

The sound value of any structure, fixture or improvement shall be determined upon the basis of reconstruction cost less depreciation evidenced by its condition and prospective serviceability in comparison with a new unit of like kind, but not to exceed fair market value.

The terms "reconstruction cost" and "fair market value" are not defined in such concession contracts.

In consideration of these matters, NPS proposes to interpret these terms and implement such interpretation in the following manner.

#### *Proposed Interpretation and Implementation*

NPS will construe the term "reconstruction cost" as used in NPS concession contracts to be synonymous with the term "reproduction cost" which is defined as follows consistent with the legislative history of the Act:

Reproduction cost of improvements in which an NPS concessioner has a possessory interest is the present cost of replacing the improvements with as nearly an exact replica as modern materials and equipment will permit.

When Sound Value appraisals are prepared for determination of Possessory Interest, appraisers must choose from one or more of the following three methods:

- (1) Quantity Survey
- (2) Unit-in-place (Segregated)
- (3) Comparative Unit

A description of each method may be found in *The Appraisal of Real Estate* [11th Edition] from the Appraisal Institute.

NPS will construe the term "fair market value" as follows and as based on *The Appraisal of Real Estate* [Third Edition, 1960] prepared by the American Institute of Real Estate Appraisers, as previously identified and cited from the legislative history of the Act:

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

In circumstances where NPS considers it necessary, it will undertake formal appraisals of improvements in which an NPS concessioner has a sound value possessory interest. In making such appraisals, it will utilize or cause its appraiser to utilize these preceding definitions in arriving at the appraised value of such possessory interest. NPS standard possessory interest appraisal

instructions shall incorporate these definitions.

The NPS may choose to consider, based on professional and knowledgeable analysis, that in some circumstances a less than formal appraisal value may be needed for internal purposes. In those instances, NPS appraisers may provide estimates of value which will clearly disclose that said estimates do NOT conform to appraisal standards and are subject to change based on execution of a formal appraisal.

Dated: January 29, 1998.

**Robert K. Yearout,**

*Concession Program Manager.*

[FR Doc. 98-3801 Filed 2-13-98; 8:45 am]

BILLING CODE 4310-70-M

## DEPARTMENT OF THE INTERIOR

### National Park Service

#### **Draft Supplement to the Final Environmental Impact Statement/ Resources Management Plan for Improvement of Water Quality and Conservation of Rare Species and Their Habitats on Santa Rosa Island, Channel Islands National Park**

#### **Notice of Availability**

**SUMMARY:** Pursuant to § 102(2)(c) of the National Environmental Policy Act of 1969 (P.L. 91-190, as amended), the National Park Service, Department of the Interior, has prepared a Draft Supplement to the Final Environmental Impact Statement/Resources Management Plan for improving water quality and conserving rare species and their habitats on Santa Rosa Island. Upon completion of the current conservation planning and impact analysis process, a new Record of Decision will be prepared which will supercede the previous decision concerning this stewardship initiative.

#### **Background**

In August, 1995, the National Park Service (NPS) began developing a resources management plan for Santa Rosa Island, in order to address impacts from ongoing commercial ranching and hunt operations on water quality, riparian values, and rare plant species and their habitats ("rare" species includes those formally listed as threatened or endangered per the Endangered Species Act and those identified by NPS as species of concern). In May, 1996 the NPS completed and distributed for public review a draft environmental impact statement for this resources management plan (DEIS/RMP). During a

125-day public review period, the NPS received over 240 comments. The DEIS/RMP was subsequently revised to address all substantive comments, and a Final EIS/RMP (FEIS/RMP) was released in April, 1997. In a Record of Decision (ROD) signed June 9, 1997, the NPS stated that it would implement actions identified in the FEIS/RMP as the Proposed Action, Alternative D, Revised Conservation Strategy.

This Draft Supplement to the FEIS/RMP introduces a new alternative now being evaluated by the NPS for guiding future stewardship activities on Santa Rosa Island. This new alternative, Alternative F, Negotiated Settlement, is briefly described below and results from recent negotiations among Vail & Vickers, the National Parks and Conservation Association, and the NPS. These negotiations were convened to resolve two lawsuits which were filed against the NPS during the previous conservation planning and impact analysis process.

Although many elements of the negotiated Alternative F are similar to the previously selected Alternative D, there are some differences. This new alternative specifies actions to: (1) improve water quality in surface streams and protect riparian habitat areas, and (2) promote conservation and recovery of rare species of plants and animals, as well as habitats upon which they depend. The NPS encourages public review of Alternative F, and desires comment on any of the alternatives. Accordingly, NPS is distributing this Draft Supplement for consideration by all interested public agencies, organizations and groups, businesses, and individuals for a 60-day public comment period. After assessing all comments which may be received, the NPS will prepare and distribute a Final Supplement to the FEIS/RMP and subsequently prepare a new ROD.

#### **New Proposed Action**

Under Alternative F, Negotiated Settlement (the new proposed action), water quality and riparian values would be improved and rare plants and their habitats would be conserved by rapid removal of cattle and phased removal of deer and elk from Santa Rosa Island. With the exception of 12 head in Lobo Pasture, all cattle would be removed from the island by the end of 1998. Deer and elk would be removed by the end of 2011, although they could be removed earlier if necessary to achieve recovery goals for selected listed species and their habitats. After an initial reduction in deer and elk, an adaptive management program for deer and elk would be implemented. Under adaptive

management, deer and elk would be managed at levels allowing rare species and their habitats to recover. Provided recovery goals are met, Vail & Vickers would be permitted to conduct commercial hunting of deer and elk. After the adaptive management period, deer and elk populations would be eliminated during a final phaseout period. If for some reason an acceptable adaptive management program cannot be developed, deer and elk populations will be reduced at a pre-determined rate. As under Alternative D, the NPS would implement road management actions to reduce impacts to island streams, and would develop a comprehensive alien plant management plan to address problems caused by alien species. The NPS would develop monitoring programs for rare species, water quality, and riparian recovery. Visitor access to Santa Rosa Island would be increased beyond current levels.

#### Other Alternatives

Other alternatives subject to the current conservation planning and impact analysis process are the same as identified and described in the FEIS/RMP. In addition to the above, these include: Alternative A, No Action; Alternative B, Minimal Action; Alternative C, Targeted Management Action; and Alternative E, Immediate Removal of Ungulates.

#### Comments

Written comments on the Draft Supplement must be postmarked not later than 60-days after the Environmental Protection Agency's announcement in the **Federal Register** regarding the filing of this document. Comments, inquiries, and requests for copies should be directed to the Superintendent, Channel Islands National Park, 1901 Spinnaker Drive, Ventura, CA 93001, or by telephone at (805) 658-5776. Copies will also be available at area libraries.

Dated: February 3, 1998.

**John J. Reynolds,**

*Regional Director, Pacific West.*

[FR Doc. 98-3800 Filed 2-13-98; 8:45 am]

BILLING CODE 4310-70-P

## DEPARTMENT OF THE INTERIOR

### National Park Service

#### National Register of Historic Places; Notification of Pending Nominations

Nominations for the following properties being considered for listing in the National Register were received

by the National Park Service before February 7, 1998. Pursuant to section 60.13 of 36 CFR Part 60 written comments concerning the significance of these properties under the National Register criteria for evaluation may be forwarded to the National Register, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. Written comments should be submitted by March 4, 1998.

**Carol D. Shull,**

*Keeper of the National Register.*

#### ARIZONA

##### Cochise County

Geronimo Surrender Site (Warfare between Indians and Americans in Arizona MPS), Bluff overlooking Skeleton Canyon, 45 mi. NE of Douglas, Douglas vicinity, 98000170

##### Graham County

Bonita Site (Warfare between Indians and Americans in Arizona MPS), 1 mi. NW of jct. of AZ 266 and Arizona Industrial School Rd., Bonita, 98000172

##### Pinal County

Camp Grant Massacre Site (Warfare between Indians and Americans in Arizona MPS), Address Restricted, Lookout Mountain vicinity, 98000171

#### COLORADO

##### Clear Creek County

Bryan Hose House, Jct. of Illinois and Virginia Sts., Idaho Springs, 98000174  
Hose House No. 2, 600 Colorado Blvd., Idaho Springs, 98000173  
Methodist Episcopal Church, 1414 Colorado Blvd., Idaho Springs, 98000176

#### FLORIDA

##### Marion County

Citra Methodist Episcopal Church—South, 2010 NE 180th St., Citra, 98000177

#### GEORGIA

##### Newton County

Salem Camp Ground, 3940 Salem Rd., Covington, 98000175

#### ILLINOIS

##### Cook County

Yale, The, 6565 S. Yale Ave., Chicago, 98000178

#### LOUISIANA

##### Caddo Parish

Crystal Grocery, 1124 Fairfield, Shreveport, 98000181

##### East Baton Rouge Parish

Kleinert Terrace Historic District, Roughly bounded by Myrtle Ave., Perkins Rd., Broussard Ave., and Eugene St., Baton Rouge, 98000180

##### St. Landry Parish

LaFleur House (Louisiana's French Creole Architecture MPS), 753 LA 748, Grand Prairie vicinity, 98000179

##### St. Tammany Parish

Bertus—Ducatel House (Louisiana's French Creole Architecture MPS), 1721 Lakeshore Dr., Mandeville, 98000182

#### MISSISSIPPI

##### Attala County

Kimbrough, John Hall, House, 5 mi. NNW of Ethel, Ethel vicinity, 98000184  
Niles House, 401 N. Huntington St., Kosciusko, 98000186

##### De Soto County

Hernando Courthouse Square District, Roughly bounded by Caffey, W. Commerce, and Lusher Sts., and MS 51, Hernando, 98000185

##### Rankin County

South College Street Historic District (Brandon MPS), 625-713 S. College St., Brandon, 98000183

#### NEBRASKA

##### Cass County

Snoke Farmstead, 23416 O St., NE 34, Eagle vicinity, 98000189

##### Custer County

Broken Bow Carnegie Library (Carnegie Libraries of Nebraska MPS), 255 S. 10th St., Broken Bow, 98000193

##### Douglas County

Notre Dame Academy and Convent, 3501 State St., Omaha, 98000192

##### Hall County

Townsley—Murdock Immigrant Trail Site, Approx. 1.5 mi. S of Alda, Alda vicinity, 98000194

##### Lancaster County

Brown, Guy A., House, 219-221 S 27th St., Lincoln, 98000195  
First National Bank Building, 1001 O St., Lincoln, 98000190  
Gillen, Frank E. and Emma A., House, 2245 A St., Lincoln, 98000188  
Palisade and Regent Apartments, 1035 S. 17th St. and 1626 D St., Lincoln, 98000191

##### Scotts Bluff County

Lincoln Hotel, 1421 Broadway, Scottsbluff, 98000187

#### NEW HAMPSHIRE

##### Belknap County

New Hampton Town House, Jct. of Town House Rd. and Dana Hill Rd., New Hampton, 98000198  
Smith Meeting House, Jct. of Smith Meetinghouse, Parsonage Hill, and Joe Jones Rds., Gilmanton, 98000196

#### NORTH CAROLINA

##### Jones County

Foscue and Simmons Plantations, US 17, from Trent R. and Banks Rd., Pollocksville, 98000197

#### OKLAHOMA

##### Alfalfa County

Hotel Cherokee, 117 W. Main, Cherokee, 98000200