging and revegetation; erosion and siltation control; signage and interpretive materials; access restrictions; nonnative animal species control; fencing and protective barriers; plant buffers; protection of nesting birds and bats; use of irrigation, fertilizers and herbicides; trail alignment and construction; noise attenuation; and night light intrusion.</p>	<p>Presidio Trust in cooperation with the NPS PM for Area A</p>	<p>Design and construction documents to include appropriate measures</p>	<p>EA Section 3.2 Presidio VMP FONSI PTMP Biological Opinion and PTMP ROD Doyle Drive ROD</p>
<p>BR-2 Vegetation Restoration and Management: Develop a plan that outlines procedures for restoration, revegetation, site stewardship and management, and monitoring in accordance with the Presidio Vegetation Management Plan and standard Trust restoration practice.</p>	<p>Presidio Trust, Contractor in cooperation with NPS for Area A</p>	<p>Vegetation restoration and management plan</p>	<p>EA Section 3.2 Presidio VMP FONSI</p>

Cultural Resources

Ecological restoration efforts consistent with the goals and objectives of the Vegetation Management Plan (VMP) would increase native plant habitats by approximately 32.7 acres, including approximately 9.5 acres at the Quartermaster Reach, an identified riparian corridor and site proposed for restoration. The Quartermaster Reach project would contribute to these restoration projects by increasing habitat adjacent to existing native plant communities, allowing for an integrated natural system, (freshwater streams, and brackish and tidal marsh), and re-connecting now fragmented resources (Thompson Reach and Crissy Field Marsh). Increasing the amount of contiguous open space within the drainage would improve wildlife habitat and help create a corridor for animal movement within the Presidio.

ENVIRONMENTALLY PREFERRED ALTERNATIVE

As documented in the Presidio Trust Quartermaster Reach Environmental Assessment/FONSI (September 21, 2010), it has been determined that the environmentally preferred alternative from the range of alternatives considered is the Wetland Alternative. The Wetland Alternative best promotes NEPA’s environmental sustainability goals (Section 101), and best protects natural and cultural resources. Neither the Stream Alternative nor the Lagoon Alternative is as biologically rich and diverse as the Wetland Alternative, and furthermore, the Lagoon Alternative would impact groundwater resources.

MEASURES TO AVOID OR MINIMIZE POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS

The Trust, as the Lead Agency, will implement all mitigation measures identified in the EA to avoid or minimize environmental impacts that could result from the selected alternative, and will coordinate with other public agencies as necessary. See table below for Measures to Minimize Environmental Impacts during construction in Area A. The NPS Project Manager (NPS PM) will be responsible for monitoring compliance by the Presidio Trust and Contractor necessary for timely and successful completion of these activities within Area A.

Water Resources			
Mitigation Measures	Responsibility	Compliance Verification	Reference
WR-1 Erosion Control During Construction: Provide best management practices (BMPs) to control erosion, runoff, and sediment transport.	Presidio Trust, Contractor	Storm water pollution prevention plan to include BMPs	EA Section 3.1; Doyle Drive ROD
WR-2 Creek channel bank erosion control: Develop appropriately sized, aligned, and stable channels. Conduct special analyses and design considerations for fixed points along the creek alignment (e.g., culverts) where bank instabilities most commonly develop. Design optimal floodplain and marshplain design to attenuate peak flows and trap sediment delivered to the wetland. Direct channel revegetation efforts to stabilize earthen banks. Give special attention to protecting sensitive cultural areas bordering restoration channels. Monitor post-channel construction conditions to identify and adaptively manage channel bank conditions.	Presidio Trust	Project plans to include hydraulic analyses	EA Section 3.1
WR-3 TRAIL CREATION: Minimize disruption to soil and slopes susceptible to erosion during placement and construction of new trails. Include measures to avoid or reduce interference with natural flow dynamics for trails and boardwalks that intersect natural surface	Presidio Trust	Project plans to include trail features	EA Section 3.1

Mitigation Measures	Responsibility	Compliance Verification	Reference
<p>CR-1 PTMP FINAL EIS and PTPA Cultural Resources Avoidance, Minimum Impact, and/or Mitigation Measures: Implement the following measures detailed in the PTMP Final EIS and PTPA as necessary:</p> <ul style="list-style-type: none"> • CR-7 <i>Compliance with Standards for Building and Cultural Landscape Rehabilitation</i> • CR-8 (and PTPA Stipulation XII) <i>Archeological Management Assessment and Monitoring Program</i> • CR-9 <i>Ground Disturbing Activities</i> • CR-11 <i>Excavation Permits</i> • CR-13 <i>Curation of Archeological Collections</i> • CR-14 (and PTPA Stipulation XIII) <i>Discoveries</i> • CR-15 <i>Treatment of Discoveries</i> 	<p>Presidio Trust, Contractor, in cooperation with the NPS PM for Area A</p>	<p>Design and construction documents to include appropriate measures</p>	<p>EA Section 3.3 PTPA and PTMP ROD</p>
<p>CR-2 DESIGN OF RETAINING WALL FOR BUILDING 227: Design the retaining wall to be constructed next to Building 227 using the Secretary of the Interior’s Guidelines for Design and in keeping with the historic character and design of Building 227.</p>	<p>Presidio Trust</p>	<p>Project plans to include retaining wall features</p>	<p>EA Section 3.3</p>
<p>CR-3 Documentation of Mason Street and Design of Cultural Landscape Features: Prior to any ground disturbance in the vicinity of Mason Street, establish documentation protocols for recording the location, dimensions, and materials of the roadway, and methods for returning disturbed elements into place after the installation of the culverts. Conduct design review for the reestablishment of Mason Street and other new elements or cultural landscape features in consultation with the NPS, and in collaboration with Doyle Drive project-led efforts.</p>	<p>Presidio Trust in cooperation with the NPS PM for Area A</p>	<p>Project file to include documentation</p>	<p>EA Section 3.3</p>
<p>CR-4 PROTECTION OF STONE WALL NORTH OF BUILDING 228: Protect and stabilize the stone wall north of Building 228 to maintain its structural and historical integrity. Minimize grading along the base of the wall so as not to compromise its integrity. Use new material clearly distinguished from the historic stone wall for any additional retaining walls required adjacent or near to the historic stone wall to stabilize the slope in accordance with the stream restoration.</p>	<p>Presidio Trust</p>	<p>Project plans to include protection measures</p>	<p>EA Section 3.3</p>

PUBLIC REVIEW

The Trust announced the beginning of public scoping for the Quartermaster Reach EA through a notice on its website at www.presidio.gov on October 8, 2009, and in the October 2009 Presidio e-news, the Trust’s monthly electronic update of news and events in the park that is emailed to approximately 3,000 subscribers. The notice referred interested parties to the Trust’s web site for more information, which included the need for the project and the alternatives under consideration in the EA. As part of the scoping process, the Trust also invited the public to an informational open house to meet with knowledgeable Trust staff, learn more about the project, and provide suggestions on the issues and

alternatives to be considered in the EA. Twelve participants attended the open house, which was held on October 26, 2009 at the now relocated Presidio Archaeology Lab (230 Gorgas Avenue). By the close of the 54-day public scoping period for the project that ended December 1, 2009, the Trust received 9 letters and emails from public agencies, community organizations, and interested individuals.

The Trust fully assessed all issues raised by the comments received during the scoping period and released the EA for a 30-day public review on July 1, 2010 through a notice on its website at www.presidio.gov and in its July 2010 Presidio e-news, the Trust's monthly electronic update of news and events in the park that is emailed to approximately 3,000 subscribers. By the close of the 30-day review period for the EA that ended August 1, 2010, the Trust received 5 letters and emails, all in support of the selected alternative. A Finding of No Significant Impact (FONSI) was signed by Craig Middleton, Presidio Trust Executive Director, September 21, 2010.

An Errata has been attached to this FONSI, and together these complete the final record on which this FONSI is based. The FONSI/Errata will be made available to the public on NPS's Planning, Environment, Public Comment (PEPC) website.

AGENCY CONSULTATION

National Park Service - The Presidio Trust Act, as amended, describes the statutory framework for the relationship between the Trust and the NPS. The NPS manages Area A of the Presidio, including Crissy Field north of Mason Street, and that portion of the project that lies in this area. The NPS is also a signatory party to the Programmatic Agreement (PTPA) for Area B of the Presidio, and is a cooperating agency for the EA. To facilitate early coordination with the NPS in the NEPA process, Trust staff presented the Quartermaster Reach project at the NPS Project Management and the NPS Project Review Committee meetings on October 14, 2009, and at the NPS NHPA Section 106 (5x) meeting on December 12, 2009. At the meetings, NPS staff made specific recommendations and to discuss schedule, staff participation needs, their role as a cooperating agency under NEPA, and their own decisions related to the project. During the course of EA preparation, the Trust invited NPS staff to attend all critical meetings and to provide input on issues related to Area A. The Trust also provided draft technical sections and then a final draft version of the EA for review and comment before it was circulated to the public.

California State Historic Preservation Office (SHPO) - Section 106 of the National Historic Preservation Act (NHPA) of 1966 requires the Trust to take into account the effect of its undertakings on historic and cultural resources, including the National Historic Landmark District (NHLD). As a result of the consultation for the PTMP, the Trust entered into a Programmatic Agreement (PTPA) with the SHPO, the Advisory Council of Historic Preservation (ACHP), the NPS (signatory parties), and the National Trust for Historic Preservation and the Presidio Historical Association (concurring parties) that applies to the proposed undertaking. The PTPA provides a framework for reviewing the project effects internally and for consulting with other parties under certain circumstances.

Consistent with the PTPA and ACHP regulations that suggest early integration of Section 106 compliance with NEPA, and other agency processes, the Trust notified the PTPA parties of the undertaking, and initiated consultation on the project on October 6, 2009. The Trust held a consultation meeting with the signatory parties, including the NPS, to seek consensus that the undertaking would not adversely affect the Presidio NHL prior to execution of the finding of no significant impact. The Trust submitted the EA to all PTPA parties as a supplemental consultation package, including a

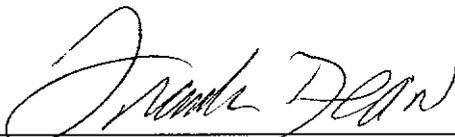
summary of comments during public scoping, a draft Area of Potential Effect, a cultural resource inventory report, a preliminary finding of effect, and a request for review and comment pursuant to the PTPA.

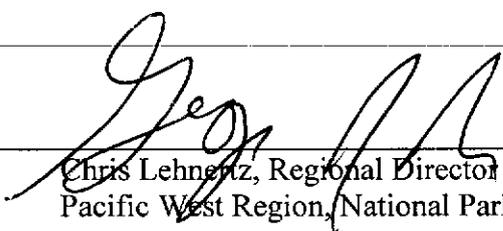
San Francisco Bay Conservation and Development Commission (BCDC) - The Trust made a consistency determination with respect to the PTMP and coordinated this finding with the BCDC. In October 2009, scoping materials on the proposed action at the Quartermaster Reach were forwarded by the Trust to BCDC staff. These materials included the information contained in Section 3.4 which outlines how the proposed action is consistent with the PTMP. Likewise, the proposed action and the alternatives analyzed will be consistent to the maximum extent practicable with the enforceable policies of the BCDC's coastal zone management program.

FINDING

The Trust and the NPS have considered the information and analyses in the EA and supporting environmental documentation, the comments of agencies and the public, and the project's administrative record. The Trust and NPS have jointly determined that the selected alternative is not a major federal action having the potential to substantially affect the quality of the human environment.

With respect to Area A, the NPS has determined there are no significant direct, indirect or cumulative effects on public health or safety, sites listed on the National Register of Historic Places, or other unique characteristics of the region. The selected alternative is neither scientifically nor publicly controversial. Implementation of the selected alternative will not involve unique or unknown risks, cause loss or destruction of noteworthy park resources, or violate any federal, state, or local law. Implementation of the selected alternative is not precedent-setting nor will it automatically trigger other actions which may require environmental impact statements. Pursuant to Executive Order 11990, Protection of Wetlands, and taking the above information into account, there is no practicable alternative to such action in a wetland and the selected alternative includes all practicable measures to minimize harm to wetlands that may result. Therefore, in accordance with the National Environmental Policy Act of 1969 and regulations of the Council on Environmental Quality, an environmental impact statement will not be prepared, and 30 days following this approval the restoration of a wetland within the Quartermaster Reach site may be initiated.

Recommended:  2/16/12
Frank Dean, General Superintendent Date
Golden Gate National Recreation Area

Approved:  2/16/12
Chris Lehnetz, Regional Director Date
Pacific West Region, National Park Service

ERRATA

RESTORE WETLAND HABITAT IN THE PRESIDIO QUARTERMASTER REACH PRESIDIO TRUST ENVIRONMENTAL ASSESSMENT

**National Park Service
Golden Gate National Recreation Area**

February 2012

This Errata is an attachment to the Presidio Trust (Trust) Environmental Assessment (EA), and was developed by NPS for consideration in this decision. Subsequent to the Trust approved EA/FONSI (Sept. 2010), the Trust provided the National Park Service (NPS) with changes in their Selected Alternative and new project information. This new information is disclosed in this Errata. The Trust EA, together with the NPS FONSI, and these Errata sheets comprise the full and complete record of the NPS environmental impact analysis/conservation planning for the project.

The Trust conducted public scoping for the Quartermaster Reach EA from October 8, 2009 to December 1, 2009 and then released the EA for public review from July 1, 2010 to August 1, 2010. Since a portion of the project is in Presidio Area A, it requires NPS approval to be implemented. As a cooperating agency in the NEPA process, the NPS adopted the EA and agreed with the Trust's determination that the several public comments received during the review period did not give rise to substantive environmental issues or concerns on the selected alternative or its impacts, which would warrant the Trust to modify the EA preferred alternative, revise the EA text, or to reconsider the conclusions reached in the EA. The Trust approved a Finding of No Significant Impact (FONSI), September 21, 2010 governing their activities, and a separate FONSI has been prepared for implementation of connected actions occurring in Area A within NPS jurisdiction. The combined effect of all actions was evaluated, and was determined to be less than significant.

As described in the EA, the project site for wetlands restoration is within the corridor of the ongoing Caltrans Presidio Parkway construction project to replace Doyle Drive, and part of it is in Area A. Under the selected Alternative, one component of the restoration project is to install three new culverts under Mason Street. Planning and coordination have been ongoing between the Trust and Caltrans since the FONSI was signed to install the culverts and maximize wetlands restoration to the extent possible concurrently with parkway construction.

Resource impact topics considered and assessed for each of the three alternatives in the EA, 1) Stream Alternative, 2) Wetland Alternative, and the 3) Lagoon Alternative included the following:

- Water resources and quality;
- Biological resources, including special status plant and wildlife species; and
- Cultural resources

The Trust determined that the impacts to all other resources were minor and did not require analysis, by the Trust. See EA, Page 43, 3.4 Other Resources.

In order for the NPS to address construction impacts on park operations, utilities, and recreation and public use in Area A, NPS requested the Trust to provide information on the potential impacts of construction and installation of three large concrete culverts under Mason Street, as described for the

Selected Wetland Alternative, including mitigation measures to reduce or avoid any substantial impacts in Area A during construction/installation.

On September 28, 2011, the Trust Project Manager (PM) informed the NPS by email that two culverts instead of three would be installed under Mason Street, due to lack of project funding. When additional funding is available, the Trust would install the third culvert as a separate project. The NPS was also informed that the existing utilities under the Bay Multiple-Use Trail (MUT) would be either protected or rerouted during construction, and that the Trust and Caltrans have agreed on a Traffic Management Plan (TMP), which will mitigate park visitor impacts and NPS operations by constructing a temporary Mason Street detour for two-way traffic and a MUT detour around the construction area for the culverts. The TMP will also accommodate an upcoming temporary Doyle Drive detour for the Caltrans parkway construction project, which will be adjacent to the south side of the Mason Street/MUT detours.

THE TRUST EA SELECTED WETLAND ALTERNATIVE, SEPTEMBER 21, 2010

Page 5, Section 2.2 Wetland Alternative (Preferred Alternative)

“Existing storm water pipes would be daylighted throughout the project site and connect with Crissy Field Marsh through three 34-foot span box culverts placed beneath Mason Street.”

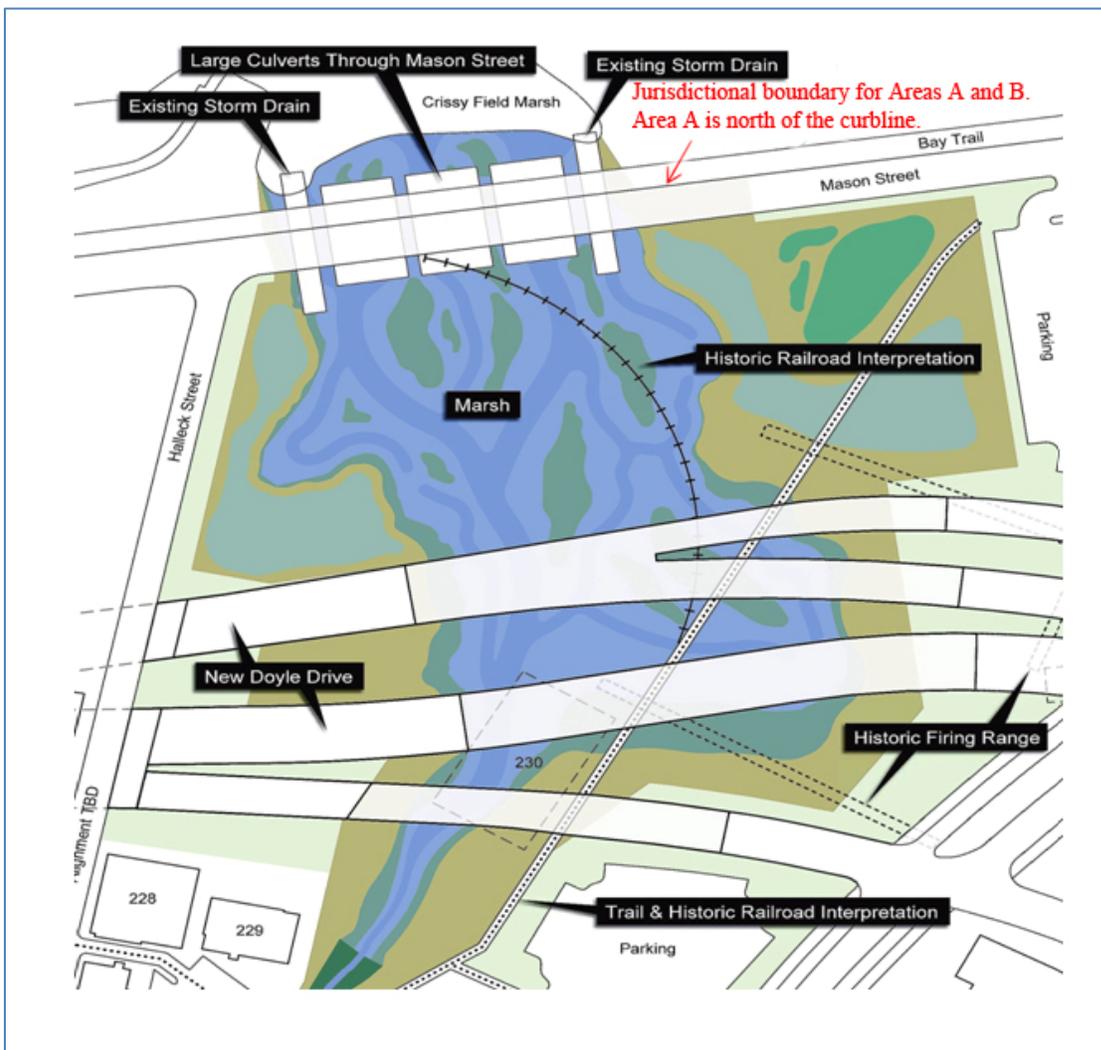


Figure 1 Configuration of Culverts in Selected Alternative

2. Traffic Management Plan

The Trust and Caltrans prepared a draft TMP that will accommodate a temporary Doyle Drive detour, as well as temporary detours around the construction area for two-way Mason Street vehicle traffic, and for Bay Multiple-Use Trail (MUT) bicyclists and pedestrians.

PM email, September 28, 2011: *“Completion of the at-grade detour for Doyle does complicate the traffic detour for this project. The ultimate detour plan will need to be developed and submitted by the contract based on how the contract plans to stage the project and in coordination with the Doyle Drive contractor. The requirements will include the need to maintain the MUT and two-way Mason traffic through the construction site. I’ve attached a mark-up of the current detour plan indicating what I think is a reasonable approach. Essentially Mason would be routed between the relocated MUT and the northern edge of the at-grade detour. There appears to be sufficient room to have a 30’ wide detour with a reasonable separation between the Mason detour and the Doyle detour.”*

See Figure A. Final Detour Plan on page 3 and attached Drawings Nos. G-3, C-01 through 13 for more details.

3. UTILITIES PROTECTION DURING CONSTRUCTION

PM email, September 28, 2011: *“The utilities in the [Area A] MUT include Presidio 12kV electric, PG&E gas, and AT&T [fiber optic] communications. The Presidio 12kV electric will either be protected in place or temporarily routed around the excavation (around the southern end). The plans show a basic routing of the electric line. The PG&E gas line will be abandoned by the time this project is constructed. As part of the utility relocations for the Doyle Drive project, PG&E has installed a new gas line along the northern edge of Mason (in a joint trench with the electric lines). This new line will allow the abandonment of the existing line in the MUT. The AT&T line will be protected in place. According to the AT&T representative, the communications lines are shallow and will not conflict with the top of the culverts and can be supported in place during construction.”*

See attached construction Drawings C-07 through 13 for more details.

4. NPS SPECIAL USE PERMIT (SUP) CONDITIONS AND MITIGATION MEASURES FOR THE TRUST TO IMPLEMENT PROJECT ACTIVITIES IN AREA A

In addition to the Mitigation Measures in the attached NPS FONSI, Pages 5-7, and Conditions and BMPs noted on construction drawings, the NPS will issue a SUP for the Trust to implement the project activities occurring in Area A. The SUP will include, but may not be limited to, the following Conditions and Mitigations:

- Trust Contractor to protect the north Mason Street curb and replace any damaged sections per NPS direction;
- Trust Contractor to provide pedestrian and bicycle access on the MUT and around the project site during construction as shown in the Final Detour Plan, including signage;
- Trust Contractor to provide two-way vehicle traffic on Mason Street and around the project site during construction as shown in the Final Detour Plan, including flaggers and signage;
- Contractor to replace all MUT pavement removed within staging and work zones in Area A to pre-construction conditions and striping;

- Contractor to provide fencing/barriers around entire work zone in Area A to restrict entry by public;
- NPS post and cable fencing may be removed as needed, stored, and then replaced after culverts are backfilled per Trust and NPS direction. Any damaged posts or cabling/fencing fabric to be replaced to Trust and NPS satisfaction;
- NPS vegetation north of MUT to be documented and replaced in-kind to NPS satisfaction;
- The Trust will continue to collaborate with NPS to minimize or eliminate stormwater impacts to Crissy Marsh from the Doyle Drive Parkway project; and
- The Trust will continue collaboration with NPS on Quartermaster Reach - specifically for inclusion in design review, construction scheduling, and review of contract language and specifications.

CONCLUSION

With implementation of the TMP and the conditions and mitigation measures as noted above, there would be negligible to minor impacts from the temporary Mason Street and the MUT detours on NPS park operations, utilities, and park visitors and visitor experience in Area A. The NPS has determined that the modification of the Selected Wetland Alternative and additional NPS impacts assessment disclosed in this Errata will not substantially change project activities to restore wetland habitat in the Presidio Quartermaster Reach or increase the degree of resource impacts already addressed in the EA.

NPS DETERMINATION of NON-IMPAIRMENT

Restore Wetland Habitat in the Presidio Quarter Master Reach ~~EA/FONSI~~ Wetland Alternative (NPS Selected Alternative)

The following consideration of *potential* for impairment only applies to resource impacts of the selected alternative in Area A, *and has been determined by GOGA.*

Biological Resources

The Crissy Field Marsh and Lagoon are located in NPS managed Area A, a previously disturbed and developed park area. Biological resources in both areas would be affected by short-term construction impacts of the Selected Alternative. However, in the long term, restoration activities would prove beneficial to biological resources in the project site and vicinity by expanding native habitat, including habitat types rare to the Presidio, and improving habitat connectivity between the Thompson Reach and Crissy Field Marsh. Habitat restoration could also have a beneficial effect on special-status plant species by increasing the amount and diversity of habitat available for colonization by the species. The impact on special-status plant individuals at the interface between the project site and Crissy Field Marsh during construction would be minor because native plants would be salvaged prior to grading. Erosion control measures in place during construction would minimize sediment delivery to Crissy Field Marsh and impacts on aquatic flora and fauna species present in the marsh. As the selected alternative would be designed to reduce scour and water velocities, scour from increased flow velocities through the project site that could otherwise negatively impact aquatic species in Crissy Field Marsh would also be minimized. Dust control would reduce the level of impact on flora and fauna to minimal levels. There would, therefore, be no impairment to Area A biological resources as defined under NPS Management Policies 2006, Sections 1.4.5 and 1.4.6.

Water Resources

The selected alternative would have no adverse impacts on surface water flow, groundwater conditions, or water quality in Area A. Although there would be short term, construction-related impacts to water quality, construction best management practices would be implemented to maintain appropriate erosion and siltation controls during and following construction. Over the long term, flood water attenuation and filtration by the restored wetland are expected to provide improvements to water quality in both the Quartermaster Reach (Trust) and the receiving Crissy Field Marsh (NPS). There would be no impairment to Area A water resources as defined under NPS Management Policies 2006, Sections 1.4.5 and 1.4.6.

Cultural Resources

The selected alternative has the potential to disturb known and unknown cultural resources and would be subject to existing protocols and practices to minimize or avoid potential adverse effects. There would be an indirect effect to Building 227 from the construction of a retaining wall to protect its foundation and associated parking, but this adverse effect would be mitigated

GOLDEN GATE NATIONAL RECREATION AREA
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through project design. Proposed interpretive enhancements would increase public awareness of the Presidio's cultural resources and have a beneficial effect.

The Trust submitted the EA to all Presidio Trust Programmatic Agreement (PTPA) parties, including SHPO, ACHP, and the NPS, as a supplemental consultation package along with a summary of comments gathered during public scoping, a draft Area of Potential Effect (APE), a cultural resource inventory report, a preliminary finding of effect, and a request for review and comment pursuant to the PTPA. The SHPO concurred with the Trust's determination that the project would have "No Adverse Effect" on cultural resources within the APE, including Area, September 21, 2010, with the following conditions:

- The stone retaining wall north of Building 228 will be preserved and protected from effects from the undertaking.
- All ground disturbing activities within the APE will be subject to the requirements of the Trust's PTPA and require an Archaeological Management and Assessment and Monitoring Plan to determine whether subsurface coring or trenching and/or test excavations are needed before ground disturbance. Ground disturbing activities and construction will be closely monitored in accordance with this plan.
- If the Quartermaster Dump or other archaeological resource is discovered in the APE during the Quartermaster Reach undertaking, work in that area will cease, Archaeological Management and Assessment and Monitoring Plan will be implemented, and SHPO and NPS will be contacted to determine the proper course of action.
- The Presidio Trust will consult with SHPO, NPS, and the PTPA parties on the reestablishment of Mason Street in order to ensure retention of its current width and alignment, and to minimize changes to the north and south road profiles through the culvert corridor.

Based on the analysis and professional judgment, all of the identified impacts are acceptable as a result of implementing the selected alternative. The NPS has, therefore, determined that impacts from the selected alternative will not impair park resources or values and will not violate the NPS Organic Act. In all cases, foreseeable impacts are related to actions that would preserve and restore park resources and values, which would ultimately lead to their benefit and not to their impairment.