



National Park Service owned Structures in Wilsonia

Report on Disposition Plan's Selected Alternative G

Presentation for the Wilsonia
Community – June 7, 2014

Objectives of the Plan



83688 Cedar
(Epicurean/Poochigian Cabin)

The objectives of the disposition plan were to:

- 1) Identify those buildings that could be maintained in the future, in a sustainable and economically responsible fashion and identify alternatives for the long-term preservation of those buildings;
- 2) Determine the level of maintenance and rehabilitation for each NPS-owned building that would be retained;
- 3) Develop an implementation strategy for preserving the area's historic resources; and,
- 4) Maintain the buildings in a manner consistent with the park's purpose and mandated of resources protection.





NPS-owned structures

83688 Cedar (Epicurean House/Poochigian Cabin)

83733 Cedar Lane

83663 Chincupin Lane

83692 Fir (Postmaster's House)

83692 Fir (Next to Postmaster's House)

83619 Grant Lane

83740 Hazel

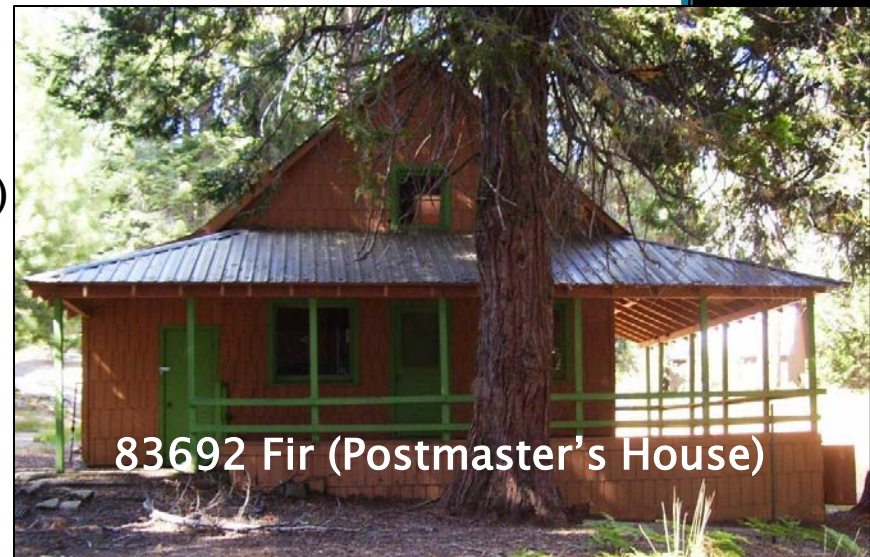
83736 Park Road

83681 President's Lane

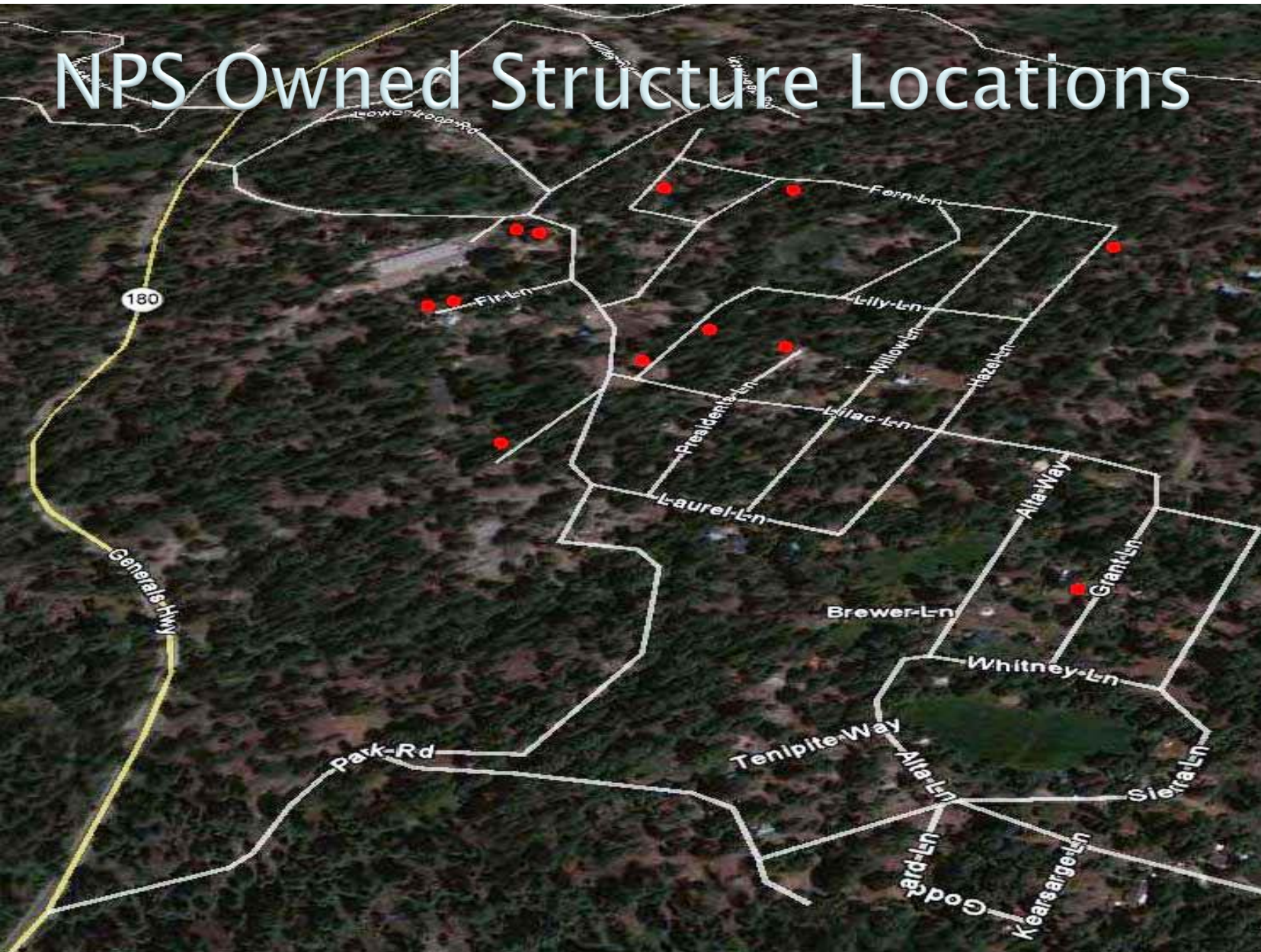
83708 Fir (Barkman Cabin)

83708 Fir (Barkman Shed)

83690 Park Road



NPS Owned Structure Locations





Selected Alternative

Alternative G was identified as the NPS preferred alternative in the EA. The alternative selected for implementation is a slightly modified version of Alternative G presented in the EA.

While the EA stated that the phased disposition strategy would follow a specified order, the public suggested that the elements of the alternatives could be accomplished in any order or may occur simultaneously. Therefore, the alternative selected for implementation has been modified – any of these options can be explored simultaneously.



83619 Grant Lane



Selected Alternative G

The selected alternative allows for these options to be explored simultaneously



83708 Fir (Barkman Shed)

The photos are shown as illustrations only and are not meant to be attributed to any of the alternatives

- Land Exchanges – Title or Use and Occupancy
- Non National Park Service Adaptive Re-use (includes partnering, leasing, assignment through agreements)

If there are no parties interested in land exchanges or non–NPS adaptive reuse for specific structures, then the structures will either be:

- Stabilize Contributing Structures as “Static Elements” of the Wilsonia Historic District
- National Park Service Adaptive Re-use
- Document and remove structures from site; restore the sites

Land Exchanges (Title or Use and Occupancy)

The NPS would consider title land exchanges and use and occupancy agreements within the Wilsonia area for properties determined suitable, exchanging NPS-owned property containing a structure, for private property within Wilsonia without a structure.

A restrictive covenant would be developed for each exchanged property in order to ensure the preservation of the historic structures involved in the exchange.

The grantee would be responsible for preparing Historic Structure Reports, treatment plan, using *The Secretary's Standards for the Treatment of Historic Properties*, and submitting this to the NPS, who would then submit to State Historic Preservation Officer for review. The grantee would be responsible for all upkeep.



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Details of Alternative G

Non-NPS Adaptive Re-use

Adaptive re-use of the 12 NPS-owned structures and associated infrastructure would be considered for non-NPS entities, and could include leasing, assignment through agreements, or assignment to the concessioner.

Under all options, the transfer of the assignment is for the structure(s) “as is.” The assignee would be responsible for alterations to the structure for historic preservation and for life-health-safety requirements.

The assignee would be responsible for preparing the Historic Structure Report and treatment plan, using *The Secretary's Standards for the Treatment of Historic Properties*, and submitting this to the NPS, who would then submit to State Historic Preservation Officer for review. The assignee would be responsible for all upkeep.



83788 Cedar
Lane

Details of Alternative G





If there are no parties interested in land exchanges or non-NPS adaptive reuse for specific structures, then the structures will either be (1 of 3):

Stabilize Contributing Structures as “Static Elements” of the Wilsonia Historic District

A Historic Structure Report would be prepared for individual NPS-owned structures, or groups of structures, to determine if they would be mothballed, preserved, stabilized, or restored in accordance with *The Secretary of the Interior’s Standards on the Treatment of Historic Properties*.

At a minimum, the exterior of all historic buildings would be structurally stabilized. The three types of long-term treatments considered under this alternative are preservation, rehabilitation, and restoration.



83691 Fir Lane (Next to Postman’s)

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Details of Alternative G



If there are no parties interested in land exchanges or non-NPS adaptive reuse for specific structures, then the structures will either be (2 of 3):

National Park Service Adaptive Re-use

The 12 NPS-owned structures would be rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and adaptively reused by the NPS. The three types of uses considered in this alternative are storage, administrative occupancy, and housing.

Minimum life-health-safety requirements would need to be met.

The photos are shown as illustrations only and are not meant to be attributed to any of the alternatives



83688 Cedar Lane

Details of Alternative G



If there are no parties interested in land exchanges or non-NPS adaptive reuse for specific structures, then the structures will be (3 of 3) :

Document and remove structures from site; restore the sites to natural conditions.

The NPS would utilize the following alternative approaches for the removal of the structures, in priority order:

- Transfer of buildings to an external entity
- Sell buildings
- NPS removes buildings



83690 Park Road

The photos are shown as illustrations only and are not meant to be attributed to any of the alternatives

All structures and associated foundation systems would be documented in accordance with Section 110(b) of the National Historic Preservation Act, under the stipulations of the SHPO and Advisory Council, prior to being removed from the NPS-owned lot. The associated water and waste-water infrastructure would be abandoned below grade. The lot would be restored to appear similar to other vacant lots within the district (including site contouring and replanting).

Details of Alternative G

For More Details

For this and any other NPS planning efforts
please visit

<http://parkplanning.nps.gov/>



The screenshot shows the National Park Service website's planning portal. The header includes the NPS logo and navigation links: Find a Park, Discover History, Explore Nature, Working With Communities, Get Involved, Teachers, Kids, and About Us. Below this is a banner for "PEPC Planning, Environment & Public Comment" with sub-links: PEPC Home, Documents by Park, Policy/Links, Park Planning, and Search Documents.

The main content area is titled "Sequoia and Kings Canyon National Parks" and is located in "Pacific West » California". It includes a sidebar with links: Open for Comment, Archived Projects, Park Information, and Park RSS News.

The main text states: "Listed in the table below are Sequoia and Kings Canyon National Parks's current plans or projects. Click on the project title for more information." It also provides instructions on how to use the "Park Information" link for general park details.

A table titled "Current Projects (found total ' 17')" lists various projects. A note indicates that an asterisk (*) denotes projects with documents open for comment.

Project Title	Project Type	NEPA Type
Rehab of Ash Mt. Admin and Warehouse Building HVAC System and Improve Admin Building Envelope	Repair/Rehabilitation	CE
Address deterioration of Wilderness Ranger Stations: Le Conte, Rae Lakes, Crabtree	Repair/Rehabilitation	EA
Concession Contract Prospectus - Kings Canyon Village Services	Concessions	CE
Crystal Cave Restoration and Redevelopment Project	Repair/Rehabilitation	EA
General Management Plan	General Management Plan	EIS
Lower Kaweah Site 11 Remediation Project	Other	CE
Mineral King Management Plan	Implementation Plan - Other	EA
Proposal to Increase Camping Fees at Four Campgrounds within Sequoia National Park	Implementation Plan - Other	CE
Rehabilitate Generals Highway - - Amphitheater Point to Deer Ridge and Wolverton to Little Baldy	Repair/Rehabilitation	EA
Rehabilitate and Resurface Generals Highway from Deer Ridge to Wolverton Road	Repair/Rehabilitation	EA
Rehabilitation of Water Distribution System	Repair/Rehabilitation	EA
Replace Cedar Grove Bridge in Kings Canyon	Repair/Rehabilitation	EA
Restoration of Native Species in High Elevation Aquatic Ecosystems	Resource Management Plan	EIS
Revise Cave and Karst Management Plan	Resource Management Plan	EA

The footer of the page shows a file named "20120708_Draf....pdf" and a link to "Show all downloads..."



How the NPS Reviews Wilsonia Permits

NPS Considers with Well Permits



The project meets the legal and other permitting requirements as outlined in 36 CFR 7.8, and the NPS is provided written notification from the appropriate Federal, State, or county officer that the plans for such building or system comply with State or county standards.

▶ Protect Cultural Resources

- In the event that human remains, funerary objects, sacred objects, or objects of cultural patrimony are discovered during project activities, project work will halt and the regulations implementing the Native American Graves Protection and Repatriation Act (43 CFR Part 10) shall be followed.

▶ Protect Native Vegetation

- Use only approved travel routes to protect vegetation and soils.
- Damage to residual vegetation will be avoided or minimized by: proper type and size of equipment; pre-identification of travel routes; protective barriers around individual and groups of trees; hand-digging under high value (e.g. sequoia) trees;

▶ Prevent the Introduction of Non-Native Plants

- Pressure wash equipment to remove all dirt, seeds and other plant parts from vehicles and equipment before entering the park for the first time, paying special attention to undercarriage and grill/radiator. Subsequent entries will not require pressure washing unless the vehicle shows signs of mud, plant material, or other substances.
- Workers should be informed about steps they can take to prevent the introduction and spread of invasive plants, and the need to inspect and clean boots, clothing and equipment of dirt, seed and other plant parts before entering the parks.

▶ Protect Water Resources

- Straw products (i.e. “certified weed-free straw” and other straw products) are not authorized on NPS project work sites due to the high risk of importing non-native plants and seeds. Instead, use an excelsior (aspen fiber) or coir (coconut fiber) product for erosion control, sediment filtration, or other needs.
- Water needed for construction and dust control cannot be diverted from surface waters within the parks.
- Cease operations when weather conditions could cause erosion or sediment to enter any naturally-occurring water body.
- Ensure that soils/sediments do not have an opportunity to enter any naturally-occurring waterbody or storm drain system.

▶ Protect Wildlife

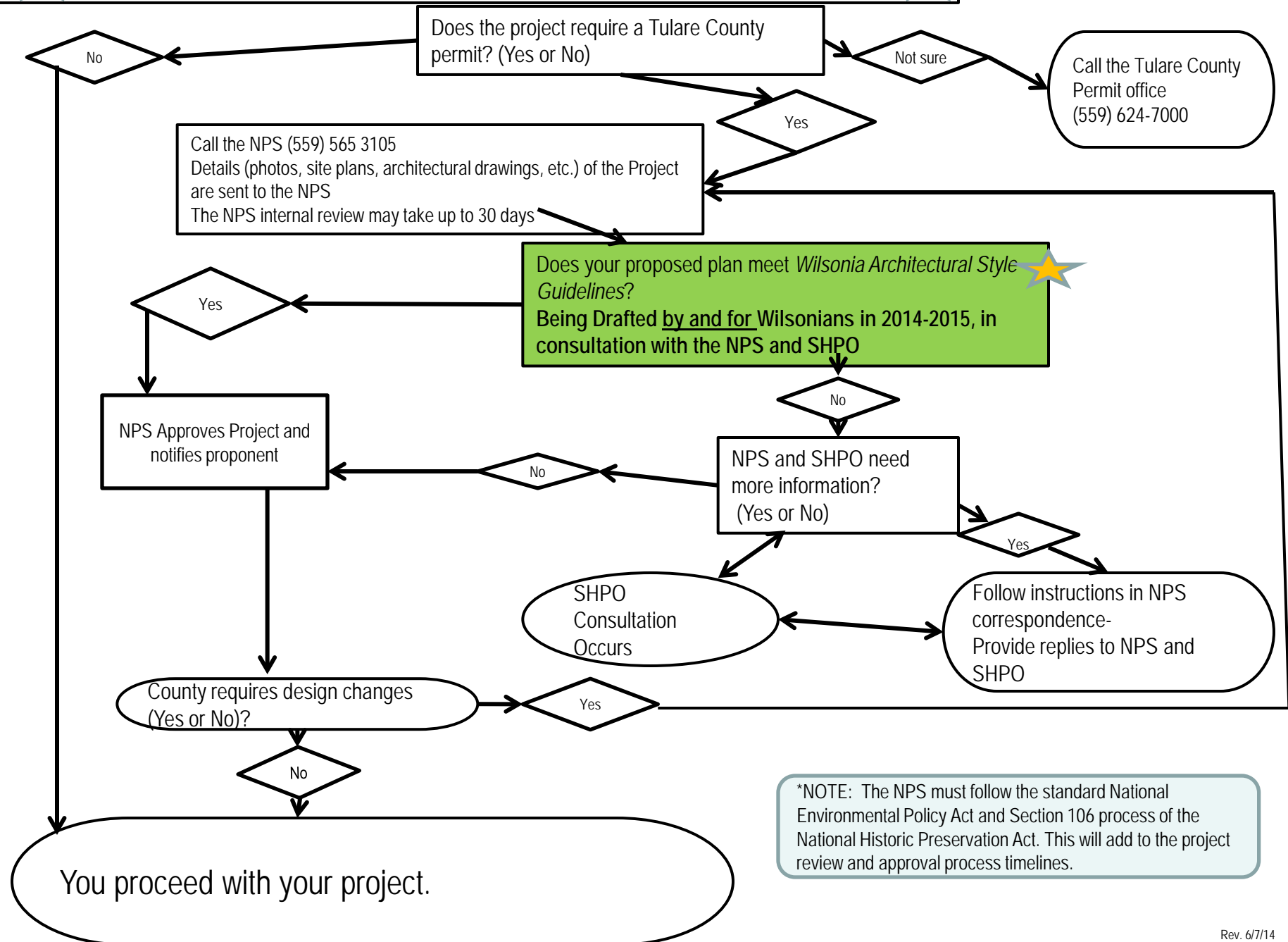
- Comply with food-storage and garbage disposal requirements at all times.



NPS Review of Wilsonia Building Permits

- ▶ When a property owner in Wilsonia is performing work that requires a building permit or a septic permit (Permit) from Tulare County, the regulations found at 36 CFR § 7.8 assign a review and approval authority to the Superintendent of Sequoia and Kings Canyon National Parks (NPS).
 - *Privately owned lands—(1) Water supply, sewage or disposal systems, and building construction or alterations.* The provisions of this paragraph apply to the privately owned lands within Sequoia and Kings Canyon National Parks.
 - No person shall construct, rebuild, or alter any building, water supply or sewage disposal system without the permission of the Superintendent. The Superintendent will give such permission only after receipt of written notification from the appropriate Federal, State, or county officer that the plans for such building or system comply with State or county standards.
- ▶ The NPS in the review of Permits considers two primary factors:
 - 1) Does the proposed work comply with the NPS's 2013 Wilsonia and Oriole Lake Land Protection Plan (LPP)?
 - 2) Since 1995, with the listing of the Wilsonia Historic District in the National Register of Historic Places, the NPS must also review Permits in a historic preservation context (as per the regulations found at 36 CFR 800). In particular, the NPS's review constitutes an "undertaking" as defined by the regulations and, thus, the provisions of Section 106 of the National Historic Preservation Act apply.
 - The second factor (Section 106 review) can follow one of two paths:
 - 1) A Permit request is proposing work that will not adversely affect a historic property within the National Register district, and/or, that falls within an already existing streamlined review process that can be used by the NPS to expedite preservation maintenance and repairs. This streamlined process is part of a nationwide programmatic agreement that was negotiated between the NPS as a federal agency and the National Council of State Historic Preservation Officers; it is very useful and was last amended in 2008. If the a Permit is proposing work that will not adversely affect a historic property, and/or, that falls within the streamlined review process then, the NPS's review of a Permit can be accomplished relatively quickly.
 - 2) or A Permit request is proposing work that will adversely affect a historic property or the character of the historic district, then, the full Section 106 consultation process for the undertaking must be followed (36 CFR 800). This process involves active consultation with the State Historic Preservation Office (SHPO) and can take a substantial amount of time.
- ▶ -----
- ▶ After the proposed Permit is reviewed by the NPS under these criteria the NPS will provide conceptual approval of the project via written authorization; the property owner will then submit their plans to Tulare County for review and approval for all code and other regulation compliance. If the plans are approved by the County without any changes, the Permit can be issued and work begin.

DRAFT : What we are Working on to simplify review of Wilsonia Building Projects



Thank you.

