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January 29, 2021

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Reference: 2020 Annual Report on Activities under the 2014 Presidio Trust Programmatic Agreement, the Presidio of San Francisco National Historic Landmark District, San Francisco, California

Pursuant to Stipulation XIV of the Presidio Trust Programmatic Agreement (PTPA, 2014), enclosed is the 2020 Annual Report of activities conducted under that Programmatic Agreement.

On behalf of the Presidio Trust and our staff, I hope that this letter finds you, your colleagues, and your families well. As with so many organizations, the nation, and the world, 2020 was an exceptionally challenging year for the Presidio Trust. However, in response to the global public health situation, the Trust made necessary adjustments to its operations and organization to ensure its long-term financial health, and the preservation of the Presidio's historic resources. Like many, we are collectively looking ahead to a restorative and productive 2021, with a renewed focus on our mission, and the debut of several key projects along the Presidio's northern waterfront.

The enclosed report documents all compliance decisions, including Appendix A, administrative and full reviews for the calendar year 2020. Between January and December 2020, Trust preservation professionals reviewed 50 projects through Stipulation IV of the PA (commonly referred to as the “N²” process). Of these, 46 were reviewed at the administrative level and four at the full level of review. As in years past, the Trust handled a substantial number of “repetitive or low impact activities” through Appendix A of the PA. Appendix A includes actions such as routine landscape maintenance, replacement in-kind of deteriorated roofs, and other such low impact activities.

The N² team that participates in the agency’s project review process is currently comprised of seven preservation professionals that meet the Secretary of Interior’s standards for Archaeology, Historic Architecture, and Architectural History. The group of historic preservation staff regularly involved in full N² reviews in 2020 is composed of historical architect Rob Wallace; historical landscape architect Michael Lamb; archaeologists Kari Jones and Edward DeHaro; Federal Preservation Officer Rob Thomson and Historic Compliance Coordinator Megan Borthwick. In March 2020, Georgie DeAntoni joined the Trust as an Archaeological Specialist. Georgie is an alumnus of the Trust’s archaeology internship program (2015-2016) and is currently in her fourth year of the Anthropology Ph.D. program at the University of California, Santa Cruz. Curator Liz Melicker also provides input on collections management issues pertaining to Trust, tenant, and third-party projects. Owing to the Trust’s organizational changes, Heritage Programs Manager Eric Blind and Historian Barbara Berglund-Sokolov are no longer with the Trust. Over the course of the year, historic compliance staff adapted our remote work practices to maintain close collaboration with the Trust’s operations and maintenance crews, many of whom remained working in the park daily. These crews are composed of seasoned tradespeople, trained in preservation maintenance practice, and/or have years of experience working with historic resources at the Presidio.

Multiple compliance actions addressed the agency’s response to the COVID-19 pandemic in 2020, including emergency declarations, closures and public use limits on the park’s roads, parking areas, golf course, public facilities, and recreational assets. The temporary closures resulted in opportunities for the public to experience some of the Presidio’s historic resources in novel ways. The Presidio Slow Streets program has limited vehicular access to a network of the park’s historic roadways, encouraging safe, socially distanced walking and biking. Closed to golfers for most of the spring and summer, the historic golf course – one of the NHLD’s largest contributing features – was open to hiking and picnicking, providing a popular outdoor getaway for cooped up Bay Area residents. The Trust also devised an expedited review and permitting process (Flexible Spaces Program) enabling commercial tenants to temporarily reopen or expand into nearby sidewalks, parking lanes and other outdoor areas for activities allowed under the City’s public health guidance. In keeping with the Presidio’s tradition of supporting the City in times of need, such as after the 1906 and 1989 earthquakes, the Trust granted San Francisco a special use permit to use two recently-rehabilitated Gorgas Avenue warehouses (buildings 1163/1167) as a temporary Alternate Care Site (ACS) during the pandemic. This site will be used to care for non-coronavirus patients, freeing up space in the event City hospitals reach or exceed capacity. The Trust oversaw the sensitive installation of health and safety measure upgrades at dozens of agency and tenant-occupied historic buildings throughout the park, including signage, sanitizing stations, automatic door openers, and plexiglass shields for reception areas.

While the agency's pandemic response shifted priorities and disrupted the Trust's typical project volume, the Compliance Team took the opportunity to improve internal processes and integrate new team members. The Trust's reorganization moved the agency's curatorial and archaeology staff into the Planning & Compliance Department, reporting to the Federal Preservation Officer. This change will enable the agency to efficiently coordinate management of its full range of cultural resource compliance responsibilities; accordingly, this and future annual reports will include the usual summary of archaeological program activities, in addition to highlights from our curation program. The N² team collaborated with its counterparts in the Design Review and Permitting functions to integrate the NEPA and NHPA review process into a new, umbrella Planning Review Process, which improves coordination between these previously separate functions in order to reduce review times, and ensure compliance with the Trust's regulatory obligations.

Preservation maintenance work in 2020 focused on Building 37 (Administrative Building, 1941), which received exterior stairway and decking repairs, and replacement of non-historic doors and aluminum windows with double-hung wood sash windows and doors fabricated to match the original features. Several Portola Street housing units (built 1932) received capital turns in 2020, a scope of work that included lead paint abatement of original wood windows, kitchen and bathroom finish replacement, and upgrades to electrical and plumbing systems.

Rehabilitation of the NHL's cultural landscape features and forest stands included small scale projects to reduce irrigation requirements and lawn areas, as well as reforestation in some of the park's most prominent stands. The nearly 1-acre Cavalry Bowl Reforestation Phase I project removed approximately 25 over-mature Monterey pine and cypress from the east side of Cavalry Bowl, replacing them with more than 125 pine and cypress saplings. The Trust adopted schematic plans to redesign the parking lot at the former Commissary (non-historic building 610 currently occupied by Sports Basement) to create a more inviting and pedestrian-friendly environment while maintaining sufficient parking supply for nearby users. As funding becomes available, approximately 2.4 acres of the existing parking lot will be replaced with a new turf meadow and other landscape features, including group and family-scaled picnic areas, seating, and a network of paths.

Caltrans completed major construction on the Doyle Drive/Presidio Parkway project in 2018. The strong working relationship between the Trust, Caltrans, National Park Service, and San Francisco County Transportation Authority cultural resource staff under the Doyle Drive PA wrapped up in 2019, with the completion of regular monthly meetings between agencies. In 2020, work focused on completion and certification of all remaining mitigation measures and landscape rehabilitation plans as directed by the FHWA/Caltrans programmatic agreement. This included construction of landscaping at the Girard Road entry to the park, Presidio Promenade along Lincoln Boulevard, and roadway adjacent landscape areas throughout the corridor. Designs were completed for the remaining landscape areas, including a multi-use trail, overlooks and other amenities through an area known as Battery Bluff, along with reforestation and trail connections through Cavalry Bowl. All Doyle Drive-related project work is expected to conclude in 2021.

The Trust's Quartermaster Reach project opened in December, and Tunnel Tops construction reached several important milestones in 2020, bringing significant improvements to the northern waterfront of the park. In the fall, the Trust resolved the final design review-related item for Tunnel Tops, and in 2021 we expect to complete the compliance obligations by delivering a 100% CD set as a record of final project conditions; Tunnel Tops is scheduled to open to the public in late 2021. Initially reviewed in 2010, Quartermaster Reach consists of a daylit 850-foot segment of waterway, a pedestrian trail and bridge that follow a former rail alignment, interpretive waysides, and 23,000 native plantings. The Trust provided consulting parties with a close out report documenting the completed conditions for the 2010 finding of "no adverse effect" prior to starting construction in 2020. The project links the Tennessee Hollow watershed with Crissy Marsh, underneath Mason Street, fulfilling a decade-long vision for ecological restoration and cultural landscape rehabilitation in this revitalized portion of the NHLD.

Archaeology staff worked with Presidio Trust planning staff, construction managers, and cultural resource consultants to support several projects within the Presidio in 2020. No Archaeological Management Assessments (AMA), Archaeological Monitoring Plans (AMP), or Archaeological Identification Plans (AIP) were issued in 2020. Archaeology staff directly provided monitoring support for eleven projects in the Presidio in 2020. Monitoring work included ongoing Trust operations activities within archaeologically sensitive areas, in addition to support for the Doyle Drive project, the Tunnel Tops project, the Quartermaster Reach project, and several tenant improvement activities. In December, an additional section of El Presidio, the Presidio's original Spanish fort, was identified during monitoring an ongoing paving project. This newly discovered section is the northernmost extent of the Spanish Army's fort that's been located to date. The wall was documented and preserved in place and the paving project will continue with a new interpretive landscape feature highlighting the discovery on Graham Street. All archaeological material recovered from the Presidio is permanently curated in the on-site federal curation facility, which meets the requirements of a curation facility as described in 36 CFR Part 79 – Curation of Federally-Owned and Administered Archeological Collections.

Curation at the Presidio Trust addresses exhibitions and collections management, inclusive of regulatory activities related to its archaeological collections. The Presidio Trust curates archaeological collections generated by agency resource management activities, in accordance with 36 C.F.R. § 79, Curation of Federally Owned and Administered Archaeological Collections. These regulations establish federal agencies' responsibilities and requirements for the long-term management, preservation, and use of archaeological collections recovered under the authority of relevant federal laws, including but not limited to the NHPA. In 2020, due to the pandemic, collections management, preservation, and use activities shifted to primarily digitally focused work that could be conducted remotely. Notable management and preservation activities included rectifying database records through several quality control initiatives, planning for the migration of the collections database server, and initiating comprehensive planning for long-term collections management needs, including staffing, storage, preservation, accessibility, and core document revision. In 2020, the Trust's archaeological collections were used internally and externally for multiple exhibition, teaching, public interpretation, scientific analysis, and scholarly research across the state and in the Southwest.

Professional development opportunities were limited due to the public health situation, but the Compliance Team produced several new programs that shared our cultural resource management practices. In collaboration with California Preservation Foundation and Caltrans, Megan Borthwick and Rob Thomson assisted with the development and presentation of a series of workshops about historic integrity, using Presidio resources as examples. Trust archaeology interns Reina Inlow and Jon Garcia developed two virtual archaeology events for the University of California San Francisco's Bay Area Science Festival. The first activity was a video tour that gave festival participants an inside look at what happens to artifacts at the Presidio, from excavation to final curation, and the second offering was an activity geared toward orienting kids to archaeology principles and practice. Compliance staff teamed with the Trust's education specialist to develop online training for Trust project managers to facilitate their use of our PA-mandated processes. In 2020, FPO Rob Thomson was invited to participate in the Columbia University Graduate School of Architecture, Planning and Preservation (GSAPP) Historic Preservation Lecture Series in New York. His presentation, "From Post to Park: Preservation & Innovation at the Presidio of San Francisco" was delivered to faculty and students in early March.

The Presidio Trust wishes you, our program partners, well, and thanks each of you for your steadfast support and collaboration in 2020. If you have any questions about this report or our program, please contact me at rthomson@presidiotrust.gov; I will be working from home through at least June, so email will be the best way to contact me. A copy of this annual report has been placed on the Trust's website where interested persons and members of the public may access the report and provide comment.

Sincerely,

A handwritten signature in black ink, appearing to read "R Thomson".

Rob Thomson
Federal Preservation Officer, Presidio Trust



Presidio
Trust

Cultural Resource Management 2020 Annual Report

Report on Activities under the 2014 Presidio Trust Programmatic Agreement, the Presidio of San Francisco
National Historic Landmark District, San Francisco, California

CONTENTS

Contents.....	1
Figures.....	2
1 The Presidio Trust N ² Review Process.....	3
1.1 NEPA and NHPA Compliance	3
1.2 N2 Project Screening Form	4
1.3 N ² Meeting	4
1.4 Categorical Exclusion	5
1.5 Certificate of Compliance.....	6
2 Projects Reviewed under Stipulation IV IN 2020	6
2. 1 Trust Directed Projects.....	6
2.1.1 COVID-19 Response	6
2.1.2 Rehabilitation and Tenant Improvements.....	9
2.1.3 Maintenance and Stabilization	11
2.1.5 Transportation and Utilities	13
2.1.6 Welcoming Visitors	15
2.2 Tenant Directed Projects	16
2.2.1 COVID-19 Response	16
2.2.2 Rehabilitation and Tenant Improvements.....	17
3 Projects Reviewed Under Stipulation IV and Requiring Additional Consultation.....	20
3.1 Mountain Lake Projects	20
3.2 Tunnel Tops.....	20
3.3 Quartermaster Reach Restoration.....	21
4 Agreement Document Updates	23
4.1 Doyle Drive Replacement.....	23
4.2 Main Post Update	24
4.3 Building 643 Rehabilitation.....	24
5 Identification and Evaluation of Potential Historic Properties	25
6 Archaeology Program.....	25
6.1 Archaeological Management Assessments, Identification, and Monitoring.....	25
6.2 Archaeological Program Staff.....	26
7 Curation Program.....	27
7.1 Management, Preservation, and Use of Collections	27

8 SOI Qualified Staff and Professional Development	29
8.1 Training, Presentations, and Workshops Provided by Trust Staff	29
Appendix A: Programmatic Agreement among The Presidio Trust, National Park Service, The Advisory Council on Historic Preservation, and The California State Historic Preservation Officer Regarding the Presidio Trust Management Plan and Various Operation and Maintenance Activities for Area B of the Presidio of San Francisco, National Historic Landmark District, Golden Gate National Recreation Area San Francisco California, 2014	31
Appendix B: N ² Forms	32
Appendix C: Presidio Trust Secretary of the Interior Qualified Staff Resumes.....	33
Appendix D: Acronyms.....	34

FIGURES

Figure 1 N2 Process.....	3
Figure 2 COVID-19 Closure Signage	8
Figure 3 Building 37 Exterior Repairs	11
Figure 4 Sanches Deck Replacement	12
Figure 5 Muni 30 Extension with New Bus Stop Sign	14
Figure 6 Tunnel Tops Concrete Color Visual Simulation	21
Figure 7 QMR Trail	22
Figure 8 Girard Road Entry Sign	23
Figure 9 Northern Section of El Presidio	26
Figure 10 California State Museum: Women Inspire Exhibit.....	28

1 THE PRESIDIO TRUST N² REVIEW PROCESS

1.1 NEPA AND NHPA COMPLIANCE

The Presidio Trust manages and maintains Area B of the Presidio of San Francisco, a component of the Golden Gate National Recreation Area and a designated National Historic Landmark District. As a federal agency, the Trust combines its National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA) Section 106 review requirements into a streamlined review process referred to as the N² Process.

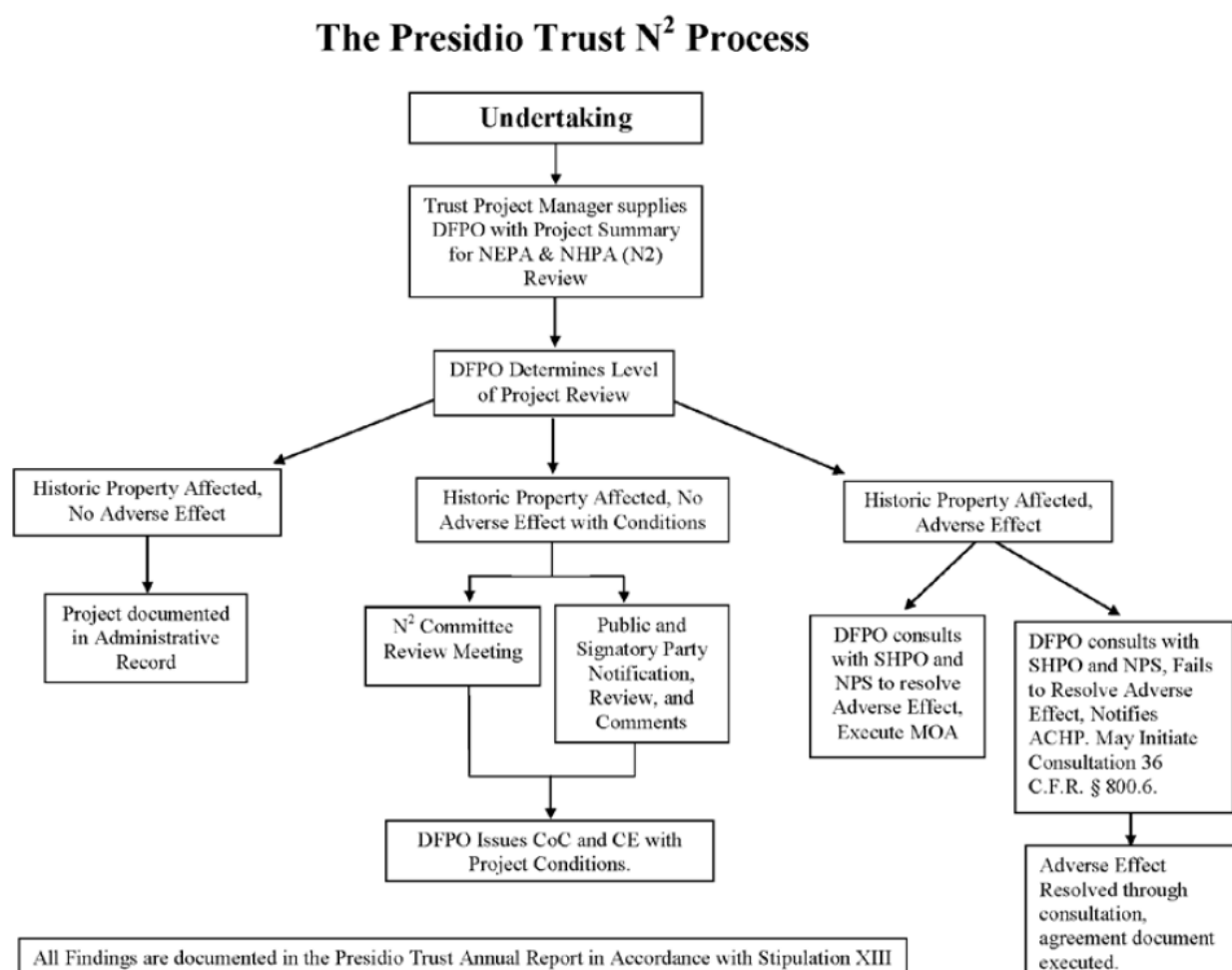


FIGURE 1 N² PROCESS

The Presidio Trust considers environmental factors and concerns in its decision-making process within the requirements set forth in the NEPA, the Council on Environmental Quality (CEQ) Regulations (40 C.F.R. 1500-1508) (2020), and its own regulations implementing NEPA (36 CFR 1010). To meet its NHPA Section 106 requirements in accordance with implementing regulations (36 CFR Part 800), the Trust follows its 2014 Programmatic Agreement among The Presidio Trust, National Park Service, The Advisory Council on Historic Preservation, and The California State Historic Preservation Officer Regarding the

Presidio Trust Management Plan and Various Operation and Maintenance Activities for Area B of the Presidio of San Francisco, National Historic Landmark District, Golden Gate National Recreation Area San Francisco California (PA, See Appendix A).

All undertakings under the direct or indirect jurisdiction of the Trust are subject to review under Stipulation IV of the PA. Stipulation IV describes how the Trust initiates, assesses, consults, and resolves all undertakings in Area B of the Presidio. Trust Project Managers and/or Trust Designated Representatives are required to submit all proposed undertakings to the Planning and Compliance Department. Based on the information provided and criteria under Stipulation IV, the NEPA/NHPA compliance team completes the appropriate level of review.

1.2 N2 PROJECT SCREENING FORM

The Project Screening Form (Appendix B) is available to all Trust staff on the Planning and Compliance SharePoint page, on the Trust's (Trust) internal web site. The Trust N² compliance team uses the screening form for pre-review consultation, which helps to identify the potential for environmental impacts and adverse effects to a historic property (or properties) that may result from proposed activities. Projects reviewed by the N2 team are those that are anticipated to receive a Categorical Exclusion (CE) and a Certificate of Compliance (CC), which certify that there will not be an adverse effect to historic resources and that environmental impacts will not be significant.

Project managers are required to fill out a Project Screening Form for any activity that is subject to N² review (based on the criteria described above). The intent is to provide the resource specialists tasked with reviewing projects for NEPA and NHPA compliance with detailed information about project proposals prior to the N² review meeting. The form has seven information sections and 20 questions that address whether the potential for environmental impact or potential for adverse effect to historic property exists. The first part of the Project Screening Form summarizes specific project details, while the second part identifies potential effects. Part 2 of the screening form requires details about project-specific potential impacts on a wide range of resources, ranging from historic buildings to native plant communities.

Upon receipt of the project proposals, the Historic Compliance Coordinator reviews the project proposal to determine the level of review required. Often, consultation with only one or two resource specialists is required to certify that resources will not be negatively affected. This level of review is known as "administrative review." Complex or multi-phase projects (such as building rehabilitations) require full N2 committee review. An N2 submittal includes digital copies of the screening form, along with attachments (usually drawings or maps), which must be submitted one week prior to the meeting.

1.3 N² MEETING

Project managers may use the weekly N2 meeting to 1) review their project at the scoping stage in order to assist them in completing the proper documentation or, 2) present their project to the N2 team for comments on projects requiring a planning record and compliance documentation. N2 Meetings are held every Thursday at 10am (when projects have been proposed), and agendas are distributed electronically to team members, PA parties and presenters in advance of the meeting. Members of the signatory parties to the PTPA may attend project review meetings and comment on projects under review.

In 2020, the Presidio Trust N2 Review Team was comprised of the following resource specialists:

Compliance

Federal Preservation Officer (FPO): Rob Thomson

Historic Compliance Coordinator: Megan Borthwick

NEPA Compliance Manager: John Pelka

Legal Division

Senior Deputy General Counsel: Andrea Andersen

Land and Building Stewardship

Special Assistant to Land and Building Stewardship: Mark Helmbrecht

Director of Landscape Stewardship: Eric Love

Associate Director of Natural Resources: Lew Stringer

Supervisory Natural Resources Management Specialist: Brian Hildebidle

Forester: Blake Troxel

Integrated Pest Management Specialist: Christa Conforti

Wildlife Ecologist: Jonathan Young

Park Development and Visitor Engagement

Associate Director of Landscape Rehabilitation: Genevieve Bantle

Associate Director of Building Rehabilitation: Rob Wallace

Historic Landscape Architect/Cultural Landscape Specialist: Michael Lamb

Associate Director of Infrastructure Management: Vacant, pending staff replacement

Environmental Remediation Project Manager: Nina Larssen

Director of Planning and Compliance: Prakash Pinto

Transportation Manager: Amy Marshall

Transportation Engineer: Matt Starkey

Archeologist: Kari Jones

Archaeological Specialists: Edward De Haro, GeorgeAnn DeAntoni

Following a full-review N2 meeting, Trust compliance staff will document meeting minutes and conditions required to support a Categorical Exclusion and Certificate of Compliance, and circulate minutes to the N2 team, along with signatory parties via electronic mail for comment or questions. The minutes and conditions will reflect input from the FPO and qualified Trust staff, as well as comments received from signatory parties or the public. Within five business days following circulation of the meeting minutes and project conditions, final minutes will be distributed, and the Certificate of Compliance and Categorical Exclusion will be executed for inclusion in the undertaking's administrative record.

1.4 CATEGORICAL EXCLUSION

The Categorical Exclusion Form is issued to the project manager as evidence of compliance with NEPA but is not considered complete until all the conditions (for the purpose of avoiding any environmental impact) are met. A Categorical Exclusion is considered complete when all project conditions are signed off by the applicable team specialist or their designee. This documentation is generally required before the project is eligible to receive Trust-issued permits and proceed with implementation. Some conditions apply to the construction period and are monitored and certified after permitting.

1.5 CERTIFICATE OF COMPLIANCE

The Certificate of Compliance is issued to the project manager as documentation that a project will not have an adverse effect to any historic properties in the National Historic Landmark District (NHLD) or the NHLD itself. The Federal Preservation Officer, with input from the specialists on the N2 review team can determine that a project 1) has no effect, 2) has no adverse effect or 3) has no adverse effect with stipulations. Stipulations constitute detailed requirements that will, when implemented, ensure that the project avoids any adverse effect(s) to historic properties. Stipulations must generally be met prior to implementation, unless specifically documented otherwise. The Historic Compliance Coordinator often continues correspondence with project managers in order to document that stipulations are followed. A Certificate of Compliance is considered complete once all stipulations are signed off by the project manager, and it is returned to the compliance department. Documentation of a completed Certificate of Compliance or administrative approval is required prior to project implementation and receiving permits from the Presidio Trust Permitting Department.

All projects that receive Certificates of Compliance/Categorical Exclusions (under NEPA) are posted to the Trust's publicly accessible online database, available via its website (<http://www.presidio.gov/presidio-trust/planning/Pages/categorical-exclusions.aspx>).

2 PROJECTS REVIEWED UNDER STIPULATION IV IN 2020

Stipulation IV of the PA describes how undertakings are reviewed at the Trust including repetitive low impact activities, administrative level reviews, projects requiring an EA or EIS, Tax Credit Projects, and projects that fall outside of these categories. This section documents projects reviewed under Stipulation IV, categorized by Trust directed projects and tenant directed projects, with sub-headings describing project type.

2. 1 TRUST DIRECTED PROJECTS

2.1.1 COVID-19 RESPONSE

COVID-19 Declaration of Emergency/Closures and Public Use Limits (20-032)

The well-being of park visitors, residents, tenants, volunteers and employees is the Trust's top priority. To this end, the Trust is taking extraordinary steps to implement the latest guidance from state and local public health authorities to support efforts to promote social distancing and slow the spread of COVID-19 until further notice. Visitor services, other than those of public and resource protection, will be limited or suspended. All playgrounds, ball fields, tennis courts, picnic areas and golf course will be closed to public access and use. In addition, coastal parking lots and Mason Street from the Marina Gate to the Quartermaster Reach construction site will be closed to vehicles, and people will be advised not to drive to the park. The PresidioGo Shuttle will run on a reduced schedule. While most facilities and events will be closed or canceled, the park's trails and open spaces will remain open for public enjoyment, with social distancing practices in place (some sections of some trails will temporarily close to dog walking due to coyote pupping season). Signage and other communications will reinforce that

people must stay six feet apart, not travel in groups, and avoid crowded areas. Essential government functions, including public works and essential infrastructure projects will continue to operate.

Revisions to the COVID-19 Declaration of Emergency and Closures and Public Use Limits/Presidio Loop (20-034)

The Trust will take additional actions in connection with the COVID-19 emergency to maintain public health and safety within the Presidio. Members of the public and workers in the Presidio will be required to wear face coverings consistent with local orders until further notice. Additional road segments and parking lots will be closed to aid in the maintenance of physical distancing requirements and to restrict access to previously closed areas, such as beaches in Area A. A weekend road closure program will be implemented to reduce vehicular traffic and create more open space for the Presidio and neighboring community to engage in essential exercise during sheltering in place. The initial weekend closures will encompass a roughly 4.5-mile paved loop corridor (Presidio Loop). The Presidio Loop will not restrict emergency vehicle access, limit public transit, or prevent residents or essential businesses from accessing their premises. The Presidio community will be notified of these weekend roadway closures with posted signage, advance messaging, and information on the Trust's website. Roadway signage, traffic cones and barriers will be installed to alert Presidio users of the closures. During and following the initial weekend of road closures, Trust staff will evaluate the effectiveness of these closures.

Revisions to the COVID-19 Declaration of Emergency and Closures and Public Use Limits (20-035)

The Trust will update its emergency declaration to change public use limits and park closures consistent with the City's recent extension of its shelter in place order. The new order is not substantially different but has been eased to allow for more outdoor recreation with a lower risk of spreading the virus. The Presidio Golf Course will reopen to play, though the Pro Shop and Club House will remain closed. Picnicking will be allowed but the use of tables, benches, grills, and other shared surfaces is prohibited. Sunbathing will be permitted. The Presidio Loop, a 4.5-mile car-free trail experience in the Presidio, will remain open on weekends to create more open space for the Presidio and neighboring community to walk, ride and run. Physical distancing and other safety protocols will be in place. Construction activities will be authorized to proceed subject to COVID-19 construction safety protocols and all applicable laws and regulations related to health and safety.

Revisions to COVID-19 Emergency Order (20-041)

This Order further revises closures and public use limits in the Presidio to respond to the evolving public health emergency and to manage the park consistent with the City's most recent public health orders. The Order restricts all outdoor recreation activities to only those permitted in the City's Shelter in Place Order No. C19-07e. The Order requires the public to wear face coverings while outdoors consistent with the CCSF's Face Coverings Order C19-12b. The Order also authorizes "Presidio Slow Streets" (program) to reduce vehicular traffic and create more open space for the public to engage in physical distancing during the shelter in place orders. The program is consistent with the City's measures to create limited "Slow Streets" throughout San Francisco and replaces the pilot "Presidio Loop" program (project 20-034). The program consists of a mixture of closing select lightly used streets, closing select streets used regularly for cut-through traffic, and creating slow streets and shared spaces on streets with increased use by Presidio users walking and riding bicycles. Limited vehicle access for residents, tenants and delivery and emergency vehicles will still be allowed in the slow street zone. The program will begin on

Saturday, June 6, 2020, and continue while the shelter in place order is in effect, or until further notice. The closures and restrictions will be in effect 7 days per week, 24 hours per day. Staff will monitor the effectiveness of the program to ensure the transportation benefits of the program are not undermined by crowding or congregation. Based on that monitoring, the Trust may make adjustments to sections of roadways that are closed or restricted, adjust the times or duration of the program, or terminate the program as deemed necessary for the health, safety and welfare of the public. The public will be notified with posted signage, advance messaging and information on the Trust's website at <https://www.presidio.gov/coronavirus>. Roadway signage, traffic cones and barriers will be installed to alert park users of the closures.



FIGURE 2 COVID-19 CLOSURE SIGNAGE

Covid-19 Health and Safety Measures Installation at Trust Occupied Buildings (20-045)

In response to the COVID-19 Emergency, the Trust will install several health and safety measures in Trust Occupied Buildings (including but not limited to buildings 103, 1750, 1752, 1351, 1355, 1353, 1450, 1773, 1772). Measures include signage, hand sanitizer stations, and plexy-glass sneeze guards. Signage placed throughout the buildings will direct movement to accommodate for social distancing. Signage will provide social distancing, face covering, and handwashing instructions and reminders. Freestanding and wall-mounted hand sanitizer stations will be installed throughout the buildings. Plexi-glass sneeze guards will be installed at customer help desks and receptions areas.

Covid-19 Health and Safety Measures Installation at Commercial Tenant Buildings (20-048)

In response to the COVID-19 Emergency, the Trust (via Riverrock) will install several health and safety measures in multi-tenant commercial buildings with shared areas (including but not limited to Buildings 37, 86, 87, 101, 220, 572, 1202, 1806, and 1808). Measures include signage and hand sanitizer stations. Signage placed throughout the buildings will advise limited occupancies of common areas to accommodate for social distancing. Signage will provide social distancing, face covering, and hand washing instructions and reminders. Free standing hand sanitizer stations will be installed in shared areas.

COVID-19 Health and Safety Measures Installation at Presidio Hotels (20-049)

The Presidio Lodge in historic building 105 (Barracks, 1897) and The Inn at The Presidio in historic building 42 (Barracks, 1903) will implement COVID-19 health and safety measures in preparation for re-opening to the public. Plexi-glass sneeze guards and social distancing signage will be installed inside hotel common areas. An automatic door opener will be installed on the front door of The Lodge consistent with the existing door opener at The Inn to allow less contact entering the building. A push button will be located outside, and the door opener will be located above the door on the interior of the building.

Revisions to COVID-19 Emergency Order (21-001)

In response to the COVID-19 outbreak and the local shelter in place orders, in March 2020, the Trust issued the COVID-19 Declaration of Emergency declaring an emergency for Area B of the Presidio. To respond to the public health emergency, protect the health and safety of the Presidio community, and to be consistent with the recent City and County of San Francisco (CCSF) mandates, the Trust also issued successive orders to establish closures and public use limits in Area B. The Trust has been closely monitoring the CCSF orders, and accompanying directives and guidance, to generally align the operation of activities in the Presidio with that of the CCSF. The latest order sets forth public use limits and closures that are consistent with the CCSF's effective order(s) which are expected to be revised periodically. The order adopts restrictions addressing the particular facts and circumstances in the Presidio, which are necessary to respond to the public health emergency as it is evolving, and eases restrictions on activities with a lower risk of spreading the virus. This includes permitting of commercial activities, camping at Rob Hill, ball field uses, summer and day camps, school instruction, and small and large gatherings for celebrations and meetings in compliance with preventive measures for the safety of persons within the Presidio.

2.1.2 REHABILITATION AND TENANT IMPROVEMENTS

Building 41 Residential Improvements (20-020)

The Trust will increase residential occupancy at building 41 (Bachelor Officers Quarters, 1941) and make the building available to the general public. Preventative maintenance including painting, installing new carpet, electrical, carpentry repairs, and tile repairs will be completed throughout the building. Common area lighting and exit signs will be replaced and refrigerators will be placed in each room. In addition to the previously reviewed upgraded kitchen, a laundry room will be created in the former pantry space. Two doors will be added in the first-floor common bathroom to create more privacy.

Baker Beach Kitchen Capital Turns (20-023)

Select kitchens in the historic Baker Beach Apartments (built 1953) will be modified as vacancies permit with the intent to increase the units' marketability and revenue. The preferred option entails a new kitchen layout (cabinets, counters, fixtures, appliances) arranged within the original footprint of the enclosed kitchens. Discrete new openings in the kitchen walls will be added to increase connectivity between kitchen and living areas, consistent with contemporary tenant expectations, with minimal alterations to the units' historic floor plans.

Building 1028 Occupancy Upgrade (20-024)

Non-historic building 1028 (Women's Barracks, 1976) is comprised of six, three-story residential "towers" of 8-12 units each. Towers 4 and 6, now part of the Trust's residential leasing program, have received limited interior updates to meet market expectations and accommodate the new use. Towers 2, 3 and 5 are currently receiving similar upgrades (Tower 1 remains intern housing). The completed and planned interior scope includes painting units and common areas, new carpet and flooring, electrical upgrades, HVAC repairs and replacements, plumbing repairs and replacements, electrical work, replacement of lighting and exit signs, and shared kitchen improvements. Planned exterior work includes pouring new concrete pads for BBQs and site furnishings in the common outdoor spaces.

Building 937 Tunnel Tops Temporary Use (20-028)

The Trust will temporarily use historic building 937 (Hangar, 1921) for lumber storage and furniture assembly for the Tunnel Tops project. Electrical upgrades, installation of new light fixtures and fans, and crane certification will be completed to facilitate the use. An exit sign will be installed, and a porta potty will be located near the east side rollup door. Lumber will be moved through the two northernmost rollup doors along Mason Street and limited parking spaces will be blocked off to accommodate deliveries. Some of the steel windows may be covered in plywood. Lumber storage and assembly use will continue through the duration of the project.

Infantry Terrace Security Measures (20-040)

Additional security measures will be installed at residences along Historic Infantry Terrace (Buildings 325-345, 1910-1911) to address security concerns. New locks will be installed on interior and exterior basement doors. Clear security film will be applied to basement windows

Former Commissary Building 610/Parking Lot Improvements (20-050)

The former Commissary (non-historic building 610 currently occupied by Sports Basement) parking lot is visually intrusive, overaccommodates parking demand, and consumes 3.7 acres of high value open space. This project will redesign the parking lot and modify the building to enhance the site's visual character, create a more inviting and pedestrian-friendly environment, and add to the area's overall environmental health while maintaining sufficient parking supply for nearby users. Approximately 2.4 acres of the existing parking lot will be replaced with a new turf meadow and other landscape features. The meadow will be ringed by group and family-scaled picnic areas, seating and a network of paths. New landscaping will feature native dune scrub and drought-tolerant non-native plantings. Parking for approximately 96 vehicles will be retained on the southern third of the project site and approximately 45 new parking spaces will be provided along the north side of the building and in the footprint of the approximately 5,000 square-foot, former Commissary's refrigerator wing (non-historic building 653),

which will be demolished. Modifications to building 610 include reorienting the building's entrance from the east to the north side of the building facing Mason Street, expanding the public restrooms, and other select interior tenant improvements.

Building 223 Temporary Tunnel Tops Field Office (21-006)

The Trust will make limited repairs to historic building 223 (Warehouse, 1897) to facilitate its use as a temporary (through 2021) field office for the Tunnel Tops project. Building systems including HVAC, electrical, life safety, and telecom will be made operable. Some windows will be made operable. Swinerton (Tunnel Tops Contractor) will install an exterior stairway to serve a west façade entrance to meet egress requirements.

2.1.3 MAINTENANCE AND STABILIZATION

Building 37 Exterior Repairs (20-021)

Historic building 37 (Administrative Building, 1941) requires limited exterior door, deck, and window repair. Non-historic exterior doors in need of repair will be replaced with fiberglass replica historic doors with three panels and two over two divided light. Non-historic aluminum sash windows along the 2nd-floor south-facing facade will be replaced with wood sash replica historic windows. Exterior stairway decking will be replaced in kind.



FIGURE 3 BUILDING 37 EXTERIOR REPAIRS

Portola Street Residential Units Capital Turns (20-030)

“Capital turns” ensure consistency in the treatment of the Trust’s residential units, minimize turnaround times, address damage from previous tenants, perform preventative maintenance and prepare units for leasing. The scope of work for the historic Noncommissioned Officer Family Housing (Duplexes, 1932) turns includes lead paint abatement at windows and friction surfaces, window repair and weather stripping. Kitchens will receive updated cabinetry and appliances. Bathroom fixtures and tiles will be repaired or replaced as needed. Plumbing and electrical repairs will be completed as needed. The units will be painted throughout. Work will begin at unit 742B and proceed through the neighborhood as units become vacant.



FIGURE 4 SANCHES DECK REPLACEMENT

Sanches Units Deck Replacement (21-002)

Noncontributing buildings 777, 779, 780, 781, and 782 (Enlisted Family Housing, 1969) will receive exterior cyclic maintenance including replacement in kind of the decks facing Morton Field. Minor alterations in deck design will prolong the life of the decks. The bottom rail along the inside of railing will be raised to prevent moisture retention on decking and posts and concrete footing will be located closer to the buildings. Additional flashing will be used to prevent rotting. Fencing around trash enclosures will be replaced in kind.

2.1.4 Landscape and Conservation Buildings 86/87 Landscape Improvements (20-019)

The lawn irrigation west of buildings 86-87 along Anza Avenue was turned off in recent years as part of the Trust’s water conservation efforts. In part in response to building tenant complaints, this project will convert approximately 5,000 square feet of lawn to low water use succulents and shrubs

to improve the appearance of the landscape. Replanting trees at this location, as they existed during the period of significance, is not possible due to the presence of numerous utility lines. In lieu of trees, species around the immediate perimeter of the building 86-87 and/or proposed for the Tunnel Tops will be planted. Some of the work will be done as part of the California Re-Scape (formerly Bay Friendly) class and practicum scheduled this Spring.

Cavalry Bowl Reforestation Phase 1 (20-043)

This project will restore an over-mature and senescent 0.97-acre stand of approximately 25 Monterey pine and Monterey cypress trees within the VMP Historic Forest Management Zone near U.S. Highway 101. The trees are being removed at this time to minimize hazards to a proposed multi-use trail through the stand as part of the Doyle Drive rehabilitation project. Most of the woody material will be removed from the site and stumps will be ground below grade. Roughly 400 yards of Trust-made compost will be applied as soil amendment, and a drip irrigation system will be installed to establish between 125 and 150 Monterey pine and Monterey cypress tree seedlings. The site will be maintained for a period of 5 to 8 years before periodically thinning to arrive at 30 to 50 trees per acre when mature. Customary measures will be in place to minimize environmental impacts including stormwater management and erosion control, traffic management and hauling restrictions, public outreach and signage, and lead in soils sampling.

Reintroduction of the California Ringlet Butterfly into the Presidio (20-027)

The California Ringlet (*Coenonympha tullia californica*), a grassland species, went locally extinct in the Presidio around 2007. After more than 20 years of habitat restoration within the Presidio, it is believed that suitable grassland habitat now occurs at a large enough scale to support this species. Given the nature of the species relatively weak flying ability (farthest recorded flight distance is 0.6 miles) and the distance between potential source populations (over 1.9 miles), it is impossible for the species to recolonize the Presidio on its own. This project seeks to reestablish the species within the Presidio's main grassland site Inspiration Point, starting spring 2020, over the next three years. Approval has been received from the National Park Service to collect flying adults from the Marin headlands, which will be moved the day of capture and released on site, with the idea that females will continue to lay fertilized eggs at the release site throughout the season.

Arguello Gate Limited Landscape & Visitor Improvements (21-003)

This project will make minor improvements to the area recently disturbed by the recent PG&E construction (project 19-053). The improvements will include landscape plantings in the bare areas, one or two benches, and a two-sided kiosk to help orient park visitors entering the Arguello Gate. The kiosk will be set in a 190 square-foot, fully accessible concrete pad. The concrete pad will require a small amount of grading of the existing low berm. All fill created by the grading can be reused on site. Plantings will include a mix of drought tolerant, exotic and native plants. Once established, the plants will require only a minimum of supplemental irrigation. The existing irrigation system will be rehabilitated in advance of planting.

2.1.5 TRANSPORTATION AND UTILITIES

Mason Street Muni 30 Extension (20-025)

The Trust desires to increase trips from people who currently do not visit the park. To help achieve this goal, the Trust, in collaboration with the San Francisco Municipal Transportation Agency (SFMTA), will extend the 30 Stockton bus route into Crissy Field via Mason Street. The 30 Stockton is one of Muni's (the public transit system overseen by SFMTA) busiest routes with 28,000 customers every day serving popular tourist destinations, Communities of Concern and CalTrain. Five new bus stops (two at the Marina Gate, two at the Halleck intersection, and one at the Sports Basement parking lot terminus) will allow passengers to board SFMTA's new fleet of 60-foot battery-electric articulated buses. Bus stops will

require sidewalk reconfiguration, pavement rehabilitation and restriping. Site furnishings such as fencing, lighting, bus signage, benches, bike racks and trash cans will be provided for the comfort of waiting passengers. The terminus at Sports Basement will feature a bus shelter, a temporary restroom for bus drivers, and a sidewalk connection to the Crissy Field Shuttle stop. The SFMTA and the Trust both envision the route eventually terminating on the west side of Sports Basement where support facilities (overhead charging, restroom and breakrooms) can be provided.



FIGURE 5 MUNI 30 EXTENSION WITH NEW BUS STOP SIGN

PresidioGo Shuttle Stop Signage (20-029)

The Trust has developed new standard PresidioGo shuttle stop signage to assist riders in identifying bus stop locations for the Around the Park routes. The new standard signage will consist of 8-foot aluminum poles wrapped in vinyl, anchored by a concrete footing. Information on each sign will include the bus stop number, route maps and bus schedule. The first stops proposed for new signage include Golden Gate Bridge Welcome Center Southeast Parking Lot (Golden Gate Bridge District) and six others.

Bay Wheels Bikeshare Program in Area B (20-033)

Bay Wheels is a regional public bicycle sharing program operating in San Francisco in a partnership with the San Francisco Municipal Transportation Agency (SFMTA). The Trust is coordinating with the SFMTA and Bay Wheels to permit, plan and deliver station-based and station less bike service in the Presidio.

Four solar-powered, automated bikeshare stations to provide parking for approximately 75 traditional pedal or electric bikes will be installed in the temporary transit center, in a parking lot at the Tides Center, and on Ruger Street and MacArthur Avenue. In addition, 50 electric bikes will use bicycle racks throughout the Presidio. The service is expected to replace the Presidio's JUMP bike program (project 18-049). The Bay Wheels permit may be modified at a later date to increase the permitted fleet size subject to additional environmental review.

Parkwide Pavement Rehabilitation and Maintenance (20-042)

The Trust has adopted a strategic goal to reduce deferred maintenance. This paving project is the first step towards that goal for roadways and parking lots. The project will rehabilitate and perform preventative maintenance on about a quarter (7.9 miles) of the park's roadways and five parking lots. Fresh pavement will provide the opportunity to restripe the roadways for new biking and walking facilities, increase bike lane widths, upgrade bike lanes to separated bike lanes, improve crosswalks and implement traffic calming. The changes will improve the bicycle and walking network around the park, further increasing alternative transportation options for visitors and tenants. The roadways and parking lots were selected through an optimization process that considered current pavement condition, facility lifecycle, and available budget.

Gorgas Avenue Sidewalk Design and Construction (21-005)

A new section of sidewalk will be constructed along Gorgas Avenue in front of the Gorgas Warehouse Buildings 1160-1167 to improve site coherence, accessibility, and drainage. The 750 linear feet of sidewalk ranging in width from 4-10 feet will connect the Palace of the Fine Arts and Tunnel Tops. The project will incorporate grading and drainage design necessary to relocate storm drain inlets from the sidewalk construction area to the proposed face of curb; design of access ramp landings that conform with accessibility standards for the Gorgas Warehouses Core and Shell Rehabilitation project; and design of curb ramp landings that conform with crosswalk locations identified in the Pavement Rehabilitation project. Design, accessibility, and tie in features will be coordinated with Building Rehabilitation and Transportation teams.

2.1.6 WELCOMING VISITORS

Bronze Tactile Presidio Map Installation (20-018)

One of the biggest challenges faced by blind and partially sighted park visitors is obtaining a concept of their surroundings. This bronze, 3-D topographical tactile map of the Presidio will enable people with low vision to make their park experiences more engaging, informative and enjoyable while visiting. The map will be located near the Visitor Center (building 210) on Lincoln Boulevard next to the two interpretive waysides in front of the Presidio Fire Station (building 218). A new 11- by 17-1/2-foot cement pad will replace the existing pad to accommodate the map and existing waysides and allow for wheelchair clearance.

Presidio Picnic and Twilight 2020 Season (20-026)

The Trust, in partnership with Off the Grid, will shortly unveil the ninth season of Presidio Picnic with a revised site plan, additional temporary restrooms with sewer connections, and new features at the Graham Street nature play pop-up. The revisions are intended to improve traffic flows and facilities to better serve the event's visitors. Traffic will be diverted to Graham Street from Lincoln Boulevard,

Sheridan Street will be open, and the north bound lane of Montgomery Street will be closed. Traffic attendants and crossing guards will be stationed to help direct visitors. Three temporary restroom trailers will be installed. The sewer connections will be a cost savings, eliminate capacity concerns, enhance the visitor sensory experience, and reduce demand for the brick and mortar restrooms that are used for the event. The restrooms will be in the previous location on Owen Street. New features at the nature play pop-up will include a 20- by 40-foot tent that will have information during off-hours and an expanded play area.

Summer 2020 Presidio StoryWalk (20-036)

The SF Public Library has partnered with the Golden Gate National Parks on a variety of exhibits and programming with the goal of connecting library audiences with their nearby national parks.

“StoryWalks”, developed and popularized in New England, utilize thematic children’s picture books in which pages are sequenced along a park trail. Building off of the success of the past five summers, this chapter of StoryWalk will feature Lizi Boyd’s I Wrote You a Note on the periphery of Mountain Lake (project 19-028) and Alison Farrell’s The Hike on the Presidio Promenade near the Crissy Field Overlook (new). Pages will appear on 15 to 18 sign panels per StoryWalk (roughly 18 inches by 24 inches) in early June and will be removed in the fall.

Main Post Fingerpost Sign Installation (20-039)

Fingerpost signs will be installed at 7 locations on the Main Post to improve visitor wayfinding. Signage follows a consistent and standard design currently implemented at Fort Scott. Signposts are 8ft 4in tall with aluminum sign blades and 3 ft deep concrete footings. The proposed locations were selected to have the least impact on the cultural resources and best serve visitors. Signage meets the minimum clearance requirements specified by the Architectural Barriers Act (ABA) Accessibility Standards and the Manual on Uniform Traffic Control Devices (MUTCD).

Anza Lot Solar Lights Installation (21-008)

The Trust will install three “pilot” 25-foot tall light poles with four solar lights each to illuminate the north end of the Anza parking lot/temporary Transit Center. The light poles will be mounted on 24-inch diameter, precast concrete collars on 9-foot deep helical pier foundations. The lights are full cut off (dark sky compliant) with no up light.

2.2 TENANT DIRECTED PROJECTS

2.2.1 COVID-19 RESPONSE

Gorgas Warehouses Buildings 1163/1167 Alternate Care Site (20-037)

The City and County of San Francisco (City) is in urgent need of surge capacity to fight the COVID 19 pandemic. In May 2020, the San Francisco Department of The City is in urgent need of surge capacity to fight the coronavirus pandemic and the Trust wishes to continue the Presidio’s tradition of supporting the City in times of need such as after the 1906 and 1989 earthquakes. To this end, the Trust will grant San Francisco a special use permit to use two Gorgas Avenue warehouses (buildings 1163/1167) as a temporary Alternate Care Site (ACS) during the pandemic. This site will be used primarily to care for non-coronavirus patients, freeing up space in the event San Francisco’s hospitals need to care for

coronavirus patients. It would be activated if San Francisco hospitals experience a surge of coronavirus patients, necessitating the need for extra medical facilities. No specialized medical equipment is expected and no physical improvements/construction for the ACS (beyond data/telecom) will occur. The ACS will include use of the parking area between buildings 1163/1167 and Richardson Avenue for additional shower, restroom, dining and social facilities. The site will be managed by medical staff and will be entirely self-contained. It will have full-time security, and visitors will not be permitted. Upon completion of the course of care, patients will be transported back to their originating hospital, clinic or home for discharge.

Building 563 Automatic Door Installation (20-038)

Automatic doors are required in the Presidio Social Club in historic building 563 (Barracks, 1903) to accommodate restaurant operations after shelter-in-place. The doors will allow for less contact as customers enter and exit the restaurant. An interior and an exterior pedestal with push-button will operate the doors. The exterior pedestal will be located on the front porch next to the railing and will match railing height. The door control will be located inside above the door next to the exit sign.

Flexible Spaces Program (20-052)

As it is safer to do business outside during the coronavirus outbreak, the Trust is creating more flexible options for Presidio businesses and organizations to operate successfully by using the Presidio's open space. Businesses will be allowed to temporarily reopen or expand into nearby sidewalks, parking lanes and other outdoor areas for activities that are allowed under the City and County of San Francisco phased reopening plan. The program is meant to support the economic recovery while keeping residents, visitors and staff healthy and safe and balancing broader public access to the park. Such activities may include dining, retail sales, fitness and/or educational classes, summer camps, and school graduations or other events. Best practices and public health guidance will be followed to use open space, including complying with the Trust's COVID-19 emergency order (project 20-041), following physical distancing protocols, and keeping the spaces accessible. Individual businesses must apply for special use permits to ensure compliance with Trust requirements.

2.2.2 REHABILITATION AND TENANT IMPROVEMENTS

Lone Mountain Playground Equipment Replacement (20-016)

The two play structures in Lone Mountain Children's Center's (Lone Mountain) outdoor playground behind building 1806 do not meet current playground certification requirements. In addition, the older structure installed in 2001 is failing from wear and can no longer be repaired, as is the existing poured rubberized surface in both play areas that provides soft cushioning to prevent serious injury in the event of a fall. This project will remove/dispose of the existing equipment, install new play structures and replace the poured surface. The new structures will be comparable in size and appearance (including color palette) to the current equipment. Once installed, the new equipment will meet all safety requirements and will be formally certified by a licensed and qualified playground inspector. The work will be completed during the summer when the school will be closed.

Building 220 Suite 120A Tenant Improvements (20-017)

Obvious Ventures (tenant) within building 220 (Bakers and Cooks School and Barracks, 1939) wish to expand into suite 120A and make minor improvements to accommodate their office use. Work includes

painting, new flooring and new partition walls to create new conference space. The door between suites 120 and 120A will be removed and stored onsite.

Building 569 Tenant Improvement (20-022)

Historic building 569 (Barracks, 1903) will be leased as two tenant spaces, and the new tenant in 569A will make improvements to accommodate their use. A closet space will be converted into a restroom at the west end of the building. A sink and toilet will require venting through the roof to match the vent for the current restroom. A kitchenette will be installed, and a glass wall will be installed in a large space to create two office spaces.

Building 220 Suite 220 Tenant Improvement (20-031)

A new tenant in historic building 220 (Bakers and Cooks School and Barracks, 1939) will make minor tenant improvements to suite 220 to accommodate their office use. Work includes painting, new carpeting, and installation of a glass wall to create a new conference room. New lighting fixtures will be installed in existing junction boxes along with new window shades. Non-historic storage closet doors will be removed and a non-historic decorative beam in a glass wall installed by a previous tenant will be covered.

Building 35 Bay School Partition Installation (20-046)

Bay School (Enlisted Barracks and Mess, 1912) will add removable partition walls in two classrooms (rooms 245 and 335) to accommodate larger class sizes. Each partition installation includes 12.5ft of metal stud framed wall, 6ft of fixed storefront, and 20ft of movable partition panels with overhead framed soffit. Dividing the spaces require the relocation of two radiators and two light fixtures. Fire alarms and heat detectors will be added.

Building 1170 Tenant Improvement (20-047)

Inclusive Capital Partners (tenant) will make improvements in historic building 1170 (1919) of the recently rehabilitated Gorgas Warehouses (Project 19-047) to accommodate office use. A new partition wall will separate the west end of the building to create a sub-tenant space and a shared corridor for restroom access. Ten enclosed office spaces, two conference rooms and a break room will be constructed along the perimeter of the warehouse. The height and glazing of enclosed offices will retain the sense of open space characteristic of the warehouse. New ductwork will be completed to service the enclosed spaces. The tenant will occupy building 572 until work is completed.

Presidio Golf Course Parking Lot Lighting Upgrades (20-051)

The golf course parking lot currently has 15 lights (13 double-headed and 2 single-headed) that are about 20 years old with rusting poles and outdated fixtures. This project will replace the 15-foot high poles with 20-foot high poles to achieve better lighting uniformity across the lot and reduce the number of fixtures required. The poles will be outfitted with fixtures that are full cut-off (no uplight), low-electrical use, long lasting LED, which have been used elsewhere in the park. The layout of the lights is based on the manufacturer's photometric calculations and meets the Trust's general guidelines used for parking lots. The condition of the existing concrete bases will be verified for potential reuse.

Buildings 681, 682 and 683 Tenant Improvements (20-053)

Hamlin School (tenant) will make improvements to facilitate school use in historic buildings 681, 682 and 683 (1903-1923, Barracks). Interior work will include installation of resilient flooring with integral cove base in the first-floor kitchen, select installation of code-compliant door hardware, and removal of non-historic storefront assemblies. Exterior work will include the installation of temporary fencing and free-standing planters to delineate a code-required outdoor use area.

Presidio Golf Course Driving Range Shed (20-054)

The existing 10-foot by 10-foot, prefabricated driving range shed that houses ball dispensers for customers' needs replacement. A new 10-foot by 12-foot shed will be bolted onto a newly poured concrete pad on the northwest side of the current structure. The shed will be painted forest green to match existing maintenance structures, and the old shed will be demolished and removed.

Approximately 800 feet of buried electrical conduit will be extended to building 315 and new electrical breakers will be installed to bring the equipment to modern code.

Christmas Tree Sales at Palace of Fine Arts Parking Lot (20-055)

The Trust is authorizing the Educated Tree LLC (permittee) to use the Palace of Fine Arts Parking Lot for the open-air sale of Christmas trees from the middle of November through December. The hours of operation will be limited to 9 am to 9 pm daily. Adequate portable toilets (five percent ADA accessible) will be provided to serve the needs of the anticipated attendees. The permittee will comply with all directions, requirements, or restrictions from Trust staff and Fire Marshall, and United States Park Police. Parking will be in designated areas only. No music or amplified sound will be emitted which violates the Trust's noise regulation. All lighting will be contained. The premises will be cleared of any associated structures, and all waste and trash will be collected and removed and composted and recycled as appropriate.

Building 35 Temporary Tent Installation (21-007)

The Bay School of San Francisco (tenant) will install a temporary (6-12 months) tent at historic building 35 (Barracks, 1912) to accommodate the need for outdoor covered space for school activities. The 20-by 40-foot, open-sided tent will be placed behind the building within a fenced area and will be held in place by large plastic water-filled drums. The tent will be flame resistant but will not be heated.

3 PROJECTS REVIEWED UNDER STIPULATION IV AND REQUIRING ADDITIONAL CONSULTATION

3.1 MOUNTAIN LAKE PROJECTS

Mountain Lake Overflow Pipeline Repair (20-044)

This project will construct a new overflow structure on the west side of Mountain Lake along Highway 1 before it discharges into a downstream overflow pipeline, which is in disrepair and will be rehabilitated. The new overflow structure will allow the Trust to control and maintain the lake water level to protect the lake's ecosystem and City and Caltrans assets (namely, Mountain Lake Park and Park Presidio, respectively). The overflow pipeline conveys flows out to a San Francisco Public Utilities Commission (SFPUC) junction known as the Volcano Structure in Lobos Creek Valley (Area A), then to the SFPUC Richmond Transport, and finally to the SFPUC Oceanside Water Pollution Control Plant. Drainage conveyance in the overflow pipe will be improved by rehabilitating approximately 1,700 linear feet of existing pipe in poor condition by using both cured-in-place pipe (CIPP) rehabilitation and pipe bursting from the inlet at Mountain Lake to the vicinity of the Volcano Structure. Pipeline repair operations will require temporary site access through Lobos Creek Valley that contains dune habitat occupied by the endangered San Francisco lessingia (consultation with the U.S. Fish and Wildlife Service concluded with a "no jeopardy" biological opinion). The proposed equipment access route and methods and revegetation activities have been reviewed by the GGNRA. Upon project completion, Caltrans will eliminate Highway 1 runoff discharges into Mountain Lake by decommissioning the existing outfalls that drain highway runoff into the west bank of Mountain Lake and connecting the Highway 1 drainage system directly to the upgraded overflow pipe. Stormwater runoff from Highway 1 has historically caused pollution, sedimentation and erosion problems at Mountain Lake and this project will ultimately complete the environmental remediation work that has been done at Mountain Lake. Mitigation measures identified to avoid or minimize environmental impacts that could result from constructing the project are included in the Mitigation Monitoring and Enforcement Program (MEP).

Mountain Lake Pathway Replacement (21-004)

The City and County of San Francisco will remove and replace a 115-foot long, 7-foot wide spur trail at Mountain Lake Park that allows park users to access the lake edge from the DeAnza Trail above. The concrete pathway and stone curbwall has failed due to extensive erosion and is no longer usable. The pedestrian pathway will be replaced with a raised wooden, ADA accessible boardwalk with a maximum slope of less than five percent. The boardwalk will be supported on helical metal piles, 3-1/2 inches in diameter and a maximum of 14 feet deep, screwed into place to minimize soil removal and construction impacts, and mitigate future potential erosion issues. The disturbed area will be revegetated with plants from the Presidio Nursery.

3.2 TUNNEL TOPS

The multi-agency supported landscape project, Tunnel Tops, commenced construction in 2019. Under the terms of the project's determination of "No Adverse Effect with Conditions" (November 2017), the Trust submitted review packages for the Transit Café Patio Shelter, Learning Landscape Play Elements, and Verification of Design Approach items in 2018.



FIGURE 6 TUNNEL TOPS CONCRETE COLOR VISUAL SIMULATION

On October 20, 2020, the Trust submitted the Integral color concrete sample electronically with a series of images that illustrated the selected concrete color, composition and finish for the overlook wall elements, as well as some contextual renderings that show how the material choice will reduce the visual prominence of these elements, in response to consultation party comments. On November 5, 2020, the Trust received a letter from the California SHPO stated no objection to the selected concrete color.

In 2021, the Trust expects to complete the review process by delivering a 100% CD set as a record of final project conditions. The Trust expects Tunnel Tops to open to the public in late 2021. More information about the Tunnel Tops project is available at: <http://www.presidio.gov/tunnel-tops>

3.3 QUARTERMASTER REACH RESTORATION

In 2019, the Trust began its long-planned restoration work at Quatermaster Reach, a seven-acre tidal marsh that connects Tennessee Hollow Watershed and Crissy Marsh. The project was made possible by completion of the Doyle Drive/Presidio Parkway low viaduct section of roadway, relocated utilities, and construction of box culverts underneath Mason Street. Named for the U.S. Quatermaster Corps, which

formerly operated in the area, the project consists of a daylight 850-foot segment of waterway, a pedestrian trail and bridge that follow a former rail alignment, interpretive waysides, and 23,000 native plantings. The Trust provided consulting parties with a close out report documenting the completed conditions for the 2010 finding of no adverse effect in February 2019. In March 2019, the SHPO accepted the close out report with a request for the forthcoming final Archaeological Monitoring Report(AMP).The Trust completed major construction at Quartermaster Reach in November 2020 and opened the area to the public on December 18, 2020.



FIGURE 7 QMR TRAIL

More information about the Quartermaster Reach Restoration is available at:
<https://www.presidio.gov/places/quartermaster-reach-marsh>

4 AGREEMENT DOCUMENT UPDATES

4.1 DOYLE DRIVE REPLACEMENT

Roadway construction for the Doyle Drive replacement project concluded in 2018. In 2019, the Treatment Oversight Panel (TOP) met for the final time concluding more than a decade of monthly meetings between the Trust, National Park Service, Caltrans, and the San Francisco County Transportation Authority that focused on guiding the cultural resource components of the project, and protecting the Landmark District.



FIGURE 8 GIRARD ROAD ENTRY SIGN

In 2020, agencies focused on completion and certification of all remaining mitigation measures and landscape rehabilitation plans as directed by the FHWA/Caltrans programmatic agreement. This included construction of landscaping at the Girard Road entry to the park, Presidio Promenade along Lincoln Boulevard, and roadway adjacent landscape areas throughout the corridor. Designs were completed for the remaining landscape areas, including a multi-use trail, overlooks and other amenities through an area known as Battery Bluff, along with reforestation and trail connections through Cavalry Bowl. Located across Lincoln Boulevard from the National Cemetery and above Crissy Field, the Battery

Bluff area includes four Coast Artillery batteries constructed between 1899-1904: Baldwin, Sherwood, Slaughter, and Blaney. Based on recommendations from *Battery Bluff Stabilization and Preservation Treatment Plan* (2020) prepared by Architectural Resources Group Conservation Services (ARG-CS), the Trust is planning stabilization and preservation work on the batteries in coordination with the landscape project. The stabilization work and multi-use trail will make the batteries safely accessible to the public for the first time, highlighting a previously-inaccessible portion of the Presidio's history. Construction will commence in January and the area is expected to open in the late fall 2021.

All Doyle Drive-related project work is expected to conclude in 2021. More information about the project, including images and time-lapse photos, can be found at the Doyle Drive/Presidio Parkway website here (<http://www.presidioparkway.org/>).

4.2 MAIN POST UPDATE

The Programmatic Agreement for the Main Post Update (PA-MPU) was executed on October 26, 2010 and amended in 2015 to establish a process for projects reviewed under the agreement to participate in the Federal Historic Preservation Tax Incentives program. Per stipulation VII.B, the agreement expired in October 2020. The Main Post Update (MPU) envisioned six large projects, each with multiple components and associated mitigation measures. The PA-MPU described the projects, associated documentation, and the review process the Trust would follow to complete these projects. The Trust has completed the majority of the documentation efforts for all MPU projects. The Trust and its development partners have completed two of the four rehabilitation projects (Archaeology Lab & Curation Facilities and The Presidio Theatre¹). The Presidio Chapel project is in the design phase, with further progress pending fundraising efforts by the tenants. El Presidio: The Birthplace of San Francisco, and district-wide pedestrian and parking improvements are partially completed.

In July 2020, the Trust initiated consultation to amend the PA-MPU per Stipulation VI.A to extend its duration until December 2030, in order to allow sufficient time to complete the projects contemplated in the Main Post Update and addressed by the PA-MPU. Unfortunately, the Trust was unable to acquire all required signatures prior to the expiration date. At the advice of the ACHP, and given the support among the signatories for the now-expired agreement, the Trust will circulate a new PA-MPU for your review and comment so that the original agreement may be re-instated with applicable revisions. Please expect an updated PA-MPU in early 2021.

4.3 BUILDING 643 REHABILITATION

In 2019, the Presidio Trust signed a Memorandum of Agreement (MOA) as a concurring party for the National Park Service's rehabilitation of Building 643 (Airplane Hangar, built 1921). The Trust continues to provide support for this NPS-led project.

¹ The Presidio Theatre team submitted its Park III certification package at the end of December 2020. This step is not addressed by the PA-MPU.

5 IDENTIFICATION AND EVALUATION OF POTENTIAL HISTORIC PROPERTIES

The limited scope NHLD update prepared by the Doyle Drive/Presidio Parkway project was accepted by the Presidio Trust in June 2019 and the Trust plans to submit the documentation to National Park Service Landmark Program for submittal to the National Historic Landmark Commission in 2021. Per Stipulation III.A.7. of the Trust's PA, the Trust will initiate the next comprehensive update to the NHLD "ten years following the acceptance by the NPS of the NHLD update that will be completed by FHWA in accordance with the Doyle Drive PA". The Trust will notify PA parties if and when an update is initiated prior to this date.

The Trust is evaluating its needs for new Historic Structure Reports based on rehabilitation project funding. Updates on HSR preparation in 2021 will be provided under the terms of Stipulation III.B.2. as applicable.

6 ARCHAEOLOGY PROGRAM

In 2020, Trust archaeology staff provided NHPA compliance support for ongoing Trust operations and cared for previously excavated collections. This summary outlines Trust archaeology's efforts to comply with NHPA, including a summary of archaeological monitoring and identification completed.

6.1 ARCHAEOLOGICAL MANAGEMENT ASSESSMENTS, IDENTIFICATION, AND MONITORING

Archaeology staff worked with Presidio Trust planning staff, construction managers, and cultural resource consultants to support several projects within the Presidio in 2020. No Archaeological Management Assessments (AMA), Archaeological Monitoring Plans (AMP), or Archaeological Identification Plans (AIP) were issued in 2020.

Archaeology staff directly provided archaeological monitoring support for eleven projects in the Presidio in 2020. Trust archaeology staff monitored several ongoing regular Trust operations activities within archaeologically sensitive areas in addition to providing monitoring support for the Doyle Drive project in multiple locations across the Presidio, the Tunnel Tops project, the Quartermaster Reach Marsh Restoration project, and several tenant improvement projects. No significant archaeological resources were identified in any of these projects.

An additional section of El Presidio, the Presidio's original Spanish fort, was identified during monitoring an ongoing paving project. Over the years, portions of the walls have been uncovered in different spots on the Main Post. On December 1, 2020, Trust archaeologists were monitoring the Parkwide Pavement Rehabilitation and Maintenance (20-042). This newly discovered section is located 100 yards north of the Presidio Archaeology Lab's public excavations on Pershing Square. It is the northernmost extent of the Spanish Army's fort that's been located so far. Just like other areas on the Main Post where the Spanish fort has been uncovered, telltale signs of green serpentine stones stacked three feet wide

marked the spot, and the archaeology team quickly assembled to uncover and document the wall. The wall has been documented and preserved in place, the Parkwide Paving project will continue with a new interpretive landscape feature on Graham Street.



FIGURE 9 NORTHERN SECTION OF EL PRESIDIO

All archaeological material recovered from the Presidio is permanently curated in the on-site federal curation facility, which meets the requirements of a curation facility as described in 36 CFR Part 79 – Curation of Federally-Owned and Administered Archeological Collections.

6.2 ARCHAEOLOGICAL PROGRAM STAFF

In March 2020, Georgie DeAntoni, joined the Trust as an Archaeological Specialist. Georgie is an alumnus of the Trust’s archaeology internship program (2015-2016) and is currently in her fourth year of the Anthropology Ph.D. program at the University of California, Santa Cruz. Her research there overlaps significantly with the Trust’s work at El Presidio de San Francisco. Georgie lists her main interest as Public Archaeology, California Archaeology, and collaborative studies of the Mission Period; she is conducting paleoethnobotanical studies at the Indian Family Housing site at Mission San Juan Bautista in collaboration with indigenous communities. We are excited to bring her back into the Presidio Trust family and take inspiration from her collaborative research.

7 CURATION PROGRAM

An agency-wide reorganization in April 2020 brought the Trust's Curation and Archaeology programs into the Planning & Compliance Department, where they are now supervised by the FPO. Accordingly, we are including updates on the Trust's Curation Program in this year's report, in addition to the typically-included Archaeology Program updates.

Curation at the Presidio Trust includes exhibitions and collections management. The report that follows focuses primarily on the agency's regulatory activities related to its archaeological collections, with specific additional collections management items noted. Exhibition-related curatorial activities are generally not described, except to the extent that they involve these collections.

The Presidio Trust curates archaeological collections generated by agency resource management activities. The agency is obligated to manage these collections in compliance with 36 C.F.R. § 79, Curation of Federally Owned and Administered Archaeological Collections, which establishes federal agencies' responsibilities and requirements for the long-term management, preservation, and use of archaeological collections recovered under the authority of relevant federal laws, including but not limited to the National Historic Preservation Act.

Board-approved Trust collections policies and implementing guidelines further detail curatorial protocols for complying with federal law and regulation (<https://www.presidio.gov/presidio-trust/planning/board-policies>). They also distinguish between the agency's archaeological collections, described in the Archaeological Collections Policy, and other types of collections.

7.1 MANAGEMENT, PRESERVATION, AND USE OF COLLECTIONS

The archaeological collections are currently comprised of approximately 800,000 material remains, 100 linear feet of associated records, and 100 GB of digital data, with an annual growth rate of up to 4%. All collections are curated on site at the Presidio Trust's Curation Facility.

In 2020, due to the global SARS-CoV-2/COVID-19 pandemic, collections management, preservation, and use activities shifted to primarily digitally-focused work that could be conducted remotely. Notable management and preservation activities included rectifying database records through several quality control initiatives, planning for the migration of the collections database server, and initiating comprehensive planning for long-term collections management needs, including staffing, storage, preservation, accessibility, and core document revision.

The Trust participated in the California Cultural Collections Survey (<https://www.library.ca.gov/cultural-collections-survey>), an initiative of the California State Library intended to identify and describe the value, importance, and condition of California's culturally significant assets so that they can be protected and made accessible to all. Also, in 2020, the Trust joined the Golden Gate National Recreation Area's Museum Advisory Committee following an invitation from the National Park Service, with Curator Liz N. Melicker serving as the Trust representative on the Committee.

The Trust received and addressed five unsolicited donation inquiries for historic and archival materials during 2020. In keeping with its Museum Collections Policy, the agency does not maintain a permanent, accessioned museum collection of historic objects and archives related to the Presidio and therefore does not accept donations. Potential donors were referred to the National Park Service Park Archives and Records Center at the Golden Gate National Recreation Area.

In 2020, the Trust's archaeological collections were used internally and externally for exhibition, teaching, public interpretation, scientific analysis, and scholarly research. Exhibitions at the Presidio Officers' Club and Presidio Archaeology Lab Gallery, developed and managed by the Trust, showcase the agency's archaeological collections as well as collections on loan. In 2020, these exhibitions were on view from January 1 through March 13, when both facilities closed to the public due to the pandemic; in that period, over 14,400 visitors were served.

The Trust has 19 active incoming loans that support these exhibitions, managed under the Museum Collections Policy, and three active outgoing loans, managed under the Archaeological Collections Policy. Two of these outgoing loan agreements were executed in 2020. One was the execution of an extension for an existing loan between the Trust and Dr. Meredith Reifschneider of San Francisco State University. The loan makes artifact assemblages from the Trust's collections available for historical archaeological research and student education. It facilitates the documentation and analysis of a partially processed collection, and in doing so, trains and educates undergraduate and graduate students in both archaeological artifact analysis and museum collections management. This work lays the foundation for Dr. Reifschneider's research inquiries related to medical practices and healthcare within the institutional setting of the United States Army.

A new loan agreement between the Trust and the California State Museum was established. The loan supports the California Museum's new bilingual exhibition *Women Inspire: California Women Changing our World* (<https://www.californiamuseum.org/women-inspire>). Developed in collaboration with California First Partner Jennifer Siebel Newsom, this new long-term exhibition features the stories



FIGURE 10 CALIFORNIA STATE MUSEUM: WOMEN INSPIRE EXHIBIT

of Golden State women from the 1700s to present, who inspire change and reflection on the ongoing struggle for equality. The loan enables archaeological material from El Polín Spring associated with Juana Briones to be on view in the exhibition, where Briones is featured in a section on ‘Trailblazers’—women who shaped California prior to statehood.

The Trust fulfilled three external research requests that utilized archaeological collections. Researchers affiliated with the San Diego Presidio requested images of and data about galera, a type of ceramic, to aid their efforts in developing conjectural reconstructions of decorative patterns for that ware type. A curator from the Arizona State Museum at the University of Arizona requested grey literature reports containing zooarchaeological analyses, in support of their research compiling archaeological data on the diet of soldiers stationed at presidios during 18th and 19th centuries. An undergraduate at the University of California, Berkeley requested literature to support their honor’s thesis addressing the consumption of meat at the Presidio during the Spanish American War as evidenced in zooarchaeological assemblages. A fourth researcher, from the Università di Genova in Genoa, Italy, requested information on 17th century bronze cannon at the Presidio for their research on historic artillery.

8 SOI QUALIFIED STAFF AND PROFESSIONAL DEVELOPMENT

In April 2020, the Presidio Trust underwent a reorganization resulting in a newly formed compliance team including historic preservation, archaeology, and curatorial staff within the Planning and Compliance Department. Staff in the compliance team and staff in the Park Design and Construction Department make up the Trust’s Secretary of the Interior qualified staff in the areas of Architectural History, Archaeology, Historic Architect, Curation, and Historic Landscape Architecture. Staff resumes are included in Appendix C.

8.1 TRAINING, PRESENTATIONS, AND WORKSHOPS PROVIDED BY TRUST STAFF

In collaboration with California Preservation Foundation and California Department of Transportation, Megan Borthwick and Rob Thomson assisted with the development and presentation of a series of workshops about historic integrity. Several sites within the Presidio were used as examples for the assessment and evaluation of historic integrity.

Access the program here: <https://californiapreservation.org/events/integrity-ba/>

Trust archaeology interns Reina Inlow and Jon Garcia developed two virtual archaeology events to share the work we do with the public for University of California San Francisco’s Bay Area Science Festival. The first activity was a video tour that gave festival participants an inside look at what happens to artifacts at the Presidio, from excavation to final curation, and the second offering was a “garbology” activity geared toward kids. This event was designed to get participants thinking about their impact on the archaeological record through the trash they create.

The virtual programs are available here: <https://www.bayareasciencefestival2020.org/event/journey-of-an-artifact/> and <https://www.bayareasciencefestival2020.org/event/garbology-activity/>

Compliance staff teamed with the Trust's education specialist to develop two e-learning modules for Trust Project Managers to facilitate their use of our PA-mandated processes. The first, N² Review: Getting Started, covers the basic requirements of NHPA and NEPA review. It describes why and how staff can submit their projects for review. The second, PRP: Overview, provides a quick summary of the Planning Review Process, a coordinated process that helps Project Managers complete N², Design Review Committee, and Permitting reviews. Both modules are on-demand training available to new and current Trust Staff.

In 2020, FPO Rob Thomson was invited to participate in the Columbia University Graduate School of Architecture, Planning and Preservation (GSAPP) Historic Preservation Lecture Series in New York. His presentation, "From Post to Park: Preservation & Innovation at the Presidio of San Francisco" was delivered to faculty and students in early March.

APPENDIX A: PROGRAMMATIC AGREEMENT AMONG THE PRESIDIO TRUST,
NATIONAL PARK SERVICE, THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER REGARDING THE
PRESIDIO TRUST MANAGEMENT PLAN AND VARIOUS OPERATION AND
MAINTENANCE ACTIVITIES FOR AREA B OF THE PRESIDIO OF SAN FRANCISCO,
NATIONAL HISTORIC LANDMARK DISTRICT, GOLDEN GATE NATIONAL RECREATION
AREA SAN FRANCISCO CALIFORNIA, 2014

51 **WHEREAS**, the Trust has invited the National Trust for Historic Preservation (NTHP) and the Presidio
52 Historical Association (PHA) to sign this PA as concurring parties; and

53
54 **WHEREAS**, in July and November 2013 the Trust notified the public through its regular “eNews”
55 electronic mail distribution list of the consultation for the development of this PA, and afforded them the
56 opportunity to comment; and

57
58 **WHEREAS**, the Trust has made a good faith effort to locate federally recognized Indian tribes that may
59 attach religious and cultural significance to properties under the administrative jurisdiction of the Trust or
60 with which the Trust could consult under the Native American Graves Protection and Repatriation Act
61 (NAGPRA); and the Trust has determined that there are no such federally recognized tribes; and

62
63 **WHEREAS**, in accordance with 36 C.F.R. § 800.6(a)(1), the Trust has notified the Advisory Council on
64 Historic Preservation (ACHP) of its effect determination providing the specified documentation, and the
65 ACHP has chosen to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii) (the Trust,
66 SHPO, and the ACHP are each a “Signatory,” and the NPS is an “Invited Signatory” to the PA and,
67 hereafter are “Signatories”); and

68
69 **WHEREAS**, the remaining area of the Presidio depicted as Area A on “Presidio Trust Number 1,” dated
70 December 7, 1995,(see Appendix C) remains under the administrative jurisdiction of the NPS and is not
71 subject to this PA; and

72
73 **WHEREAS**, the San Francisco National Cemetery remains under the administrative jurisdiction of the
74 United States Department of Veterans Affairs and is not subject to this PA; and

75
76 **WHEREAS**, the undertakings contemplated under the Main Post Update (MPU), adopted by the Trust in
77 2011, are not subject to this PA, but are within the scope of the *Programmatic Agreement Among the*
78 *Presidio Trust, the California State Historic Preservation Officer, the National Park Service, and the*
79 *Advisory Council on Historic Preservation for the Main Post Update to the Presidio Trust Management*
80 *Plan, Presidio of San Francisco National Historic Landmark, San Francisco, California (PA-MPU,*
81 *2011); and*

82
83 **WHEREAS**, the undertakings contemplated under the *Programmatic Agreement Among the Presidio*
84 *Trust, the Advisory Council on Historic Preservation, the National Park Service and the California State*
85 *Historic Preservation Officer Regarding Deconstruction, New Construction, and the Execution of*
86 *Associated Leases at the Letterman Complex, Presidio of San Francisco, California (LDA PA, 2000)*
87 have been completed and according to Stipulation XIII of the LDA PA the signatory parties have agreed
88 to terminate the PA; and

89
90 **WHEREAS**, the PTMP is a comprehensive programmatic plan developed by the Trust to guide the
91 management of Area B and is a programmatic document that presents a range of preferred land uses,
92 Planning Principles (Principles), and Planning District Guidelines (PDG) for identified planning districts
93 within Area B of the Presidio; the Principles and PDG are intended as a policy framework to guide the
94 Trust’s future activities as well as further project-specific and/or district-level planning prior to building
95 demolition or new construction with the potential to adversely affect historic properties; and

96
97 **WHEREAS**, the Trust, SHPO, NPS, and the ACHP consulted on the PTMP, including its Principles and
98 PDG, and executed an agreement document in 2002, which the NTHP and PHA signed as concurring
99 parties, that expires on April 30, 2014, or upon execution of this PA; and

101 **WHEREAS**, the Trust will employ the 2013 Council for Environmental Quality (CEQ) and ACHP
102 guidance for coordinating its agency procedures and mechanisms (including mechanisms under the
103 National Environmental Policy Act (NEPA)) to fulfill their consultation requirements as found in the
104 "NEPA and NHPA: Handbook for Integrating NEPA and Section 106 Reviews" (CEQ/ACHP Guidance);
105 and

106
107 **WHEREAS**, the Trust and NPS have conducted numerous surveys and evaluations to identify NRHP-
108 eligible and NHLHD-contributing properties for the entire Presidio NHLHD, including archaeological
109 surveys, and regardless of administrative jurisdiction; the most complete survey to date is the 1993
110 NHLHD update; the Trust is currently determining if there are additional properties in Area B not
111 previously listed or determined eligible for listing on the NR or as contributors to the NHLHD via the 2008
112 NHLHD update, which considers eligibility of post-1945 resources, but does not re-evaluate resources
113 listed in the 1993 NHLHD update; and

114
115 **WHEREAS**, the Trust has secured a commitment from the Federal Highways Administration (FHWA)
116 through the *Programmatic Agreement among the Federal Highway Administration, the California*
117 *Department of Transportation, the San Francisco County Transportation Authority, the Presidio Trust,*
118 *the National Park Service, the Department of Veterans Affairs, the California State Historic Preservation*
119 *Officer, the Advisory Council on Historic Preservation, and the San Francisco County Recreation and*
120 *Parks Department for the South Access to the Golden Gate Bridge, Doyle Drive Replacement Project,*
121 *San Francisco, California* (Doyle Drive PA, 2008) to comprehensively update the NHLHD forms again at
122 the conclusion of the Doyle Drive/Presidio Parkway construction project (estimated 2016); and

123
124 **WHEREAS**, the Trust shall strive to manage and preserve the integrity of that portion of the NHLHD in
125 Area B through planning, research, and specific undertakings consistent with good historic preservation
126 management and stewardship, the goals of the NHPA and related regulations, standards, and guidelines;
127 these efforts are with the objective of remaining in compliance with the applicable provisions of the
128 NHPA and the Presidio Trust Act; and

129
130 **WHEREAS**, the Trust as the federal agency with administrative jurisdiction for Area B is the responsible
131 agent for design consistency, conformance with building codes, life/safety and accessibility standards,
132 conformance with sustainability guidelines and goals, and integration and operation of infrastructure
133 systems such as electricity, water, and sewer and has developed a Tenant Handbook and other such
134 descriptive materials to guide this responsibility; and

135
136 **WHEREAS**, the Trust has consulted with the SHPO, NPS and the ACHP regarding ways to ensure that
137 the Trust's operation, management, and administration of the NHLHD provides for management of the
138 Presidio's historic properties in accordance with the relevant sections of the NHPA; and

139
140 **NOW, THEREFORE**, the Trust, NPS, SHPO, and ACHP agree that the undertakings shall be
141 implemented in accordance with the following stipulations in order to take into account the effect of the
142 undertaking on historic properties.

143 **STIPULATIONS**

144
145
146 The Trust shall ensure that the following measures are carried out:

147
148 **I. ROLES AND RESPONSIBILITIES**

149
150 A. The Trust

151
152 1. The Trust's Executive Director shall be the designated Federal Preservation
153 Officer (FPO) and shall be responsible for funding the agency's preservation program
154 and assigning qualified staff and other resources to carry out identification and
155 management responsibilities effectively. The FPO will have sufficient authority and
156 control over internal processes to ensure that decisions made pursuant to this PA are
157 carried out.

158
159 2. The FPO shall designate a Deputy Federal Preservation Officer (DFPO) who
160 shall be responsible for coordination of the preservation program and implementation of
161 the terms of this PA. The DFPO shall meet the requirements for a Preservation Officer as
162 defined in "The Secretary of the Interior's Standards and Guidelines for Federal Agency
163 Historic Preservation Programs Pursuant to the National Historic Preservation Act," have
164 five years or more experience in historic preservation and meet the professional
165 qualifications for Archaeologist, Historian, Architectural Historian or Historic Architect
166 included in "The Secretary of the Interior's Historic Preservation Professional
167 Qualification Standards." The DFPO shall coordinate with the NEPA Compliance
168 Manager and N² Compliance Coordinator in carrying out the provisions of Stipulations
169 IV and V.

170
171 3. All work pursuant to this PA regarding historic properties will be performed by,
172 reviewed by, or under the supervision of, a person or persons having five years or more
173 experience in historic preservation and meeting the professional qualifications for
174 Archaeologist, Historian, Architectural Historian, or Historic Architect included in "The
175 Secretary of the Interior's Historic Preservation Professional Qualification Standards."

176
177 4. The Trust shall ensure that the agency's operation, management, and
178 administration of the Presidio's historic properties are carried out in accordance with
179 Section 112 of the NHPA.

180
181 B. SHPO, NPS, and the ACHP

182
183 1. The SHPO and the NPS will review and comment on undertakings in accordance
184 with Stipulations IV, V, VI, VII and VIII may raise and resolve objections according to
185 Stipulation IX, and may amend or terminate this agreement according to Stipulations X
186 and XI.

187
188 2. The ACHP may raise and resolve objections according to Stipulations IV and IX
189 and may amend or terminate this agreement according to Stipulations X and XI.

190
191 C. Concurring Parties

1. Concurring parties may review and comment on undertakings pursuant to Stipulation IV, VI, and VII and may raise objections according to Stipulation IX.

D. The Public

1. The public may participate in public comment periods and review undertakings according to Stipulation IV, and review and comment on the Trust's annual report in accordance with Stipulation XIV.

II. CONTINUING EDUCATION

A. The Trust shall provide ongoing and appropriate training to Trust personnel involved in the maintenance, repair, and rehabilitation of historic buildings, structures and housing units, and for all personnel responsible for making decisions regarding maintenance, repair, and rehabilitation at the Presidio.

B. The Trust shall regularly organize, facilitate, or partner with outside organizations to provide specialized crafts training programs in practical application of "The Secretary of the Interior's Standards for the Treatment of Historic Properties" (Secretary's Standards) and other subject matter related to management of the NHLD to applicable Trust staff.

C. The Trust shall provide training in conservation practices as applied to historic structures and archaeological sites to Trust personnel for work at the Presidio.

D. The Trust shall develop and implement an in-house training program to advise Trust personnel of this PA and procedures, techniques, and related matters regarding the preservation of the historic properties located within Area B within six months of execution of this PA. The training will be repeated every other year thereafter.

E. The Trust shall provide guidance and available research materials, reports, NRHP forms, condition assessments, the Tenant Handbook, design standards, and all such materials in its possession that will assist tenants or other parties in designing projects that may affect historic properties at the Presidio, including the following:

1. Provide guidance in Presidio design and construction standards as indicated in the Tenant Handbook and other verbal and written guidance materials.

2. Provide guidance in the professional areas of historic preservation, architecture, engineering, fire and life/safety, security, building construction, materials conservation, historic architecture, historic landscape architecture, archaeology, and history as appropriate.

3. Provide ongoing review in the disciplines of historic architecture, historic landscape architecture, and archaeology, on historic building and landscape rehabilitation designs, and advise project proponents as designs progress and on modifications to scopes of work that will bring them into compliance with the Secretary's Standards.

F. The Trust shall detail the scope of professional development undertaken each year as part of the Trust's annual report in accordance with Stipulation XIV.

III. DOCUMENTATION, IDENTIFICATION, EVALUATION & ANALYSIS OF HISTORIC PROPERTIES

A. Documentation, Identification & Evaluation of Historic Properties

1. Evaluation of buildings or structures shall be conducted within the framework of the National Historic Landmarks Criteria, the NRHP Criteria, and the “National Register of Historic Places Registration Forms for the Presidio of San Francisco National Historic Landmark District” (1993, or subsequent updates). If properties are found that date to either before or after the period of significance (such as prehistoric) or do not fit the NHL criteria, those properties will be individually evaluated under NRHP criteria.

2. If a property in Area B that was not previously listed as a contributor to the NHLD or determined eligible for listing on the NRHP is determined by the Trust to be eligible, the Trust shall treat that property as eligible for purposes of this PA. The Trust shall consult on such decisions with the NPS and SHPO. Consultation on these decisions should not exceed 30 days unless another time period is agreed to by the signatories. Any such consultations will be documented in the Trust’s annual report in accordance with Stipulation XIV below, and according to appropriate documentation protocols determined in consultation with SHPO and the NPS.

3. If the Trust determines that a property not previously listed or evaluated does not contribute to the NHLD or is not eligible for listing on the NRHP, the Trust shall consult with the SHPO and NPS on such decisions. Consultation on these decisions should not exceed 30 days unless another time period is agreed to by the signatories. Such consultations will be documented in the Trust’s annual report in accordance with Stipulation XIV below, and according to appropriate documentation protocols determined in consultation with SHPO and the NPS.

4. The Trust shall evaluate, or cause to be evaluated, the significance of and apply NHL and NRHP criteria to archaeological properties that have not previously been evaluated for contributing to the NHLD or determined eligible for listing on the NRHP. The Trust shall consult with the SHPO and NPS on such decisions. Consultation on these decisions should not exceed 30 days unless another time period is agreed to by the signatories. Such consultations will be documented in the Trust’s annual report in accordance with Stipulation XIV below, and according to appropriate documentation protocols determined in consultation with SHPO and the NPS.

5. If the Trust, NPS, and SHPO disagree about a property the Trust has determined eligible or ineligible, the Trust will submit the matter to the Keeper of the National Register in accordance with 36 C.F.R. Part 63(d).

6. Should a concurring party to this PA or a member of the public believe that a property found ineligible under this stipulation is eligible as a contributor to the NHLD or for listing in the NRHP, that party or person may contact the Trust, SHPO, and NPS to request consultation on the determination. Consultation should not exceed 30 days. Should the consultation fail to reach concurrence on the determination, that party or person may contact the Keeper of the National Register and request a determination of eligibility under 36 C.F.R. § 63.4.

293
294
295 7. Ten years following the acceptance by the NPS of the NHLD update that will be
296 completed by FHWA in accordance with the Doyle Drive PA, the Trust shall initiate the
297 next comprehensive update to the NHLD.
298

299 B. Analysis of Historic Properties
300

301 1. The Trust may, at its discretion, prepare analysis documents and issue-oriented
302 plans in order to inform maintenance plans or consultation around rehabilitation or
303 management strategies for historic properties. These documents shall include, but not be
304 limited to, sub-district or site-specific design guidelines, historic structure reports
305 (HSRs), cultural landscape reports (CLRs), or issue-oriented plans (e.g., Vegetation
306 Management Plan, Historic Forest Character Study).
307

308 a) The Trust shall prepare CLRs according to the format recommended by
309 Chapter 7 (Management of Cultural Landscapes) of *NPS 28: Cultural Resource*
310 *Management Guideline*.
311

312 b) All HSRs shall be written in accordance with the standards established in
313 *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*
314 (NPS, 2005). The HSRs will include a history of the property/building,
315 construction history, archaeology, architectural evaluation, conditions
316 assessment, maintenance requirements, recommendations for proposed work,
317 copies of original drawings and specifications (if available), current drawings if
318 different from the original, and historic and current photographs.
319

320 c) Sub-district or site-specific design guidelines shall remain consistent
321 with applicable Principles and PDGs to the maximum extent possible.
322

323 2. The Trust shall notify parties of its intent to prepare a document under this
324 stipulation via electronic mail once a project has been initiated.
325

326 a) Upon completion of a first draft, the DFPO shall provide copies of the
327 document to signatory and concurring parties for a 30 day review and comment
328 period, unless another time period is agreed to by the signatories, prior to
329 finalization. Documents will be sent in electronic or hard copy according to the
330 recipient organization's requirements.
331

332 b) Comments received within the comment period will be considered in the
333 finalization of the documentation.
334

335 c) The DFPO will circulate a summary of all comments received during the
336 review period and the Trust's responses along with final copies of the documents.
337

338 d) Final copies of the documents shall be posted to the Trust's website and
339 described in the Trust's annual report in accordance with Stipulation XIV.
340

3. Completion of an analysis document that contains treatment recommendations shall not substitute for review of an undertaking involving applicable historic properties under Stipulation IV. Rather, the documents prepared under this stipulation are intended to inform the Trust's and consulting parties' ability to assess and reach determinations of effect for undertakings reviewed under Stipulation IV.

IV. REVIEW OF UNDERTAKINGS

A. Determine the Undertaking

1. Early in the planning process, consistent with 36 CFR 800.1(c), the DFPO shall determine if a proposed project, which may originate from the Trust, Trust's permittees, federal or non-federal tenants, or other parties, constitutes an undertaking.

a) If the DFPO determines the proposed project has no potential to cause effects to historic properties, then the Trust has no further obligations under this Stipulation.

b) If the DFPO determines the proposed project is an undertaking with the potential to cause effects on historic properties, the DFPO will proceed to the next step in the review process in accordance with Stipulation IV(A)(2).

2. The DFPO shall assign one of the following categories to the undertaking.

a) Undertakings that are repetitive and low impact in nature (as described in Appendix A; to be reviewed in accordance with Stipulation IV(A)(3)).

b) Undertakings that relate to the ongoing operation and maintenance of the Presidio that include, but are not limited to the following: maintenance, rehabilitation, repair, moving, interim and long-term leasing, road modifications or improvements, and work regarding grounds and associated landscaping, traffic and parking improvements, utility and infrastructure work, natural resource restoration, environmental remediation and forestry work, permits, leases, or other agreements issued by the Trust. These undertakings will be reviewed through the N² process that includes joint NHPA and NEPA (at the Categorical Exclusion, or CE, level) in accordance with Stipulation IV(C)(1).

c) Undertakings that relate to stand-alone new construction, substantial additions to historic buildings or landscapes, partial or full demolition of historic properties, a rehabilitation that includes any of the previous actions as part of its scope, or undertakings that are not associated with the PTMP, an issue oriented plan, or site specific design guidelines, within Area B. These undertakings will be reviewed by coordinating NHPA and NEPA (at the Environmental Assessment/Environmental Impact Statement (EA/EIS) level in accordance with Stipulation IV(C)(2)).

d) Undertakings that seek to obtain certification under the Federal Historic Preservation Tax Incentives Program (known as Tax Credit Reviews), and reviewed in accordance with Stipulation V.

e) Undertakings that may affect historic properties, but do not fit into one of the above categories listed in Stipulation IV(A)(2)(a) through (d) shall be reviewed in accordance with 36 C.F.R. § 800.

3. If the DFPO determines the undertaking is an activity that is listed in Appendix A, the DFPO will document this determination for inclusion in the Trust's annual report (Stipulation XIV), and the Trust has no further obligations under this Stipulation.

4. If the DFPO determines the undertaking is not an activity that is listed in Appendix A, the DFPO will continue on in the analysis and review process, beginning with Stipulation IV(B).

B. Define the Area of Potential Effects and Identify Historic Properties

1. The DFPO shall determine and document the undertaking's APE taking into account direct, indirect, and cumulative effects.

2. The DFPO will identify historic properties within the APE using the 1993 Update, the 2008 Update, subsequent NHL updates, or additional surveys if warranted. If there are unevaluated properties in the APE that may be eligible individually or as contributors to the NHL, the Trust shall consult with the SHPO and NPS according to Stipulation III.

3. If the DFPO determines that the APE contains no contributing or eligible resources, the DFPO shall consider the effect the project may have on the NHL as a whole. If the DFPO determines that the NHL or other historic properties will not be affected, this determination shall be documented for inclusion in the Trust's annual report (Stipulation XIV).

4. If the DFPO identifies a historic property that may be directly, indirectly, or cumulatively affected within the APE, the DFPO will continue on in the review process.

C. Assessment of Effects from the Undertaking and Resolution of Adverse Effects

The DFPO will assess the effects of the proposed undertaking, including cumulative effects, on historic properties using the criteria of adverse effects (36 C.F.R. § 800.5(a)(1)) and the Trust will complete the review process using one of the following compliance pathways.

1. N² Review Process

a) The Trust will assign a responsible project manager (PM) for each undertaking. The PM, who will represent the Trust, Trust's permittees, federal or non-federal tenants, or other parties, shall submit a package describing the proposed undertaking to the N² Compliance Coordinator for review by the DFPO and Trust NEPA Compliance Manager. The package will consist of a project summary document (known as a "Project Screening Form"), plans, drawings, specifications, photos, and any other information useful for describing the proposed undertaking.

- b) The DFPO shall add a description of the APE, in accordance with Stipulation IV(B)(1), to the Project Screening Form.
- c) The DFPO shall add identified historic properties, in accordance with Stipulation IV(B)(2), to the Project Screening Form.
- d) If necessary, the DFPO shall consult with the PM and other staff qualified according to Stipulation I(A)(3) in order to ensure that the undertaking can achieve a finding of no adverse effect.
- e) In collaboration with the Trust's Principal Archaeologist, Archaeologist or other qualified archaeologist, the DFPO shall ensure that an appropriate level of archaeological identification, assessment, or monitoring is performed for undertakings on top of or in proximity to archaeological areas of the NHLD (see Appendix D), in accordance with an Archaeological Management Assessment (AMA) prepared for the undertaking in accordance with Stipulation VI.
- f) The DFPO shall make one of the following determinations (see Appendix E for a flow chart of the below steps):
- (1) **Historic Property Affected, No Adverse Effect** - If the above process results in the DFPO determining there is no adverse effect, the DFPO will document that finding in the undertaking's administrative record, along with stipulations to ensure that any unanticipated adverse effects are avoided, and ensure that the finding is included within the Trust's annual report in accordance with Stipulation XIV, and the undertaking may be implemented
 - (2) **Historic Property Affected, No Adverse Effect through Conditions** - If the above process results in the DFPO's finding that the proposed undertaking will have no adverse effect on historic properties with conditions, the DFPO will place the item on the agenda for the weekly N² review, which will consist of the following:
 - (a) The DFPO will prepare a project summary for circulation via electronic mail to qualified Trust staff that will participate in the review, signatory parties, except the ACHP, and concurring parties no later than the Monday before the regular Thursday morning meetings (occurring each week at 10:00 am Pacific Time). The project summary shall include information describing how the undertaking has been designed to avoid adverse effects. Hard copies of the Project Screening Form and supporting materials will also be made available in the Trust library, located at 103 Montgomery Street, for review and comment by the public.

(b) Signatory, concurring parties and the public may submit comments or questions about the project ahead of the Thursday meetings; signatory and concurring parties may also attend the meeting in person. Trust staff qualified under Stipulation I(A)(3) will review the project documents ahead of time and be present at the meeting to contribute to the discussion and development of conditions.

(c) Trust compliance staff will document meeting minutes and conditions required to support the no adverse effect determination, and circulate these draft minutes to signatory and concurring parties via electronic mail for comment or questions within five (5) business days of the meeting. The minutes and conditions shall reflect input from the DFPO and qualified Trust staff, as well as comments received from signatory and concurring parties or the public.

(d) Within five (5) business days following circulation of the meeting minutes and project conditions, the DFPO will distribute final minutes via electronic mail and then prepare a Certificate of Compliance (CoC) and Categorical Exclusion (CE) to be included in the undertaking's administrative record.

(e) The Trust will include the project description and finding in the Trust's annual report in accordance with Stipulation XIV and make the finding available upon request to any party or the public.

(f) Following the issuance of the CE and/or CoC, and absent objection by any consulting party or member of the public who has requested a copy of the finding, the undertaking may proceed without further review per this Stipulation.

(g) Because the Trust coordinates its NEPA and NHPA review, projects may appear on the N² agenda that have only NEPA implications (e.g. approval of new herbicides for use in Area B), and do not constitute an undertaking. In these cases, the Trust will note on the agenda that the project has no potential to affect historic properties and thus will not be subject to NHPA review.

(3) **Historic Property Affected, Adverse Effect** - If the DFPO finds that the proposed undertaking will have an adverse effect on historic properties, the DFPO shall consult with the NPS and SHPO to determine if the adverse effect may be avoided.

(a) Where the Trust, SHPO, and the NPS agree on measures to avoid adverse effects, they shall document their agreement in the administrative record for the project, and include a summary of avoidance measures for the undertaking in the annual report in accordance with Stipulation XIV. The undertaking may proceed without further review per this Stipulation.

(b) If the DFPO finds the proposed undertaking will result in an adverse effect and consults with NPS and SHPO but fails to reach agreement pursuant to paragraph IV(C)(1)(f)(3)(a) above, then the DFPO shall also consult with ACHP and the concurring parties to resolve the adverse effect in accordance with 36 CFR 800.6.

2. Coordination with an Environmental Assessment or Environmental Impact Statement Process

a) If the Trust is preparing an EA or an EIS for NEPA it shall follow recommendations in the CEQ/ACHP Guidance, Section IV “Road Map for Coordination,” relative to development of a comprehensive communication plan, creation of an integrated strategy for completing studies to fill data gaps that meet information standards and timing requirements for both NEPA and NHPA processes, and – where appropriate – descriptions of mitigation commitments in the decision record. The Trust will include a project-specific description of its intended “Road Map for Coordination” as part of the scoping notice for NEPA and initiation of NHPA consultation under this stipulation.

b) The Trust shall ensure that the undertakings reviewed under this compliance pathway conform to the Secretary’s Standards, the Principles, and any applicable PDG to the maximum extent possible.

c) First Consultation Package - In coordination with the opening of public scoping for the NEPA process and consistent with 36 CFR 800.1(c), the Trust shall provide the SHPO, the NPS, and concurring parties with an initial consultation package.

(1) The First Consultation Package shall include the following: a determination of the project to be an undertaking (Stipulation IV(A)(2)), a graphic and written justification for the proposed APE and list of historic properties identified in the proposed APE (Stipulation IV(B)(1) and (2)), and a preliminary assessment of effect based on the undertaking’s consistency with the Secretary’s Standards, Principles, and relevant PDGs.

(2) Provided the purpose and need describes a project that has been determined to be an undertaking (in accordance with Stipulation IV(A)(2)), the preliminary assessment of effect shall be one of the following: (1) Historic Property Affected, No Adverse Effect, (2) Historic Property Affected, No Adverse Effect through Conditions, or (3) Historic Property Affected, Adverse Effect. The comment period on this consultation package shall be coordinated with the NEPA scoping period, and will be specified in the cover letter. The comment period shall not be fewer than thirty (30) days.

d) Second Consultation Package & Process - In coordination with the release of a draft EA/Finding of No Significant Impact (FONSI) or draft EIS, the Trust will distribute to the SHPO, the NPS, and concurring parties for comment a second consultation package.

(1) For undertakings with a preliminary finding of “historic property affected, no adverse effect” or “historic property affected, no adverse effect through conditions”, the Second Consultation Package will contain the following: a final APE, summary of scoping comments and the Trust’s responses, and a determination of effect regarding the undertaking on historic properties. The Trust will include supplemental information in the second consultation package that describes the historic properties and an analysis of how the undertaking will affect them. The package will also contain a request for a consultation meeting among the signatory parties in order to discuss the Trust’s finding and seek a consensus that the undertaking will not adversely affect historic properties, conforms to the Secretary’s Standards, the Principles and any applicable PDGs to the maximum extent possible.

(a) The concurring parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust for the signatory parties’ consideration during this consultation. The Trust shall provide these comments to the signatory parties.

(b) The signatory parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust regarding the determination of effect and changes, if any, that are needed for the undertaking to avoid adverse effects, meet the Secretary’s Standards, the Principles and applicable PDGs.

(c) The consultation meeting to discuss these comments will be held in person or by telephone within ten (10) days of the close of the thirty (30) day comment period described under Stipulation IV(C)(2)(e)(1), or from the close of any extended comment period. The Trust shall provide a summary of all comments from the public gathered via review of the draft EA or EIS to the signatory parties prior to the consultation meeting. The signatory parties may decide to forego the consultation meeting if they have indicated concurrence with the Trust's findings in their comments.

(d) If the Trust modifies the undertaking in response to comments received from the SHPO and NPS in order to achieve concurrence on a finding of no adverse effect, or the signatory parties concur with the findings or decline to comment, the Trust shall document these modifications, finalize the EA/EIS and revised description of the undertaking, and immediately provide each of the other parties with copies of the final materials. The Trust shall document this determination for inclusion in the Trust's annual report (Stipulation XIV), and the Trust has no further obligations under this Stipulation.

(2) For undertakings with a preliminary finding of "historic property affected, adverse effect", the Second Consultation Package will contain the following:
a final APE, summary of scoping comments and the Trust's responses, and an assessment of the undertaking's effects on historic properties. The Trust will include supplemental information in the second consultation package that describes the historic properties and an analysis of how the undertaking will affect them. The package will also contain a request for a consultation meeting among the signatory parties in order to discuss the Trust's finding and seek a consensus on avoidance measures.

(a) The concurring parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust for the signatory parties' consideration during this consultation.

(b) The signatory parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust regarding the assessment of effect and comment on ways the undertaking could be modified to avoid adverse effects, meet the Secretary's Standards, the Principles and applicable PDGs.

(c) The consultation meeting to discuss these comments will be held in person or by telephone within ten (10) days of the close of the thirty (30) day comment period described under Stipulation IV(C)(2)(e)(1), or from the close of any extended comment period. The Trust shall provide a summary of all comments from the public gathered via review of the draft EA or EIS to the signatory parties prior to the consultation meeting.

(d) Where the Trust, SHPO, and the NPS agree on how to avoid adverse effects, they shall document their agreement in the administrative record for the undertaking, the Trust may finalize the EA/EIS to include the revised description of the undertaking and immediately provide each of the other parties with copies of the final materials. The Trust shall document this determination for inclusion in the Trust's annual report (Stipulation XIV), and the Trust has no further obligations under this Stipulation.

(e) If the DFPO consults with NPS and SHPO but fails to reach agreement, then the DFPO shall also consult with ACHP and the concurring parties to resolve the adverse effect in accordance with 36 CFR 800.6.

3. Failure of NPS, SHPO, ACHP, or the concurring parties to comment within the timeframes established by this stipulation or within timeframes otherwise agreed to by those parties on any document submitted for review pursuant to this stipulation will be deemed a waiver of the opportunity to comment, and the Trust may proceed without considering comment(s) that might otherwise have been made. However, the Trust shall consider the reasonable request via written or electronic mail of any signatory party for a modification of the timeframes established by this stipulation.

V. Coordination with the Federal Historic Preservation Tax Incentives Program

This stipulation applies to all undertakings in Area B proposed by tenants or others (hereby referred to as Applicants) seeking to participate in the Federal Historic Preservation Tax Incentives Program. It defines steps and responsibilities for coordinated Section 106 consultation and Certified Rehabilitation review so that the regulatory objectives of both processes may be met, and so that the Trust's role as the long-term manager of properties in Area B is supported.

- A. Applicants seeking to participate in the Federal Historic Preservation Tax Incentives Program for a historic property or properties located in Area B shall follow the process delineated in 36 CFR Part 67. For Tax Incentive project review, applicants are encouraged to engage in early conversations and coordination with the SHPO. Applicants will be responsible for submitting two copies each of Parts One, Two, and Three applications and amendments to SHPO for review and approval.
- B. The Trust shall accomplish Section 106 review for all Tax Incentive projects proposed by an Applicant through the processes described in Stipulation IV above. Consultation under Stipulation IV will address direct, indirect and cumulative effects. The Trust shall supplement consultation packages described under subparts IV(C)(1)(f)(2)(a) and IV(C)(2)(c) and (d) with

information from the Parts One and Two submittals that may assist in the review and comment of participating parties.

1. If the Applicant receives Part Two approval from the NPS-Technical Preservation Services (NPS-TPS) without conditions, the rehabilitation described in the Part Two application will be considered to conform to the Standards; and if Section 106 review under Stipulation IV results in no adverse direct, indirect, or cumulative effects from the undertaking, and Section 106 consultation under Stipulation IV will be concluded.
 2. If conditions are placed on the Part Two approval, the Applicant shall be obligated to comply with those conditions.
 - i. The conditions may be resolved through compliance with the condition(s) or a Part Two amendment submitted to SHPO for review and approval. If the conditions are met and/or the amendment approved, the rehabilitation described in the Part Two application will be considered to conform to the Standards; and if the Section 106 review under Stipulation IV results in no adverse direct, indirect or cumulative effects from the undertaking, , and Section 106 consultation under Stipulation IV will be concluded.
 - ii. In the event that the Applicant cannot or will not modify the project to comply with the conditions, the Applicant may abandon the project or complete Section 106 review solely in accordance with Stipulation IV.
 3. SHPO and NPS shall be responsible for coordinating comments on consultation packages submitted during the 106 review with comments on tax credit submittals among the separate reviewing offices (e.g., NPS-PWRO and NPS-TPS).
- C. In addition to coordinating review under Stipulation IV(C), the Trust shall perform the following tasks in support of Tax Incentive projects:
1. The Trust will preliminarily review copies of Applicants' Parts One, Two and Three applications, and amendments to Part Two applications, prior to submittal to SHPO. The Trust will review these documents for their accuracy and consistency with Trust codes, regulations, planning documents, guidelines and general design direction as described in the Tenant Handbook and other such descriptive materials adopted or produced by the Trust for Area B. The Trust shall review these documents for no more than fifteen (15) calendar days and submit comments to the Applicant in writing prior to the Applicant's submittal of final documents to SHPO.
 2. The Trust shall assist the Applicant in making a determination regarding Functionally Related Structures (FRS) according to 36 CFR 67.6(b)(4), and ensure the Applicant submits adequate documentation to NPS-TPS to confirm the determination in conjunction with the Part One application submittal.
 - i. If the NPS-TPS confirms that the tax credit project is an FRS, any other work within the complex of historically functionally related buildings that is not subject to the tax credit project must be submitted to the Trust for Section 106 review through Stipulations IV or V and demonstrated to meet the

Standards. Such determinations will be documented in the Trust's annual report in accordance with Stipulation XIV below.

- ii. If NPS-TPS confirms that there are no FRS because there is no historic functional relationship among the structures, a certification decision will be made for the tax credit project only. Any other work must be reviewed separately.

- 3. The Trust shall monitor the construction phase of a Tax Incentive project for compliance with any stipulations established through the Certified Rehabilitation process. The Trust shall also monitor the five (5) year recapture period after the Applicant's completion of the rehabilitation beginning from the date when the building or buildings associated with the Certified Rehabilitation is/are placed into service.

- i. The DFPO shall employ the review process described under Stipulation IV for any substantive actions proposed involving a Certified Rehabilitation during the five (5) year recapture period.
- ii. The DFPO shall direct the applicant to notify SHPO in writing to describe the nature of the proposed undertaking and request comment as to its appropriateness according to terms established via the Certified Rehabilitation. SHPO may consult with NPS-TPS as appropriate on the proposed additional work.
- iii. The DFPO shall ensure that the additional work is carried out according to direction from the SHPO and NPS-TPS
- iv. The DFPO shall document the work, along with the rest of the undertaking, in the Trust's annual Section 106 report in accordance with Stipulation XIV.

VI. ARCHAEOLOGY

The Trust shall take all reasonable measures to protect archaeological sites and features identified inside the NHL. To accomplish this and inform the design process, an AMA shall be prepared by a qualified archaeologist for all undertakings that involve ground-disturbing activities within or adjacent to archaeologically sensitive areas (Stipulation IV(A)(2)(b-d)). All other ground disturbing activities are subject to archaeologist review via the Trust's dig permit process. The Trust's qualified archaeologist shall include copies of completed AMA's in the Trust's annual report in accordance with Stipulation XIV. Based on the Trust's assessment under Stipulation IV(C)(1)(e), the AMA will outline a course of action for the projects. This course of action shall include one or more of the following:

- A. The Trust shall develop a project-specific monitoring plan for those projects that are not anticipated to have an adverse effect, or that have been designed to avoid adverse effect during design development but that nonetheless are in or adjacent to identified or predicted archaeological areas (in accordance with Stipulation IV(C)(1)(f)(1) or IV(C)(1)(f)(2)). The monitoring plan will describe measures to protect archaeological features and will include the proposed location and frequency of monitoring along with required documentation procedures. Measures to identify, assess, and determine the appropriate treatment of archaeological features should they be encountered will be consistent with the discovery protocols (Appendix B).

B. The Trust shall develop a project-specific treatment plan at the completion of the schematic phase for projects that may have an adverse effect as determined under Stipulation IV(C)(1)(f)(2) but that require further identification to understand the content and dimensions of the features, to assess the nature and extent of the effect, and/or to guide continuing efforts to avoid the adverse effect. For the purposes of the undertaking, the Trust may assume NRHP eligibility for archaeological features identified. Identification will further refine recommendations in the AMA and may lead to a monitoring or treatment plan so that adverse effects will be avoided.

C. The Trust shall develop a project-specific treatment, monitoring, or other plan for those projects that have unavoidable adverse effects and where existing identification is sufficient to proceed with a treatment plan, or for which further identification is incorporated within the treatment plan. If this determination is reached through Stipulation IV(C)(1)(f)(3), the Trust shall consult with NPS and SHPO on the proposed treatment plan according to the terms of that Stipulation. The proposed plan will include a description of protection measures for unaffected archaeological features, relevant research questions to be answered, methods for data recovery, monitoring during construction, responsibilities and coordination, and the interpretation and curation of recovered materials. The plan will describe the mitigation sufficiently to serve as a scope of work and for the purpose of developing a budget. These reports will be summarized in the Trust's annual report in accordance with Stipulation XIV.

D. All material remains and associated records generated by such projects, and not subject to NAGPRA, will be accessioned, catalogued, and managed in accordance with 36 C.F.R. Part 79, "Curation of Federally-Owned and Administered Archaeological Collections," the Trust's *Archaeological Collections Policy* and the *Archaeological Collections Management Guidelines*. According to 36 C.F.R. Part 79 "material remains" means artifacts, objects, specimens and other physical evidence that are excavated or removed in connection with efforts to locate, evaluate, document, study, preserve or recover a prehistoric or historic resource.

VII. UNANTICIPATED EFFECTS & POST REVIEW DISCOVERY

A. If after completion of an undertaking's review pursuant to Stipulation IV(C)(1) through (3), or if during the implementation of any previously reviewed undertaking, the Trust finds it necessary to modify the project scope or construction documents, the DFPO shall determine the necessary compliance pathway to address this modification in accordance with Stipulation IV(C).

B. The Trust shall utilize its Standard Archaeological Discovery Protocol (see Appendix B) for projects without any anticipated effects; this will be the only condition required prior to implementation. In the event of an archaeological discovery the Trust may assume eligibility for the purposes of treatment for the current undertaking. Should circumstances arise where the Trust cannot address discoveries in a manner consistent with the protocol, the Trust shall notify the SHPO and NPS of the discovery and any project-related time constraints, then agree upon reasonable time frames for consultation. The Trust shall take into account any timely comments prior to making a final decision on treatment. This protocol will describe the Trust's methods to comply with the Archaeological Resources Protection Act (ARPA) and NAGPRA for discoveries.

VIII. EMERGENCY RESPONSE

858 A. In the event that an emergency occurs at the Presidio that affects historic properties, the
859 Trust may take actions without consultation to preserve life or property.

860
861 1. Trust will notify SHPO and NPS within 24 hours of the emergency or as soon as
862 conditions permit.

863
864 2. The Trust will notify the SHPO and NPS of any actions taken to preserve life or
865 property within five days of completing the action.

866
867 3. The Trust will include a summary of the emergency and any actions taken in the
868 Trust's annual report in accordance with Stipulation XIV.

869
870 B. In the event of a disaster or emergency declared by the President or the Governor of
871 California, the Trust can undertake actions involving historic properties to prevent further damage
872 within thirty (30) days from the declaration of the disaster or emergency.

873
874 1. Emergency response work will be conducted in a manner that avoids or
875 minimizes effects on historic properties and, where possible, such emergency measures
876 will be undertaken in a manner that does not foreclose future preservation or restoration.

877
878 2. The Trust shall notify the NPS and SHPO of the emergency within two (2) days
879 of the declaration and include the steps being taken to address the emergency, and shall
880 provide on-site monitoring of emergency response work by qualified personnel (safe
881 working conditions permitting). NPS and SHPO may comment on the proposed steps in
882 order to facilitate the Trust's emergency response plan while also avoiding adverse
883 effects to affected properties.

884
885 3. The Trust will include a summary of the emergency and response taken in the
886 Trust's annual report in accordance with Stipulation XIV.

887
888 4. This timeframe may be extended with approval of the NPS and SHPO.

889
890 C. Actions as part of the recovery of a disaster or emergency shall be reviewed in
891 accordance with Stipulation IV.

892 893 **IX. DISPUTE RESOLUTION**

894
895 Should any signatory or concurring party to this PA object at any time to any actions proposed or the
896 manner in which the terms of this PA are implemented, the Trust shall consult with such party to resolve
897 the objection. If the Trust determines that such objection cannot be resolved, the Trust will:

898
899 A. Notify signatory and concurring parties of the intent to resolve a dispute through the
900 involvement of the ACHP, and forward all documentation relevant to the dispute, including the
901 Trust's proposed resolution, to the ACHP. The ACHP shall provide the Trust with its advice on
902 the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior
903 to reaching a final decision on the dispute, the Trust shall prepare a written response that takes
904 into account any timely advice or comments regarding the dispute from the ACHP, signatories
905 and concurring parties, and provide them with a copy of this written response. The Trust will then
906 proceed according to its final decision.

1. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the Trust may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the Trust shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the PA, and provide them and the ACHP with a copy of such written response.

2. The Trust's responsibility to carry out all other actions subject to the terms of this PA that are not the subject of the dispute remain unchanged.

X. AMENDMENTS

A. This PA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

B. Appendices A, B, C or D may be revised with the written agreement of the Trust, SHPO, and NPS without a revision being made to the underlying PA in accordance with an MOA and filed with the ACHP. Any such change will be documented in the Trust's annual report in accordance with Stipulation XIV.

XI. TERMINATION

A. Only a signatory party may terminate this PA. If any signatory party proposes termination of this PA, the signatory party proposing termination shall notify all other signatories in writing, explain the reasons for proposing termination, and consult with the other signatories for no more than thirty (30) days to seek alternatives to termination. Should such consultation result in an agreement on an alternative to termination, then the signatories shall proceed with an amendment to the agreement.

B. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the PA upon written notification to the other signatories.

C. Once the PA is terminated, and prior to work continuing on an undertaking, the Trust must either (a) execute a Memorandum of Agreement pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. The Trust shall notify the signatories as to the course of action it will pursue.

XII. DURATION

A. This PA shall become effective upon execution by the Trust, the SHPO, the NPS, and the ACHP and shall remain in effect until December 31, 2024, or unless terminated prior to that time in accordance with Stipulation XI, or unless it is extended for an additional period of time by mutual written agreement of the signatory parties.

XIII. DEFINITIONS

A. The definitions of terms appearing at 36 C.F.R. § 800.16 are incorporated by reference into this PA.

XIV. ANNUAL REVIEW AND MONITORING

A. On or before January 31st of each year so long as this PA is in effect, the Trust shall prepare and provide to all parties an annual report describing how the Trust is carrying out its responsibilities under this PA.

B. The Trust shall ensure that the Report is made available to the public and that potentially interested persons and members of the public are invited to provide comments to the SHPO, NPS, and the ACHP as well as to the Trust. At the request of the SHPO, NPS, or the ACHP, the Trust shall supplement this process through meeting(s) to address comments and/or questions.

C. The Report shall include, at a minimum:

1. A list of all undertakings reviewed under Stipulation IV.
2. Efforts to identify and/or evaluate potential historic properties, monitoring efforts, AMA or research designs, and treatment of historic properties.
3. Reports of any training given to Trust personnel pursuant to Stipulation II, identification of current Trust points of contact, and notification of any qualified personnel changes.
4. Any recommendations to amend this PA or improve communications among the parties.

D. The SHPO and NPS may monitor activities carried out pursuant to this PA, and the ACHP will review such activities if it deems necessary or is so requested. The Trust shall cooperate with the SHPO, NPS and the ACHP in carrying out their monitoring and review responsibilities.

EXECUTION of this PA by the Trust, SHPO, NPS, and the ACHP and implementation of its terms evidence that the Trust has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

992 PROGRAMMATIC AGREEMENT
993 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
994 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
995 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
996 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
997 AND
998 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
999 FOR AREA B OF
1000 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
1001 GOLDEN GATE NATIONAL RECREATION AREA
1002 SAN FRANCISCO, CALIFORNIA
1003
1004

1005 SIGNATORY PARTY:

1006
1007 THE PRESIDIO TRUST
1008
1009

1010
1011
1012 Name:



1013
1014 Title: Executive Director
1015

1016 Date: April 23, 2014

1017 PROGRAMMATIC AGREEMENT
1018 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
1019 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
1020 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
1021 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
1022 AND
1023 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
1024 FOR AREA B OF
1025 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
1026 GOLDEN GATE NATIONAL RECREATION AREA
1027 SAN FRANCISCO, CALIFORNIA
1028
1029

1030 SIGNATORY PARTY:

1031
1032 NATIONAL PARK SERVICE: PACIFIC WEST REGION
1033
1034

1035
1036
1037 Name:

Christie Lehnert

1038 Title:

Reg'l Dir

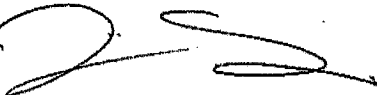
1039 Date:

4/24/2014

1040 PROGRAMMATIC AGREEMENT
1041 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
1042 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
1043 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
1044 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
1045 AND
1046 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
1047 FOR AREA B OF
1048 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
1049 GOLDEN GATE NATIONAL RECREATION AREA
1050 SAN FRANCISCO, CALIFORNIA
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1053 SIGNATORY PARTY:

1054
1055 CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
1056

1057 
1058
1059

1060 Name: Jenan Saunders

1061
1062 Title: Deputy State Historic Preservation Officer
1063

1064 Date: April 25, 2014

PROGRAMMATIC AGREEMENT
AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
AND
VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
FOR AREA B OF
THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
GOLDEN GATE NATIONAL RECREATION AREA
SAN FRANCISCO, CALIFORNIA

SIGNATORY PARTY:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

Name: John W. Fowler
Title: EXECUTIVE DIRECTOR
Date: 4/29/14

1086 **APPENDIX A**

1087 **REPETITIVE OR LOW IMPACT ACTIVITIES**

1088 The following projects are exempt from further review or consultation with the SHPO, NPS, and the
1091 ACHP under the terms of this PA.

- 1092
- 1093 A. Maintenance of contributing buildings and structures which includes:
- 1094
- 1095 1. Housekeeping, routine maintenance, building monitoring, and other such actions
1096 (such as repair/replacement of light switches, and rewiring existing fixtures in existing
1097 conduit, replacement of window putty) that do not damage historic fabric.
- 1098
- 1099 2. Painting of historic structures (exterior and interior) to match existing color,
1100 consistent with approved Residential Paint Palette, or based on paint analysis by an
1101 architect or exhibit specialist.
- 1102
- 1103 B. Maintenance operations for non-contributing buildings and structures in a historic
1104 district, except excavations and borings in archaeologically sensitive areas.
- 1105
- 1106 C. Painting of non-historic buildings and structures (exterior and interior).
- 1107
- 1108 D. Maintenance and repair or replacement of roofs or parts of a roof on historic and non-
1109 historic structures that are deteriorated beyond repair, when replacement matches existing or
1110 original material and design, and the Secretary's Standards, or maintenance scope of work that
1111 does not alter the integrity of the historic material.
- 1112
- 1113 E. Grading of terrain adjacent to a building to achieve positive water runoff in areas not
1114 designated as archaeologically sensitive or having vegetation or other characteristics which
1115 contribute to the cultural landscape and would be affected by grading.
- 1116
- 1117 F. Routine grounds maintenance such as grass cutting and treatment, maintenance of shrubs,
1118 and tree trimming, provided these activities are consistent with the Vegetation Management Plan
1119 and preservation of the cultural landscape.
- 1120
- 1121 G. Maintenance of existing roads or existing parking areas, including repaving and grading,
1122 within previously disturbed areas, where the work does not affect the historic integrity and
1123 character defining features of roads that are historic properties.
- 1124
- 1125 H. Rehabilitation, maintenance, or replacement of utility lines, transmission lines, and non-
1126 historic fences and walls within previously disturbed areas, not including known archaeological
1127 sites.
- 1128
- 1129 I. Health and safety activities such as non-destructive testing for radon gas, asbestos, lead-
1130 based paint, lead pipes, and hazardous materials and wastes.
- 1131
- 1132 J. Conducting non-ground disturbing elements of the applicable Integrated Pest
1133 Management program for control of pests such as termites, insects, and rodents.
- 1134

1135 K. Maintenance of existing facilities that does not involve new or additional ground
1136 disturbance (e.g., maintenance or replacement of guard rails, barriers, traffic control devices, light
1137 fixtures, non-historic curbs and sidewalks).

1138
1139 L. Maintenance (that does not change the configuration or appearance of the existing
1140 facilities) of existing electronic communication sites involving no ground disturbance.

1141
1142 M. Drilling test wells outside the boundaries of known archaeological sites for such purposes
1143 as water, slope stability, and detection of contaminants when continuous core sample is submitted
1144 to archaeology lab.

1145
1146 N. Mitigation or abatement of hazardous materials where this can be accomplished without
1147 impact to historic integrity or character-defining features of historic properties in situations such
1148 as the following:

1149
1150 1. Removal of asbestos insulation from piping and around duct work in open areas;

1151
1152 2. Removal of damaged asbestos floor tile and replacement with similar non-
1153 asbestos tile;

1154
1155 3. Carpeting over damaged asbestos floor tiles which do not contribute to the
1156 historic significance of a structure;

1157
1158 4. Encapsulation of lead-based paint in window trim and molding where there is no
1159 change to appearance.

1160
1161 O. Conducting small-scale and select destructive testing in contributing buildings to expose
1162 and assess concealed structural conditions (such as removal of small areas of plaster wall finish)
1163 and/or to assess material capacities (such as masonry push testing or concrete slab coring) when
1164 performed in areas that are easily repairable or otherwise inconspicuous.

APPENDIX B

STANDARD ARCHAEOLOGICAL DISCOVERY PROTOCOL

A. There are three types of discoveries that are covered by this protocol:

1. Human remains of Native American or other derivation.
2. Cultural resources that have the potential to be significant.
3. Cultural resources not requiring further consideration.

B. An unanticipated discovery refers to any situation where previously unidentified archaeological resources or human remains are encountered during ground-disturbing activities. Unanticipated discovery protocols apply to those archaeological finds that are exposed during construction or construction-related activities whether an archaeologist is present or not. All contractors will immediately report to the Trust archaeologist if archaeological materials are uncovered during construction activities. All contractors must cease operations within the vicinity of the find until the Trust archaeologist is consulted. Cultural materials should be avoided by all future project activities and protected in place until a decision about their potential significance can be made. The Trust may assume NHL or NRHP eligibility of inadvertently discovered archaeological features for purposes of this treatment. All materials are property of the Trust and are not to be taken for personal use or display. The removal of artifacts from federal land is a federal offense and can result in substantial fines and/or imprisonment.

C. Archaeological resources include, but are not limited to, stone, brick, and concrete building foundations, isolated historic artifacts, historic privy pits and household waste deposits, and items of Native American derivation such as stone tools, shell and animal bone waste, shell beads, and habitation areas. A more detailed list follows:

1. Human remains;
2. Concentrations of rock, ash, animal bone or shell;
3. Buried layers containing a dark, almost black or very dark brown soil often containing charcoal and shell fragments;
4. Concentrations of artifacts such as stone bowls, arrowheads, bone tools, shell beads, etc.;
5. Architectural foundations made of stone, brick, wood, or concrete;
6. Architectural fabric;
7. Concentrations or historic material such as fragments of glass bottles, ceramic dishes, old cans, metal hardware, or other obvious trash dumps;
8. Pockets of debris containing food remains (e.g. cut bone, seeds, pits); and

9. Other materials that do not qualify as archaeological resources might also be encountered. These include: subsurface utilities such as water or sewer lines, materials manufactured after 1950, and small concentrations of broken concrete, broken asphalt, modern aluminum cans or beer bottles, and/or unmarked, unmortared bricks that have been deposited as fill, if no other cultural materials are present. These are generally not considered significant finds but should be brought to the Trust archaeologist's attention to inform future oversight.

D. Human Remains

1. All project-related ground-disturbing activities at the Presidio are designed to avoid human remains. If human remains, funerary objects, sacred objects, or objects of cultural patrimony are inadvertently discovered they shall be protected in place and avoided by all project activities. Ground disturbing work in the vicinity of the find must immediately cease and the Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Trust's DFPO. If necessary, the Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.

2. The immediate protection of human remains at the site shall be accomplished by

a) keeping any discovery confidential, and

b) securing the location to prevent disturbance of the remains and any associated materials.

3. The Trust archaeologist shall determine whether NAGPRA applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 C.F.R. § 10.4. Any materials not subject to NAGPRA will remain under Federal control.

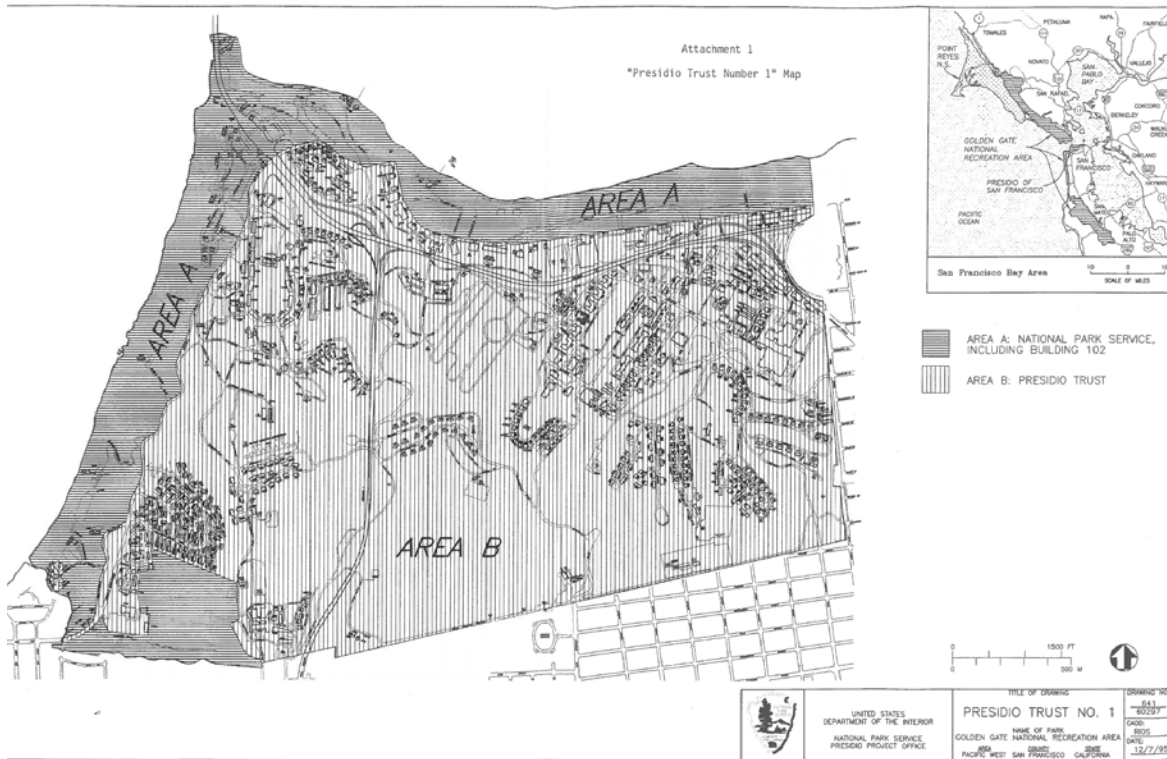
4. The Trust archaeologist shall determine whether the human remains are a single isolated burial or are potentially part of a cemetery or a larger archaeological site. This may necessitate the involvement of a consulting physical anthropologist. Articulated human remains, either as part of a single burial or larger cemetery, will be protected in place and avoided by all project activities. This may involve abandonment or redesign of the project.

5. If the discovery is limited to disarticulated human remains, the Trust archaeologist or a consulting physical anthropologist will direct necessary collection efforts. Further identification work may be necessary to determine the frequency of disarticulated human remains in the project area, and to determine an appropriate course of action. Any disarticulated remains collected from the site will be stored in archival boxes in a secure location until appropriate re-interment can take place. No human remains will be accessioned into the Presidio Trust Archaeological Collections.

APPENDIX C

AREA OF POTENTIAL EFFECT

“Presidio Trust Number 1,” dated December 7, 1995



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APPENDIX D

ARCHAEOLOGICAL AREAS OF THE NHLD

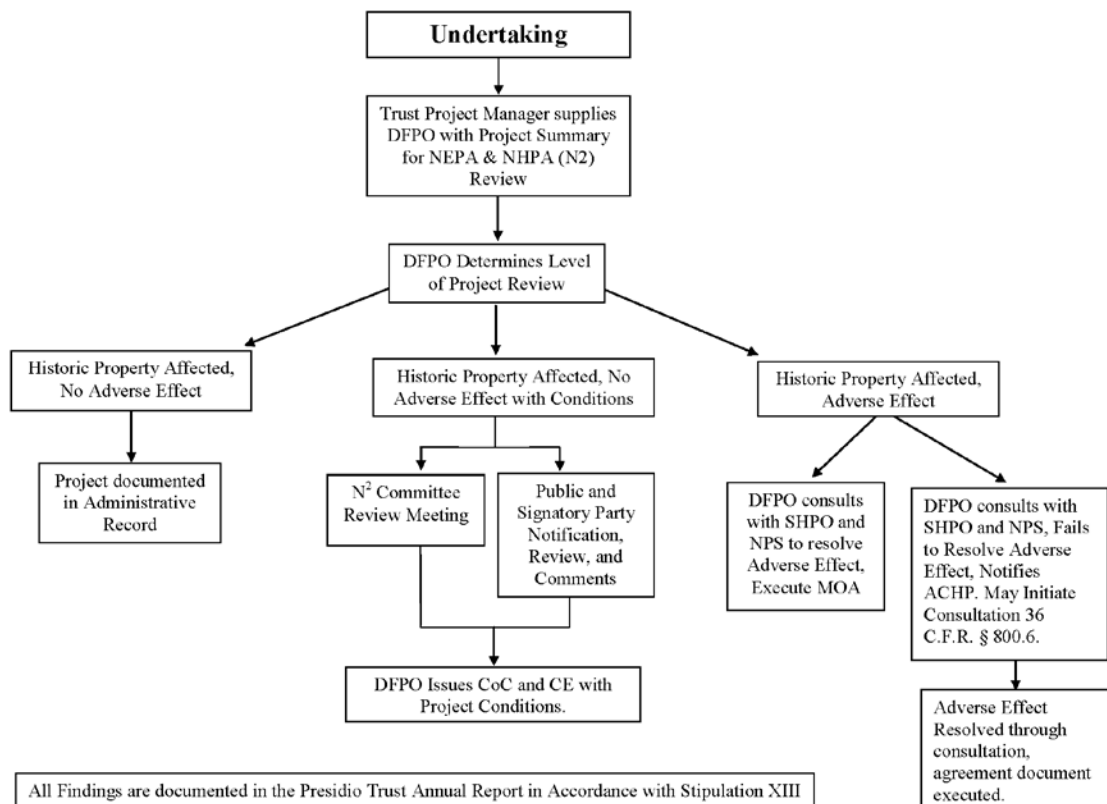


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APPENDIX E

N² REVIEW PROCESS

The Presidio Trust N² Process



1286 **APPENDIX F**

1287
1288 **LIST OF PARTIES NOTIFIED DURING THE CONSULTATION PROCESS (May – December**
1289 **2013)**

1290
1291 **Concurring Parties to the 2002 PTPA, notified, comments requested on May 24, 2013 and**
1292 **November 15, 2013:**

1293 National Trust for Historic Preservation
1294 Presidio Historical Association

1295
1296 **Participating Parties to the 2011 Main Post Update PA, notified and invited to participate August**
1297 **26, 2013:**

1298 National Trust for Historic Preservation
1299 Presidio Historical Association
1300 San Francisco Architectural Heritage
1301 People for a Golden Gate National Recreation Area
1302 National Parks Conservation Association
1303 Sierra Club
1304 Decendants of the de Anza and Portola Expedition
1305 Neighborhood Associations for Presidio Planning
1306 Cow Hollow Association
1307 Laurel Heights Improvement Association
1308 Marina Community Association
1309 San Francisco Film Society
1310 Interfaith Center at the Presidio

1311
1312 **eNews Announcements to 9,000 subscribed members of the public on July 12, 2013 and November**
1313 **20, 2013, notifying them of the process and inviting comment**
1314

APPENDIX B: N^2 FORMS



PROJECT SUBMITTAL FORM

Project Managers should file this form when submitting projects for Planning Review. Please fill out the form, attach the supporting information, and send your submission to planningreview@presidiotrust.gov

SUBMITTAL DATE:

A. PROJECT INFORMATION

PROJECT TITLE:

PROJECT LOCATION:

PROPOSED START DATE:

PROPOSED COMPLETION DATE:

PROJECT MANAGER / TITLE:

TRUST DEPARTMENT:

PHONE NUMBER:

EMAIL ADDRESS:

B. PROJECT DESCRIPTION

Describe the proposed project in a way that will be meaningful to Trust Directors, the public and other reviewing agencies. State the underlying purpose of the project, what the project hopes to accomplish, and how it would be implemented. Focus on the major areas of importance (objectives, location, proposed actions, technical characteristics, methods and/or consequences). Use clear and simple language to promote understanding and do not supply extensive detail beyond that needed for initial evaluation. Go to the end of this form for a sample project description.

C. SUPPORTING INFORMATION

Provide a project location map and the following attachments as applicable. Check below if content is included.

Site plan

Correspondence

Design and/or construction drawings

Other (specify):

Photographs, graphics or other images

D. CONSULTATION

Early consultation with Planning Review staff and others will expedite the review process. Describe below communication with Trust resource specialists or input from outside agencies or experts. Any potential environmental impacts, areas of controversy or issues raised by agencies and the public must be discussed with the relevant staff specialist.

SUBMITTAL CHECKLIST

(TO BE COMPLETED BY PLANNING REVIEW STAFF)

N/A

REQUESTED

RECEIVED

PR

Planning review coordination meeting

N²

Completed Project Scoping Form

Schematic Design Documents
(if requested to support N2 review)

DESIGN REVIEW

ADMINISTRATIVE DESIGN REVIEWSchematic Design Review
(see Schematic Design Submittal Requirements)**MAJOR DESIGN REVIEW**Schematic Design Review
(see Schematic Design Submittal Requirements)Design Development Review
(see Design Development Submittal Requirements)Construction Documents Review
(see Construction Documents Submittal Requirements)

PERMITTING

Building Permit Application
(includes Health & Food Facility/Demolition/deferred submittals)

Construction Permit Application

Excavation Permit Application

Encroachment Permit Application

Grading Permit Application

SAMPLE PROJECT DESCRIPTION

Use the prompts below.

A [state project lead, such as tenant or Trust department] will [state area or resource that will be affected, such as building or landscape unit] in order to [state primary project objectives, such as introduction of new uses, fix something that is broken, or principal problem the project addresses]. (List important items that comprise the scope of work, noting types of changes proposed for interior or exterior spaces, details of events, notification or coordination conducted.)

Sample: A new tenant (Little Bee School) will make improvements to historic building 9 (Officer Family Housing, 1862) to accommodate a new use as a preschool. Interior improvements will include installing four kid toilets and kid-height sinks. Three of the toilets and sinks will be installed in the downstairs bathroom on the north side of the building, requiring the removal of an existing toilet and radiator. The fourth toilet and sink will be installed in a closet on the first-floor north side of the building. Kid bathroom doors will be removed and stored on site. The new toilets and sinks will require additional vents on the building's exterior. The outdoor space behind the building will be enclosed with a 4-foot high fence (matching the fence at building 4) to meet preschool licensing requirements.

TO BE
COMPLETED
BY PLANNING
REVIEW STAFF

PLANNING REVIEW**N²****DESIGN REVIEW****PERMITTING**

No Meeting Recommended

No Review Required

No Review Required

No Permit Required

Note to File

Note to File

Meeting Recommended

Admin Review

Admin Review

Permit(s) Required

Full Review

Full Review



NEPA / NHPA (N²) PROJECT SCREENING FORM

The filing of this Project Screening Form is in compliance with Section 1010.1(a) of the Presidio Trust's Regulations implementing the National Environmental Policy Act (NEPA) and Section IV.C.1. of the Programmatic Agreement among the Presidio Trust, National Park Service, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer regarding the Presidio Trust Management Plan and various operation and maintenance activities for Area B of the Presidio of San Francisco, Golden Gate National Recreation Area, and pursuant to Section 106 of the National Historic Preservation Act (NHPA). To access this form and other N² compliance information, go to <https://presidiotrust.sharepoint.com/sites/resources/Pages/N-Squared.aspx>.

PROJECT INFORMATION

PROJECT TITLE:

TRUST DESIGNATED REPRESENTATIVE:

PHONE NUMBER:

EMAIL ADDRESS:

TO BE COMPLETED BY
N2 ADMINISTRATOR

SUBMITTAL DATE:

PROJECT NO.:

NEPA

NHPA

A. PROJECT COORDINATION

Are there other coordinated public, Trust or interagency review requirements necessary to implement the project? Discuss below all items checked yes. Would the project:

- | | | |
|--|-----|-----|
| 1. Require a Building Permit and/or an Excavation Clearance? | YES | NO |
| <i>Explain:</i> | | |
| 2. Require outside review/consultation (California Environmental Quality Act, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, Native American tribes, etc.)? | YES | NO |
| <i>Explain:</i> | | |
| 3. Be within Area A or have the potential to affect Area A lands, and require National Park Service notification? | YES | NO |
| <i>Explain:</i> | | |
| 4. Disturb soil in the drip line of a building? | YES | NO |
| If so, has the remediation program for lead-based paint soil? been initiated? | N/A | YES |
| <i>If unknown, consult the Remediation Project Manager at 561-5421</i> | | NO |
| <i>Explain:</i> | | |
| 5. Generate controversy or questions from the public, and hence require public outreach, education or notice? | YES | NO |
| <i>Explain:</i> | | |

- | | |
|---|-------------|
| 6. Be within an environmental land use control zone?
<i>If unknown, consult the N² Administrator at 561-5062</i>
<i>Explain:</i> | YES NO |
| | |
| 7. Have design components (such as aesthetic/visual features, architectural/interior design elements, designed landscape components or special maintenance/sustainability considerations) that do not give rise to potential environmental effects, but may require additional review?
<i>If unknown, consult the Design Review Committee Coordinator at 561-5433</i>
<i>Explain:</i> | YES NO |
| | |
| 8. Implement or terminate a restriction, condition, public use limit or closure, requiring a written determination by the Board or Chief Executive Officer justifying the action?
<i>If unknown, consult the Compliance Manager at 561-5365.</i>
<i>Explain:</i> | YES NO |

B. ALTERNATIVES CONSIDERED

Describe below all alternatives considered including timing, cost, potential environmental effects and/or logistical issues that influenced the rejection of each alternative. "No Action" should always be one alternative considered.

C. CONSULTATION

Early consultation with the N2 and resource staff will expedite the review process. Describe below communication with Trust resource specialists or input from outside agencies or experts. Any potential environmental impacts identified must be discussed with the relevant staff specialist.

D. RESOURCE EFFECTS TO CONSIDER

Yes answers must be accompanied by an explanation of how the potential impact will be avoided. Justify no answers with an explanation when needed. Attach additional sheets as necessary. Would the project:

- | | | |
|---|-----|----|
| 1. Alter, destroy, disturb or remove any portion of historic structures, archaeological resources, cultural landscape features or other contributors to the National Historic Landmark District (NHLD)?
<i>If unknown, consult the Historic Compliance staff at 561-2758 or 561-5062.</i>
<i>Explain:</i> | YES | NO |
| 2. Introduce elements out of character with the NHLD?
<i>If unknown, consult the Historic Compliance staff at 561-2758 or 561-5062.</i>
<i>Explain:</i> | YES | NO |
| 3. Substantially alter any ground cover or vegetation? Affect a species of special concern (plant or animal; state or federal listed or proposed for listing) or essential or important habitat?
<i>Explain:</i> | YES | NO |
| 4. Attract animal or insect pests or introduce or promote non-native species (plant or animal)?
<i>Explain:</i> | YES | NO |
| 5. Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability?
<i>Explain:</i> | YES | NO |
| 6. Involve handling, storage or disposal of potentially hazardous substances (such as toxic substances, flammables or explosives)?
<i>Explain:</i> | YES | NO |
| 7. Degrade surface or ground water quality? Alter streamflow characteristics?
<i>Explain:</i> | YES | NO |
| 8. Affect wetland, riparian or coastal habitat?
<i>Explain:</i> | YES | NO |
| 9. Be inconsistent with existing or formally proposed land use plans or policies (Presidio Trust Management Plan, Vegetation Management Plan, Trails and Bikeways Plan, etc.)?
<i>If unknown, consult the Compliance Manager at 561-5365.</i>
<i>Explain:</i> | YES | NO |

- | | | |
|--|-----|----|
| 10. Impact recreation resources (visitation, activities, etc.) or visitor access (parking, trails, roads, etc.)?
<i>Explain:</i> | YES | NO |
| 11. Greatly increase the demand for parking?
<i>Explain:</i> | YES | NO |
| 12. Substantially increase traffic congestion, traffic volume, or adversely affect traffic safety for vehicles, pedestrians and bicyclists?
<i>Explain:</i> | YES | NO |
| 13. Substantially increase vehicle emissions or emissions of other air pollutants? Generate nuisance dust or odors?
<i>Explain:</i> | YES | NO |
| 14. Perceptibly increase existing noise levels or expose people to loud noise?
<i>Explain:</i> | YES | NO |
| 15. Substantially increase the amount of energy or water used?
<i>Explain:</i> | YES | NO |
| 16. Substantially increase the amount of solid waste or litter generated?
<i>Explain:</i> | YES | NO |
| 17. Increase light or glare?
<i>Explain:</i> | YES | NO |
| 18. Block an existing view, be visually intrusive or contribute to a degraded visual condition?
<i>Explain:</i> | YES | NO |
| 19. Maintain or create a public or employee safety or health hazard, or an attractive nuisance?
<i>Explain:</i> | YES | NO |
| 20. Substantially increase demand for municipal services (police, fire, water, sewage, etc.)?
<i>Explain:</i> | YES | NO |

APPENDIX C: PRESIDIO TRUST SECRETARY OF THE INTERIOR QUALIFIED STAFF RESUMES

APPENDIX D: ACRONYMS

REPORT LIST OF ACRONYMS

Advisory Council for Historic Preservation (ACHP) Americans with Disabilities Act (ADA)
American Institute for Conservation of Historic and Artistic Works (AIC) Area of Potential Effect (APE)
Association for Preservation Technology (APT)
Built Environment and Archaeology Treatment Plans (BETP and ATP) California Office of Historic Preservation (OHP)
Center for Digital Archaeology (CoDA) Certificate of Compliance (COC) Cultural Landscape Report (CLR)
Cultural resource inventory report and finding of effect (CRIR-FOE) Design development (DD)
Environmental Assessment (EA)
Federal Highways Administration (FHWA) Federal Preservation Officer (FPO) International Center to End Violence (ICEV)
National Park Service-Technical Preservation Services (NPS-TPS) Historic American Building Survey (HABS)
Historic American Engineering Record (HAER) Historic American Landscape Survey (HALS) Historic Structure Report (HSR)
Leadership in Engineering and Environmental Design (LEED) Military Intelligence Service (MIS)
National Environmental Policy Act (NEPA)
National Japanese American Historical Society (NJAHS) National Historic Landmark (NHL)
National Historic Preservation Act (NHPA) National Park Service (NPS)
National Park Service - Pacific West Regional Office (NPS-PWRO)

National Park Service - Golden Gate National Recreation Area (NPS-GOGA) National Register of Historic Places (NRHP)
National Trust for Historic Preservation (NTHP) Neighborhood Associations for Presidio Planning (NAPP)
Presidio Historical Association (PHA)
Presidio Trust (Trust)
Presidio Trust's Programmatic Agreement for the Main Post Update (PA-MPU) Presidio Trust's Programmatic Agreement (PTPA)
Public-private partnership (P3)
National Historic Landmark District (NHLD) San Francisco Conservation Corps (SFCC) San Francisco Architectural Heritage (SFAH)

San Francisco County Transportation Authority (SFCTA) State Historic Preservation Officer (SHPO)

U.S. Coast Guard (USCG)