



United States Department of the Interior

NATIONAL PARK SERVICE
Western Region
600 Harrison Street, Suite 600
San Francisco, California 94107-1372



W. O. ...
By: O. ...
One Kenzie
W/O ...

IN REPLY REFER TO:

L7617 (WR-RP)

01 OCT 1993

Memorandum

To: General Superintendent, Golden Gate National Recreation Area

From: Regional Director

Subject: Finding of No Significant Impact (FONSI) for Sutro Historic District Comprehensive Design Plan

We have conducted prior review of the environmental assessment and staff report on the public comments. Based on these documents, we concur with the FONSI for this action. Also, the Impact/Mitigation Matrix is suitable to guide implementation.

We recommend that after the project is completed, a brief file report be prepared on the mitigation program, based on observations made during and after the project period and directed to effectiveness of the mitigation and any unanticipated problems that occurred. We would appreciate a copy of this report, when completed, for our files.

An original of the approved FONSI is attached. Please make appropriate distribution of the final document, with the FONSI incorporated, and public notification of the approval and implementation of this action. Also, please provide our Division of Planning, Grants and Environmental Quality with the final version of the plan and environmental assessment.

RECEIVED
GOLDEN GATE
NAT. REC. AREA
SEP 30 2 36 PM '93

Attachment

FINDING OF NO SIGNIFICANT IMPACT

SUTRO HISTORIC DISTRICT COMPREHENSIVE DESIGN PLAN

PROPOSED ACTION

The National Park Service has completed a Comprehensive Plan and Environmental Assessment for the Sutro Historic District in Golden Gate National Recreation Area. The Plan proposes actions to rehabilitate the Districts cultural and natural resources and interpret them for the Park visitor. Proposed actions in the Plan include removal of the north annex building and construction of a new visitor center at Merrie Way then restructuring parking and vehicular circulation. Resource management actions include stabilizing the Sutro Bath ruins, rehabilitation of the existing Cliff House, wetland and native plant habitat restoration and partial restoration of the Sutro Heights gardens.

ALTERNATIVES CONSIDERED

Four alternatives, including the Proposal, were considered and analyzed in the Environmental Assessment for the Comprehensive Design Plan. Other than the Proposal, alternatives considered included No Action (continuing the status quo); Reconstructing Sutro Baths, Cliff House and Sutro Heights to their 1890's appearance and Demolition of Sutro Baths ruins with reconstruction of presettlement environment (Naiad Beach). All of the alternatives have elements common with the Proposal and all have been discussed as resource management and treatment options in the past.

PUBLIC INVOLVEMENT

A Draft Plan and Environmental Assessment was released to the public through the Park's Citizens Advisory Commission on July 30, 1992. An extensive public comment period followed that extended into the spring of 1993. Over 400 copies of the Plan/EA were distributed, workshops were conducted with neighborhood groups, environmental organizations and San Francisco City Planning Department. The Plan was also presented to interested civic planning groups and commissions. A detailed Staff Report prepared in April 1993 summarized public comment received and delineated recommended changes in the Plan based on those comments. The Staff Report and Recommendations were adopted by the Citizens Advisory Commission in a public meeting on May 27, 1993. The Final Plan was then prepared based on the Staff report Recommendations.

IMPACTS/ MITIGATIONS

Impacts associated with the Plan include:

Impacts to Vegetation and Soils

Construction activities, particularly at the Merrie Way parking area, will disturb approximately 1.84 acres of degraded native and cultural vegetation. Approximately 1.14 acres will be revegetated and restored with a net change of .7 acre converted to parking and visitor center construction. This area has been extensively

trampled, native vegetation displaced and invaded by alien plant species. Mitigating measures include preparation of erosion surveys for the District and implementation of corrective measures, natural and cultural revegetation projects and a program of exotic species control and hazard tree treatment. Approximately 41 acres of the District will benefit from these enhancement measures.

Impacts to Wildlife and Wetlands

There will be a net increase of .23 acres of wetlands in the District from 1.40 acres to 1.63 acres resulting from the proposal. The quality of this aquatic habitat will also be upgraded and water quality improved through the exotic species control program and prescribed erosion control measures. Wildlife in the District will generally benefit from the 41 acres of vegetation enhancement in the District through improvements in habitat conditions. Developments will be located in areas previously disturbed therefore no adverse impacts to wildlife are anticipated from implementing the plan.

Impacts to Cultural Resources

The Cultural Landscape Report prepared during the planning process recommends Rehabilitation as the proper treatment for the District's cultural resources. Plan proposals to facilitate continued recreational use and contemporary needs for NPS interpretation such as new visitor center, parking improvements and uniform accessibility were designed not to adversely affect cultural resources. Plan actions will be implemented in full compliance with the Secretary of Interior's Standards for Rehabilitation. National Park Service procedures for archeological clearance will be adhered to and all actions involving ground disturbance closely monitored.

Impacts to Visitor Use and Safety

Plan proposals will correct a number of conditions hazardous to visitors such as unrestricted access to unstable cliffs and shoreline and an ill-defined trail system. The general upgrading of resource conditions and improved visitor facilities may attract more visitation to the District. Restrictions on tour buses and improved, more efficient access to the area is expected to offset the impacts of any increases in visitation.

Impacts to Traffic and Access

The total number of parking spaces, both off and on street, will increase in the District from 576 to 605 if the proposal is implemented. However, actual square footage devoted to parking decreases from over 223,000 sq. ft. to less than 197,000 sq. ft. This is a result of more efficient space utilization, striping and down sizing tour buses. The addition of overflow parking at Merrie Way would increase total parking to 669 spaces but total space required is 214,350 sq. ft., still less than existing. Pedestrian and vehicular movements are expected to be more efficient because of the relocation of tour bus operations and elimination of traffic congestion in front of the Cliff House.

Impacts to Visual Resources

A general upgrading in the quality of the visual resources in the District is expected with actions proposed in the Plan. Air quality is presently good and will profit from elimination of oversized tour buses and the congestion they create. Increased traffic in the District may lower air quality, however more efficient circulation patterns will tend to lessen overall emissions. Therefore any net change is expected to be minimal.

Economic Impacts

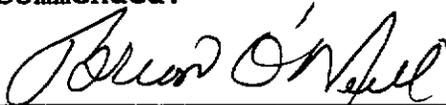
There will be no net loss of concession operated commercial square footage in the Plan. The type and location of several commercial services in the North Annex building will change, but these will be accommodated in the Visitor Center or the rehabilitated Cliff House complex.

DETERMINATION

Implementation of the Comprehensive Design Plan is consistent with the protection of historic, natural and scenic resource values, safety considerations and National Park Service management policies. The objectives of the California Coastal Management Program will be met with Plan implementation.

The Plan does not constitute an action that normally requires the preparation of an Environmental Impact Statement (EIS). The Plan will not have a significant impact on the human environment. There are no unmitigated adverse impacts on public health, public safety, threatened or endangered species, sites or districts listed in or eligible for inclusion in the Register of Historic Places, or other unique characteristics of the region. Implementation of the Plan will not violate any federal, state or local law. Therefore in compliance with the National Environmental Policy Act, an Environmental Impact Statement will not be prepared.

Recommended:

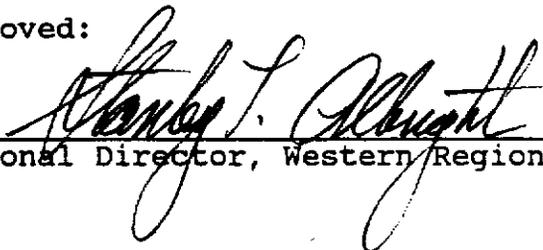


29 September 93

General Superintendent
Golden Gate National Recreation Area

Date

Approved:



Regional Director, Western Region

10/1/93
Date

IMPACT MITIGATION MATRIX

SUTRO HISTORIC DISTRICT COMPREHENSIVE DESIGN PLAN

Impacts to Vegetation and Soils

Approximately .7 acre of open land will be converted to development.

Revegetation and erosion control measures planned on approximately 41 acres. Responsibility: NPS Resource Management/Maintenance.

Impacts to Wildlife and Wetlands

There will be a net increase of .23 acres of wetland habitat.

No mitigation required.

Impacts to Cultural Resources

Historic features will be treated under the Secretary of Interior's Standards for Rehabilitation.

All ground disturbance will be monitored for impacts on potential archeological resources. Responsibility: NPS Resource Management.

Impacts to Visitor Use and Safety

Visitation may increase upon implementation of the Plan. Safety hazards to visitors will be reduced.

Restrictions on tour buses and upgrading of facilities will increase quality of visitor experience.

Impacts to Traffic and Access

Total parking will increase from 576 to 605 spaces and 64 overflow spaces. Area devoted to parking will decrease from 223,000 sq ft to 214,350 sq ft

No mitigation required.

Impacts to Visual Resources

Plan actions will upgrade visual resource quality. Increased traffic may increase emissions and lower air quality.

More efficient circulation and traffic flow will lessen overall emissions.

Economic Impacts

There will be no net loss of sq ft devoted to revenue generation from Plan actions.

No mitigation required.

