

# PRESIDIO TRUST

January 31, 2023

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**Reference: 2022 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 2022 Annual Report of activities conducted under that Programmatic Agreement.

2022 marked a year of recovery and renewal in the Presidio, with the Trust's leasing and building rehabilitation activities back in full swing, and all Doyle Drive-associated landscape projects coming to a celebratory close. While the Trust planned for the future in 2022, with the rehabilitation of almost 150,000 sq/ft of historic buildings budgeted or underway, we were also able to revel in the present with the official unveiling of Battery Bluff and Tunnel Tops. Opened in April and July, respectively, both landscape areas have been embraced by the public, with Tunnel Tops alone welcoming nearly one million visitors by the end of the year. Along with the East Mason Warehouses, which are currently under construction, the Trust made plans in 2022 to

rehabilitate three historic buildings in the Main Post, which will effectively “finish” the district’s remaining vacant historic buildings. We’re very excited to bring these new projects to the market, where the Trust’s commercial leasing – comprised primarily of its historic buildings – recorded a strong 95% occupancy rate at the end of the calendar year. In general, the agency remains in a strong position to continue our work and operate under the model Congress tasked us with by the Trust Act: to “[preserve] the cultural and historic integrity of the Presidio for public use [in recognition of] its significant role in the history of the United States.”

The enclosed report documents all compliance decisions, including Appendix A, administrative and full reviews for the calendar year 2022. Between January and December 2022, Trust preservation professionals reviewed 54 projects through Stipulation IV of the PA (commonly referred to as the “N<sup>2</sup>” process). Of these, 43 were reviewed at the administrative level and 11 at the full level of review. The Trust also reviewed more than 600 “repetitive or low impact activities” through Appendix A of the PA. Appendix A includes actions such as work required to turn historic residential units, renewed leases, preventative maintenance on historic buildings and infrastructure, and other such low impact activities.

The N<sup>2</sup> team that participates in the agency’s project review process is currently comprised of five 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 N<sup>2</sup> reviews in 2022 is composed of archaeologists Kari Jones, Edward DeHaro, and Georgie DeAntoni; Federal Preservation Officer Rob Thomson and Historic Compliance Coordinator Lauren Golden. Curator Liz Melicker returned from family leave in 2022 and remains supported by Ashley Saetern, the agency’s contracted museum specialist. Megan Borthwick left the Trust in the spring, taking a position as the US Army liaison for the Advisory Council. We are grateful for Megan’s contributions over her years at the agency and wish her the best in this important new role. Historic Landscape architect Michael Lamb retired during the summer after more than two decades at the Trust, and countless successful landscape rehabilitation projects. Michael’s contributions to the park’s landscape will endure for many years to come, and we will greatly miss his knowledge and experience. Three additional staff in the Trust’s Department of Park Design, Infrastructure and Engineering, responsible for managing the design and construction phases of projects in the park, meet the Secretary’s professional qualification standards for architecture: Brynn McMillan, Genny Bantle, and Teddy Huddleston; we’ve included their resumes in this year’s report. Our team has adapted our hybrid work practices, maintaining close collaborations with the Trust’s operations and maintenance crews, many of whom remain 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.

As expected, all remaining Doyle Drive-related project work concluded in the first half of 2022. Crews completed construction of the Battery Bluff trails, picnic areas, and cultural landscape rehabilitation, along with Cavalry Bowl grading, planting, and trails construction in the spring. These were complimented by a Trust-led conservation project on historic Batteries Baldwin, Sherwood, Slaughter, and Blaney within the Battery Bluff landscape, which resulted in cleaned, stabilized, and interpreted historic resources to complement the new landscaping. In April, the Battery Bluff area opened, making the historic coast artillery batteries and their associated views accessible to the public for the first time in their 120-year history.

In July, the Trust and its project partners finally unveiled the new Tunnel Tops landscape. The 14-acre site now features trails, overlooks, a children's play area and an enhanced Crissy Field Center for youth environmental education, anchored by newly upgraded Building 603, originally constructed as a post exchange in 1939. We invite you to come visit this successful new addition to the Landmark District at your earliest convenience, and thank you for your contributions to this spectacular outcome.

The Trust's pandemic response continued through 2022. After a long pilot period complemented by extensive public outreach, the Trust determined to make parts of its successful, pandemic-response Slow Streets program permanent. New designs for NHLDC-contributing roadways will include road closures, new pavement markings, signage, and traffic calming treatments to reduce vehicular speeds and maintain the low volumes that make the Slow Streets comfortable for a variety of modes of transportation. The Trust continued its 1-day-per-week trial program for the Heritage Gallery in the Officers' Club throughout the calendar year, learning that demand for the facility remains high, with nearly 10,000 guests visiting the exhibitions. The pilot will continue as we evaluate long-term operating alternatives for this important interpretive space. During the pandemic the Trust downsized its office space, and following completion of minor base building work at its former headquarters, Building 103, along with other staff offices in Buildings 36 and 49, these spaces are now fully leased as commercial tenant spaces. The agency welcomed the public back to the Presidio starting last summer with the Main Post-based Presidio Pop-up program, which consists of food vendors that are expected to serve between 900 and 2,300 diners per day. Food options are family friendly and easy to eat, celebrate the diverse cultures and cuisines of the Bay Area at approachable prices, and include carts, trailers, trucks and tents at several locations in and around Tunnel Tops and the Main Parade.

Construction at the East Mason Warehouses, a nearly 90,000 sq/ft, seven-building warehouse complex originally built between 1917-19, progressed substantially in 2022. This project will prepare the vacant buildings and associated site for office/commercial occupancy by one or multiple tenants. The design approach will result in fully rehabilitated and structurally upgraded "warm shell" buildings with common cores and systems. Project highlights in 2022 include completion of all soft demolition; construction of structural upgrades at the interiors and at the building foundations; exterior stabilization and paint; window restoration/replacement-in-kind; new roofs; and utility upgrades. The contractor will deliver the buildings by summer 2023, with leasing activity and tenant improvement proposals running concurrently. Other building projects included plans to restore up to 36 four-bedroom units back to their original two-bedroom configuration in the historic Baker Beach Apartments (1953), along with repairs and upgrades to NHLDC contributing Buildings 37, 135, 39, and 86/87 to support commercial leasing efforts. Finally, in preparation for the rehabilitation of Main Post buildings 2 (Post Hospital), 102 (Enlisted Men's Barracks) and 40 (Bachelor Officers Quarters) beginning in 2023, the Trust conducted pre-project testing to plan for structural upgrades, hazmat abatement, and select soft demolition. The projects' design phase kicked off this month and will begin construction in early 2024.

Due to the accelerating decline of the Presidio's historic forest stands, Trust crews took on extensive reforestation and landscape conversion projects throughout the park in 2022. Trust forestry teams planted nearly 700 redwood, pine, eucalyptus, and Monterrey cypress trees within

approximately six acres of the Presidio's historic forest as part of the ongoing renewal of the NHL's largest landscape feature. The largest linear feature of the District, the Presidio Wall, received emergency repairs when a section collapsed along Lyon Street this spring, while the Presidio Gate will receive upgrades to its wayfinding, pedestrian and vehicular separation, and plantings. The Trust's ecologists and foresters collaborated to restore just under one acre of native plant community at Inspiration Point and along Sumner Avenue, removing declining conifers, acacias, and English Ivy to allow coast live oaks and other native plants to thrive.

Presidio tenants remained active and collaborative partners in the adaptive reuse of historic buildings and landscapes, leading multiple small scale tenant improvements throughout the park. Two new restaurant uses returned to existing food service spaces in 2022, first at the Officers Club and then later this year to the non-historic Transit Center adjacent to Tunnel Tops. Tenants in Buildings 38 and 39 completed small tenant improvements, and the Fort Point Brewing Company planned for corrective work along with expansion of their operations at historic Building 644 (Motor Pool, 1958) located on Crissy Field. Futures Without Violence (tenant formerly known as the International Center to End Violence) finalized plans to modify their existing first floor gallery space in historic building 100 (Enlisted Barracks, 1909) for the Courage Museum. The 5,332 square-foot exhibit space, originally envisioned in the 2007 Environmental Assessment for the building rehab, will accommodate new exhibits to encourage visitors to imagine a world without violence, hate, and discrimination. They expect to start construction later this year.

Maintaining and upgrading the Presidio's aged transportation and utilities infrastructure remained a top priority for the Trust throughout 2022. To prepare for the addition of the first battery electric bus to the PresidioGo fleet in early 2023, the Trust added a charging station to the Main Post, near the revived Transit Center. We also expanded our network of bus shelters to two additional locations in the park, planned for emergency electrical backfeed service, substantially completed a substation replacement, upgraded storm drain systems to control erosion, and capped gas lines in order to accomplish our first all-electric development at the East Mason Warehouses. In sum, the Trust made great progress in planning for and addressing deferred maintenance around the park, a key goal in our efforts to keep the Presidio in good working order in perpetuity.

In 2022, Trust archaeology staff provided NHPA compliance support for ongoing Trust operations, carried out public archaeological excavation at El Presidio de San Francisco, and cared for previously excavated collections. An Archaeological Management Assessment and Monitoring Plan (AMA/MP) was completed for the Verizon Cell Tower 27 Relocation Project. Work for this project did not commence in 2022 but is planned for calendar year 2023. Our team completed an Archaeological Management Assessment (AMA) and an Archaeological Monitoring Plan (AMP) for the East Mason Warehouses Rehabilitation Project, the work for which was completed in 2022. All AMAs and AMPs are included as attachments to this report. Archaeology staff directly provided monitoring support for eighteen additional projects in the Presidio in 2022 and responded to one discovery during construction. The year's single construction discovery was concrete associated with rails from the D-Line streetcar that serviced the Presidio in the early 20th Century. Crews discovered the feature during excavation at the Ruger electrical substation at Lyon Street; archaeology staff determined that the rail had been previously removed and documented the remaining concrete feature.

Archaeological research in 2022 focused on El Presidio de San Francisco, the Spanish-colonial archaeological site, which is a contributing area of the NHL. El Presidio Archaeological Identification Season 2022: (ELPAIS 2022) is part of a long-term research project on the Presidio's Main Post. Excavation was concentrated last year in an area where our team expected to - and did - find the northwest corner of the 1815 Spanish/Mexican fort. A full report of ELPAIS 2022 is underway and will be completed in early 2023. ELPAIS 2022 was conducted in accordance with the Presidio Trust's "open site" policy, which opens excavations to park visitors and encourages questions and active engagement with the archaeological team. Archaeology staff and volunteers developed interpretive signage, maintained a changing artifact display, and kept logs of their interactions with site visitors. A team of archaeology docents were also on site throughout the field season to offer visitors basic interpretation of this important Spanish Colonial site.

The Trust's archaeological collections managed under our Curation program currently consist of approximately 1.1M material remains and associated records plus 100 GB of digital data. All permanent collections are held on site at the Presidio Trust's Curation Facility, which meets the specifications of 36 CFR Part 79. Key collections management activities in 2022 included commencing work on a written Collections Management Plan, to be completed in 2023, which will document needs and priorities to guide the agency's collections management activities; revision of the incoming and outgoing loan workflow in conjunction with the Trust's legal and contracting staff; and resumption of the agency's regular collections committee meeting schedule.

Collections preservation activities included ongoing routine preventive conservation operations, focusing on the preservation environment and integrated pest management (IPM). Documentation efforts focused largely on continuing to improve, refine, and maximize the use of the collections management database, including upgrading the agency's collections software server and application to bring it into compliance with federal data security standards and prepare for cloud migration in 2023.

In 2022, the Trust's archaeological collections were used internally and externally for exhibition, teaching, public interpretation, scientific analysis, and scholarly research in keeping with the uses outlined by 36 CFR Part 79. Exhibitions at the Presidio Officers' Club and Presidio Archaeology Lab Gallery, developed and managed by the Trust, continue to be the primary way in which the agency makes its collections available to the public. For the first time, however, the Trust has substantive collections information available on its public website at <https://www.presidio.gov/officers-club/about/collections>. The collections webpage includes information about research and other public inquiries, collections management policies and documents, exhibitions, and other agency cultural resources. It also highlights select objects from the agency's collections with brief narratives about their origins, construction, use, and/or deposition. The Trust fulfilled five external research requests about collections and exhibitions, primarily focused on family history. The Trust has four active outgoing loans, including one research, one research/teaching, and two exhibition loans with institutions including the University of New Mexico, San Francisco State University, the San Francisco Maritime Museum and the California State Museum.

As with last year, professional development opportunities were limited due to the public health situation and staffing transitions, but the Compliance team began work on several new programs that shared our cultural resource management practices. Historic Compliance Coordinator Lauren Golden is in the process of developing a series of staff-focused training modules in collaboration with the Trust's education specialist to begin deploying to Trust employees in 2023. Topics will include an overview of the Secretary of the Interior's Standards for the Treatment of Historic Properties, with examples drawn from the Presidio context, as well as some trades-focused course work developed in collaboration with agency partners. We look forward to updating you on progress with our training efforts next year as we begin to roll them out.

The Presidio Trust thanks you, our program partners, for your assistance and collaboration in 2022. If you have any questions about this report or our program, please contact me at [rthomson@presidiotrust.gov](mailto:rthomson@presidiotrust.gov). I am working both in the park and remotely, 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". The signature is fluid and cursive, with the first letter "R" being large and prominent.

Rob Thomson  
Federal Preservation Officer, Presidio Trust



# Cultural Resource Management 2022 Annual Report

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

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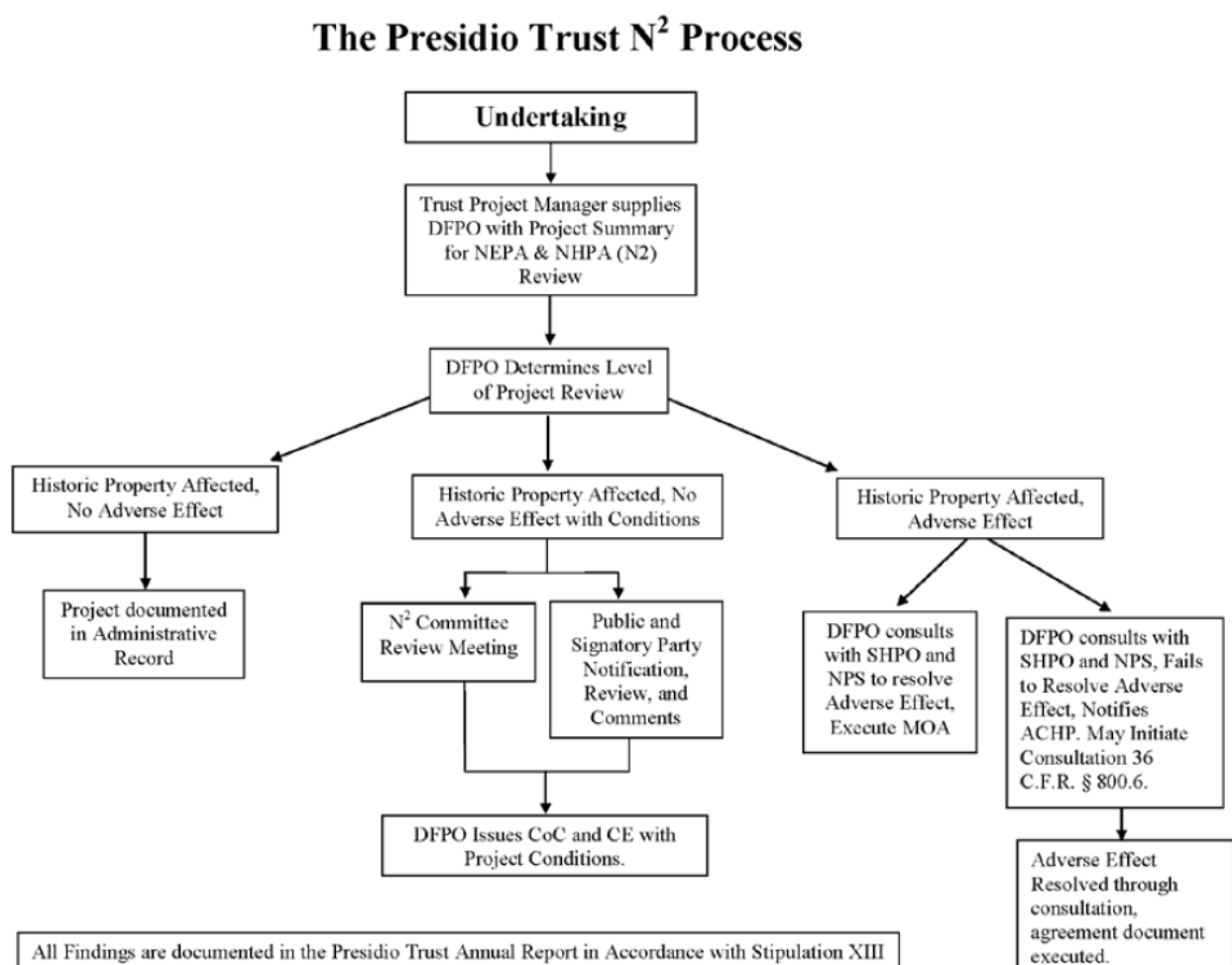
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# 1 The Presidio Trust N<sup>2</sup> Review Process

## 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 N<sup>2</sup> Process.



**FIGURE 1: N<sup>2</sup> 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 on, 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 N<sup>2</sup> Project Screening Form

The Project Screening Form (Appendix B) is available to all Trust staff on the Planning and Compliance SharePoint page, the Trust's internal web site. Based on information provided in the Planning Review Project Submittal form, the compliance team may request additional detail to support its analysis, particularly for projects expected to receive full N<sup>2</sup> review. The Trust N<sup>2</sup> compliance team uses the screening form for this 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 N<sup>2</sup> 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.

Upon receipt of a project proposal, 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." (Stipulation IV.C.1.f.i.) Complex or multi-phase projects (such as building rehabilitations) require full N<sup>2</sup> committee review, which would trigger the preparation of a screening form. (Stipulation IV.C.1.f.ii.) An N<sup>2</sup> 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.

The purpose of the screening form is to provide the resource specialists tasked with reviewing projects for NEPA and NHPA compliance with detailed information about project proposals prior to the N<sup>2</sup> 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.

## 1.3 N<sup>2</sup> Meeting

Project managers may use the weekly N<sup>2</sup> meeting to 1) review their project at the scoping stage to assist them in refining their project or, 2) present their proposal to the N<sup>2</sup> team for comments on projects requiring a planning record and compliance documentation. N<sup>2</sup> 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 within timeframes specified in Stipulation IV.C.1.f.ii.b and c.

In 2022, the Presidio Trust N<sup>2</sup> Review Team was comprised of the following resource specialists:

#### Compliance

Federal Preservation Officer (FPO): Rob Thomson

Historic Compliance Coordinator: Megan Borthwick/Lauren Golden

NEPA Compliance Manager: John Pelka

Archeologist: Kari Jones

Archaeological Specialists: Edward De Haro, GeorgeAnn DeAntoni

Curator: Liz Melicker

#### Legal Division

Senior Deputy General Counsel: John Mackel

#### Building & Landscape Stewardship

Director of Landscape Stewardship: Eric Love

Associate Director of Natural Resources: Lew Stringer

Supervisory Natural Resources Management Specialist: Brian Hildebidle

Forestry Supervisor/Forester: Steve Duffy

Integrated Pest Management Specialist: Christa Conforti

Wildlife Ecologist: Jonathan Young

#### Park Division

Associate Director of Building and Landscape Rehabilitation: Genevieve Bantle

Project Manager – Architecture: Brynn McMillan

Director of Park Design, Infrastructure & Development: Catherine Reilly

Environmental Remediation Project Manager: Nina Larssen

Director of Planning and Compliance: Prakash Pinto

Transportation Manager: Amy Marshall

Transportation Engineer: Matt Starkey/Vacant (pending staff replacement)

Following a full-review N<sup>2</sup> meeting, Trust compliance staff will document meeting minutes and conditions required to support a Categorical Exclusion and Certificate of Compliance, and circulate draft minutes to the N<sup>2</sup> 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 N<sup>2</sup> 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 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 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 2022

Stipulation IV of the PA describes how undertakings are reviewed at the Trust including repetitive and low impact activities, administrative level reviews, projects requiring an EA or EIS, Tax Credit Projects, and other projects that fall outside of these categories. This section documents all projects reviewed under Stipulation IV in calendar year 2022, 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

##### **Post-Pandemic Presidio Slow Streets (22-027)**

The Presidio Slow Streets (Slow Streets or program) was initially developed to provide additional socially distant exercise during the COVID-19 pandemic (20-041). The program installed temporary measures along five roadways within the park to reduce through traffic and prioritize walking and biking. The program evolved from a loop of full roadway closures to targeted closures with most roadways reopened for limited traffic. The change allowed people to drive to destinations for short distances on the Slow Streets, while encouraging multi-modal use of the roadways. Based on strong public support received in over 700 comments, Slow Streets will continue to remain in place as the pandemic conditions diminish. The proposed design will serve park needs and priorities by maintaining full road closures on Washington Boulevard from Lincoln Boulevard to Kobbe Avenue, the two cul-de-sacs on West Pacific near the Presidio Wall Playground, and the full length of Barnard Avenue. The remaining sections of roadways will receive new pavement markings, signage, and traffic calming treatments to reduce vehicular speeds and maintain the low volumes that make the Slow Streets comfortable for a

variety of modes of transportation. The Trust will continue to collect data and engage the public to evaluate the program and adjust where needed.



FIGURE 2: MAP OF PRESIDIO SLOW STREETS

## 2.1.2 Rehabilitation and Tenant Improvements

### Rehabilitation of East Mason Street Warehouses for Office/Commercial Use (21-042)

The Trust reviewed the rehabilitation of the East Mason Street Warehouses in 2021, and construction continued throughout 2022. The East Mason Street Warehouses (buildings 1182 through 1188) comprise a distinctive row of seven mostly identical structures constructed concurrently in 1917-1919 as a warehouse complex. The NHLDC-contributing buildings, which align with Mason Street at the Marina Gate, have undergone some prior alterations that have added partitions and connections between adjacent buildings to facilitate U.S. Army storage and office uses but retain moderate to high levels of integrity. With the exception of a previous office and warehouse use in two of the buildings, the warehouses have been mostly vacant since 1994. This project will fully rehabilitate the buildings and associated site area for office/commercial occupancy by one or multiple tenants, consistent with Trust long range planning objectives, current applicable building standards and market factors. The design approach will result in a fully rehabilitated and structurally upgraded “warm shell” with common core(s) and systems as is typically required by the Trust for code-compliant occupancy for the use types noted.





**FIGURE 3: STAFF TOUR OF EAST MASON WAREHOUSE PROJECT**

The rehabilitation approach retains all interior and exterior character defining features, and new elements (building systems, common area cores, restrooms, storefront entries, circulation elements, exterior ramps and raised decking) are compatibly designed. New window and skylight openings will re-establish existing openings that were covered over during the U.S. Army era and allow for additional natural light in select areas. Existing historic windows will be

retained and repaired. All work will comply with Secretary of Interior Standards for Rehabilitation, Presidio Trust Management Plan planning principles, and project-specific rehabilitation guidelines and treatment recommendations. Building specific tenant improvements (TIs) will follow to accommodate future tenants will be subject to additional environmental review. The site's vehicular circulation and parking lot (for 210 cars) were previously evaluated and constructed as part of the Presidio Parkway project.

Project highlights in 2022 include completion of all soft demolition; construction of structural upgrades at the interiors and at the building foundations; exterior stabilization and paint; window restoration/replacement-in-kind; new roofs; and utility upgrades. The contractor will deliver the “warm shell” buildings by summer 2023, with leasing activity and tenant improvement proposals running concurrently. We look forward to updating you on the finished product in the 2023 report.



**FIGURE 4: CULTURAL RESOURCES STAFF DISCUSSING HISTORY OF EAST MASON WAREHOUSES**



**Building 49 Leasing Improvements (22-010)**

Historic Building 49 (Officers Family Housing, 1882) previously used as Presidio staff offices, will be leased out for commercial use. In preparation of leasing the building, the Presidio Trust will add a bathroom, upgrade fire life safety systems, and improve landscaping. A partition wall will be constructed in a current office space to create a bathroom. New tile flooring and wainscot, exhaust fan, plumbing, toilet, sink, and mirror will be installed in the new bathroom. The fire/life safety system will be replaced with newer equipment.

**Baker Beach Four to Two Bedroom Apartment Conversion (22-012)**

Prior to the Trust, the U.S. Army demolished adjoining walls in many two-bedroom units in the historic Baker Beach Apartments (1953) to create four-bedroom units. The Trust considers subdividing dwelling units as an important strategy for replacing housing. This project will convert 36 four-bedroom units back into two-bedroom units, creating an additional 36 rental units. The work will restore the adjoining wall between the units, relocate the front entrance to the original location, and add a kitchen in the original location. The 36 units will be converted as they become vacant.

**Building 37 Deck Improvements (22-032)**

The Trust will replace existing exterior decks and provide guardrail improvements at historic building 37 (Administrative Offices, 1941) to address deteriorated conditions and code deficiencies. The work includes removing and replacing three short decks and stairs at the first floor, north ends of building wings; removing and replacing three tall decks at the second floor, north ends of building wings (non-compliant stairs to remain); installing new code compliant guardrails and handrails at all decks and stairs; and painting.

**Buildings 2, 102, and 40 Pre-Rehabilitation Exploratory Investigations (22-042)**

Buildings 2 (Old Post hospital), 102 (Montgomery Street Barracks), and 40 (Bachelor Officers quarters) are contributing historic structures to the NHLD constructed in 1862, 1895-97, and 1941 respectively. The buildings have undergone some prior (pre-Trust) alterations that have added partitions, offices, rooms, etc. to facilitate other uses. Except for occasional partial and itinerate use, these buildings have been mostly vacant since 1994. The Trust will perform geotechnical investigations and interior structural testing for the three buildings prior to their planned rehabilitation in 2023. To evaluate subsurface conditions, crews will conduct drilling adjacent to each building, and perform interior structural testing (masonry push tests and mortar sampling) at suitable and accessible locations to best obtain the necessary information to guide the structural design. Hazardous materials identification for future remediation and select soft demolition will also be performed. Removal or alterations to historic fabric will be limited to discrete testing locations. All work will be performed with Trust oversight.

**Building 135 Golden Gate Club Elevator Replacement (23-004)**

The Trust will replace the elevator in historic building 135 (Noncommissioned Officers' Club, 1949) which has reached the end of its usable life. The existing elevator uses a hydraulic system to move people and materials from the basement to the second floor. The hydraulic system has become increasingly difficult to maintain because parts are now obsolete. A new elevator will reuse the existing elevator shaft but will use electric machinery. The associated electrical equipment for the new elevator will be installed in the elevator control room and basement. No exterior work will be performed.

**Buildings 39, 86, 87 Telephone Entry Card Access Upgrade (23-006)**

Wireless card readers are used on the Trust's commercially leased spaces to ensure that only tenants and authorized visitors have access to buildings. The Trust will upgrade card readers at 22 access doors on historic buildings 39 (Barracks, 1940), 86 (Barracks, 1862), and 87 (Barracks, 1862). Existing conduit will be reused to the greatest extent possible, but the footprint of the upgraded equipment will vary from the existing. In building 39, additional telephone entries and panic door hardware will be added on the rear of the building. In buildings 86 and 87, two new telephone entries with card readers will be added to the front of the main lobby and rear access door. Additional card readers will be added to the exterior bathroom doors. Cabling will follow the existing pathways to the closest extent possible.

### 2.1.3 Maintenance and Stabilization

#### **Minor Concrete Detail Design and Testing at Fort Scott (22-019)**

This project will design a new construction detail for minor concrete elements, including sidewalk, curb, gutter, and driveway curb cuts. The objectives are to develop a design detail that is not only more cost effective but is also more environmentally sustainable without compromising durability. Different concrete mixes will be used to develop alternatives to the Trust's current sidewalk specifications and a life cycle assessment will be conducted to compare the alternatives. The current detail and the alternatives will be installed on sidewalk sections in front of buildings 1205, 1206, 1207, and 1208 to assess their performance, including driving over the sidewalks to inform the selection and design of a new sidewalk detail.

#### **Lyon Vallejo Boundary Wall Renewal (23-007)**

A portion of the historic stone boundary wall at Lyon and Vallejo Streets collapsed in 2021. The Trust will reconstruct the entire width of Vallejo Street with modifications to the original design necessary to improve the stormwater drainage that likely caused the collapse. The Trust will drill new concrete piers, install new concrete ledge, and new drainpipe behind the wall. The new section of wall will be built using shotcrete and a stone veneer that will match the appearance of the historic wall.



**FIGURE 5: LYON-VALLEJO BOUNDARY WALL COLLAPSE, NOVEMBER 2020**

### 2.1.4 Landscape and Conservation

#### **Bowley Stand Phase I Reforestation (22-004)**

This project is the first of 5 reforestation phases within this stand adjacent to Lincoln Boulevard near Baker Beach in the VMP Historic Forest Management Zone. The project is in response to Pitch Canker disease that adversely effects Monterey Pine and is already established within the surrounding forests and this over mature and senescent stand. Approximately 75 dead and declining Monterey Pine Trees

will be removed on .97 acres on the north side of the stand. Most of the woody material will be removed from the site and stumps will be ground below grade. Roughly 500 yards of Trust compost will be applied as soil amendment and drip irrigation will be installed for establishing approximately 100 pines of mixed species. The trees will be maintained for 5 to 8 years and will include periodic thinning to achieve 30 to 50 trees per acre at maturity.

#### **Park Stand Phase V Reforestation (22-005)**

The Park Stand is situated within the broad loop of Park Boulevard west of the National Cemetery is one of the key historic forest stands in the Presidio. The Monterey Cypress trees within the stand have unusual visual quality and provide a visual barrier to the National Cemetery. However, trees in the stand are characterized by a very low percentage of live crowns, limiting the vigor of the old trees that are now over maturity. This project is the fifth of six reforestation phases that will remove and restore approximately 75 rapidly declining Monterey Cypress on approximately .83 acres just west of the previous phases. Approximately 100 new Monterey Cypress trees will be planted. Trees will be established over a 5-to-8-year period with subsequent thinning to arrive at roughly 30 to 50 trees per acre. As with other phases, removal of the existing trees and replanting and management of the replacement trees will follow UC Berkeley Professor Joe McBride's recommendations in his 2016 definitive study of the stand. The Park Trail through the area will be intermittently closed for public safety during tree removal.

#### **Park Stand Phase VI Reforestation (22-006)**

The Park Stand is situated within the broad loop of Park Boulevard, west of the National Cemetery, and is one of the key historic forest stands in the Presidio. As discussed above and within the VMP, maintenance of this stand is of particular importance. Trees on the windward margins of the stand have been subject to wind throw in recent years. Many leaning trees within the stand present windfall and wind breakage hazards to people using the Park Boulevard Trail through the forest. This project is the sixth and final reforestation phase that will remove and restore approximately 70 rapidly declining Monterey Cypress trees on approximately .81 acres just north of the Park Stand Phase V site. Approximately 100 Monterey Cypress trees will be planted. Trees will be established over a 5- to 8-year period with subsequent thinning to arrive at roughly 30 to 50 trees per acre. As with other phases, removal of the existing trees and the replanting and management of the replacement trees will follow Dr. McBride's recommendations. The Park Boulevard trail through the area will be intermittently closed for public safety during tree Removal.

#### **Mountain Lake East Arm Eucalyptus Reforestation (22-018)**

The Tasmanian Blue Gum Eucalyptus stand along the east arm of Mountain Lake is a relatively unknown section of the Historic Forest within the Presidio. The Eucalyptus form a buffer between the Presidio Golf Course and the Mountain Lake Trail. The trees are typical of the U.S. Army's overcrowded planting strategy and poor maintenance, which has led to a low percentage of live crown ratio that has limited the vigor of each tree within the stand. Recent windthrows have begun to open the canopy of the stand, resulting in continued failures as the remaining trees are subjected to new wind loads, they cannot withstand. The proximity to the West Pacific Wall and adjacent properties requires immediate attention to limit further damage. To preserve the historic character of the stand, approximately 100 Eucalyptus within 150 feet of the adjacent properties will be removed and replaced with reduced numbers of smaller stature Eucalyptus and a diversified native understory. The Mountain Lake Trail will be closed during the removal process.

### **Bowley Stand Phase II Reforestation (22-023)**

This project is the second of five reforestation phases within the Bowley Stand adjacent to Lincoln Boulevard near Baker Beach in the VMP Historic Forest Management Zone. The project is in response to pitch canker disease that harms Monterey Pines in this over mature and senescent stand and as established within the surrounding forests. Between 20 and 30 dead and declining Monterey Pine trees will be removed on the .82 acres just south of the Phase I project (22-004). Most of the woody material will be removed from the site and stumps will be ground below grade. Roughly 500 yards of Trust compost will be applied as soil amendment and drip irrigation will be installed for establishing approximately 100 pines of mixed species. The trees will be maintained for 5 to 8 years and will include periodic thinning to achieve 30 to 50 trees per acre when mature.

### **Calvary Bowl Phase II Reforestation (22-024)**

This project is the second phase of reforestation within the Calvary Bowl Stand on the east edge of Cavalry Bowl in the VMP Historic Forest Management Zone. Approximately 40 rapidly declining Monterey Pine trees near the end of their lifespan will be removed on .85 acres in the southwest corner of the stand just south of the Phase I project (20-042). Most of the woody material will be removed from the site and stumps will be ground below grade. Some healthy Monterey Cypress trees will be retained within the site to promote a mixed age stand. Roughly 500 yards of compost will be applied as soil amendment and drip irrigation will be installed for establishing 100 to 150 Monterey Cypress and Pine tree seedlings. A diversified understory of native plants will also be established to boost biodiversity. The site will be maintained for a period of 5 to 8 years and will be thinned to arrive at 30 to 50 trees per acre when mature.

### **Thomas Avenue Phase III Reforestation (22-026)**

This project is the final phase of reforestation along Thomas Avenue within the Infantry Terrace neighborhood in the VMP Historic Forest and Landscape Vegetation Management Zones. Over mature trees within the site are failing and damaging the adjacent high voltage powerline and pose a threat to a nearby garage (historic building 375, 1939). Between 40 and 50 Monterey Cypress trees will be removed on .5 acres northeast of the Phase I and II projects (17-024 and 18-023, respectively). Most of the woody material will be removed from the site, however the stumps will remain to aid in slope stabilization. Erosion control will also include wattle bundles and sterile straw. Where feasible, Trust compost will be applied as soil amendment and followed with drip irrigation. Replanting will be consistent with prior phases and include small stature tree species (Gowen, Sargent, and Santa Cruz Cypress) to reduce conflicts with the powerline and garage. Approximately 50 trees will be replanted and thinned to roughly half that over the next 10 years.



**FIGURE 6: THOMAS AVENUE REFORESTATION**



### **Inspiration Point Native Plant Restoration (22-036)**

Vegetation restoration at Inspiration Point began in the mid-1990s and continues through ongoing stewardship to this day. Initially aimed at maintaining the site's historic views, it evolved to also focus on restoring the site's important native grassland habitats. In 2000, approximately two acres of over 100 trees were removed from the north-facing slope below the Inspiration Point parking area. The trees were primarily Monterey Pines, which the U.S. Army planted in the late 1800s. While native in other areas of California, these trees were not historically found in the Presidio and are invasive within serpentine grassland habitat. This 1/5-acre parcel within the Vegetation Management Plan (VMP) Native Plant Communities Zone contains a mix of mature and declining conifers (Monterey cypress and pines) and acacias. This project will preserve selected specimen trees, remove the exotic and undesirable species, then replant with 40 species of native oak, woodland, and coastal shrub plants to connect with the larger site.

### **Sumner Avenue Oak Reclamation (22-037)**

A primary objective of the Vegetation Management Plan (VMP) is to protect, restore, and increase the area of native plant communities in the Presidio by removing threats to native species, repairing damage to habitat, and increasing reproductive success. This 0.6-acre parcel within the Native Plant Communities Zone consists of a mix of mature and declining Monterey cypress and pines with coast live oaks and exotic species (acacias and English ivy) underneath. This project will remove the declining conifers, acacias, and English Ivy from the parcel to allow the coast live oaks to compete and fully develop. For two years following tree removal, staff will remove English ivy resprouts and establish native grasses, forbs, and low shrubs around the remaining oaks.



**FIGURE 7: SUMNER AVE OAK RECLAMATION**

### **Specialists Bee and Host Plants Study (22-041)**

Urban habitats can contain healthy biodiverse communities of plants and animals and serve as a place where we can have access to and connect with nature. Wild bees play an important role in urban areas through their pollination of plants, which in turn, provide food and shelter for other wildlife and us. However, these critical bee species are in decline around the world due to disease, habitat destruction, pesticides, exotic species, urbanization, and other stressors. To counter this, decline the Trust is increasing efforts to preserve and create habitat for wild bees in the designed landscape. This study aims to enhance the biodiversity potential of small weedy plots by planting natives, or of landscaped sites by allowing for the habitat use of existing ornamental plantings, and then by adding relatively small additions of high-habitat-value native plants. The information gained will be used to help inform and guide our future plantings within the designed landscape and document changes in biodiversity as a

result of this work. The data will be shared with others in the broader parks and land management community. The study is a collaboration between the Trust and San Francisco State University.

#### **Presidio Gate Landscape Improvements (22-043)**

This project will improve accessibility and pedestrian safety at the southern terminus of Lovers Lane at the Presidio Gate. Currently, pedestrians entering the Presidio on the west side of the Presidio Gate must first step down from the curb then walk in the parking aisle. On the south side of the gate, a curb ramp at the sidewalk and a curbed island in the road will be installed to separate pedestrians from vehicles. On the north side of the gate, a small flat paved area and a trail kiosk will be provided. Along Presidio Boulevard, a curbed area with gravel mulch will separate pedestrians from the road. Between the existing pilaster and iron fence, a sloped walkway will connect the new flat areas located north and south of the pilaster. The low end of the sloped walkway will be approximately 6 inches lower than the existing conditions. The segment of Lovers Lane just north of the gate will be reconstructed to match grade. The non-historic cobble borders along the trail segment will be removed and replaced by concrete. Improvements on city property will require SFDPW approval.

#### **As-Needed Erosion and Sediment Controls (23-007)**

Contractors under Trust oversight will perform installation and repair of erosion and sediment control and housekeeping measures on an as-needed basis parkwide. A typical task order would be installing wattles, minor re-grading with hand tools, applying compost and seeding to eliminate preferential flow paths in a defined area. Measures will be installed compliant with best management practices and best available technology. Work will be performed in accordance with Trust specifications including construction restrictions, archeological protection, safety requirements, temporary facilities controls, and tree and plant protection.

### **2.1.5 Transportation and Utilities**

#### **Amatary Loop Storm Drainage Improvements (22-017)**

Originally, the Amatary Loop storm drain system collected stormwater runoff from upper Amatary Loop and conveyed the water via pipes to an outlet north of Park Boulevard. The storm drain system has failed over time and segments of it have been replaced or modified. Currently, the storm drain discharges onto lower Amatary Loop, releasing water onto the road and crosswalk, and adding to erosion along the Park Trail. The storm drain inlet and pipe in Park Boulevard appear to be nonfunctional. This project will redirect and disperse storm water runoff as it was originally intended at the hillside north of Park Boulevard, remove runoff from lower Amatary Loop and Park Boulevard, and reduce the risk of erosion at the Park Trail. The scope of work includes abandoning old storm drains and a drain inlet, and installing approximately 216 linear feet of storm drain, 5 storm drain inlets and 1 storm drain outlet. This project is part of a larger effort to address sources of erosion along the Park Trail in advance of resurfacing the trail. Those additional efforts will be submitted as separate projects for environmental review as plans develop.

#### **Parking Implementation at Building 610- Sports Basement (22-028)**

The Trust manages parking in the Presidio to ensure that parking serves our tenants, achieves vehicle trip reductions through a mode shift to higher occupancy vehicles and alternative transportation (such as walking, biking, and transit), and generates revenue to support providing transportation services. Limited parking is available throughout the Presidio near visitor destinations. This project will install 3 parking pay stations and 9 "Permit Parking Only" signs within the Sports Basement parking lot, one of

the last free parking areas within the park. Drivers will need to purchase from one of the pay stations and display an hourly (up to 2 hours) parking permit that corresponds to the zone number shown on the posted signs. Parking will be regulated from 8am to 6pm seven days a week (except Federal holidays) and enforced by the United States Park Police.

#### **PG&E Gas Service Cut-Off on Mason Street (22-033)**

PG&E will be terminating the gas service at the East Mason Warehouses (21-042) and will need to cap the lateral at the gas main. PG&E will cut off 69 feet of 1 ¼ inch and 64 feet of 1-inch existing plastic underground gas service and install two electronic markers at two locations along Mason Street. A crew of three to four personnel will cut off the existing service and install the underground markers using excavation equipment (i.e. backhoe, jackhammers, concrete saws, etc.). The crew will excavate four 5'x5'x4' wellholes. The crew will then cut off the existing service, install the electronic markers, and backfill the entire excavated area to the required grade with spoils from the excavation. Ground disturbance (excavation) will be limited to approximately 50 square feet, up to a depth of 4 feet at each location. Ground disturbance and spoils will be minimal. The crew will return all disturbed areas to their pre-existing contours and no spoils will be left behind. No vegetation removal is required, and a traffic control plan will be in place. The project is expected to last one to two days for each location.

#### **Access Barrier Remediation (Horizontal Sawcutting) (22-045)**

The Trust intends to make accessibility improvements over the coming decades. This project will remove accessibility barriers/trip hazards on sidewalks that have been identified in a Public Right of Way Access Compliance Assessment. The work will entail horizontal sawcutting at approximately 400 locations park-wide to correct high priority offset sidewalk panels (i.e., those that have an abrupt change in level of at least one-quarter of an inch). Sawcutting is an alternative to removal and replacement of the sidewalk panels, which is costly, disruptive, and time consuming. While many of the sidewalks are contributors to the NHLD, all repairs will be replacement-in-kind and will not alter character defining features. Utilizing this horizontal sawcutting approach in locations that the Trust might not otherwise address for many years will allow the Trust to cost-effectively address these access barriers – either as an interim or possibly permanent solution – and to quickly make progress on accessibility improvements.

#### **Temporary Transit Center Bus Shelters Relocation (22-046)**

Now that Presidio Tunnel Tops is open and bus service has resumed at the Presidio Transit Center, the temporary transit center in the north end of the Anza parking lot (project 19-050) has been demolished and its two bus shelters need to be relocated to other sites within the park. An evaluation of alternative sites based on passenger use, site conditions, and potential improvements to the visitor experience identified two sites as preferred: 1) next to the kiosk and bench just outside Building 1750 on Lincoln Boulevard near the Lobos Creek Valley/25<sup>th</sup> Avenue Gate; and 2) the existing bus pad on Letterman Drive across from the Letterman Digital Arts Center. The work will include disassembling, transporting, and installing the bus shelters on new/enlarged pads at the two sites. The Trust will coordinate with NPS staff at the Building 1750 site to avoid natural resource impacts within the Lobos Creek Valley.

#### **Emergency Backfeed Project (22-048)**

This project consists of installing two backfeeds that will allow the Trust to restore power to areas served by two substations in the event of a catastrophic failure. Backfeed 1 will connect the 4kv circuits on Funston and Mesa Streets to feed into part of the substation 107 and 568 distribution systems from substation 70. This backfeed will require installation of a primary switch and approximately 250 feet of underground cabling from building 63 (Presidio YMCA) to building 38. Backfeed 2 will install a 12kv-4kv transformer at Moraga and Infantry Terrace to connect the 12kv system to the 4kv through an existing

switch. The Contractor will adhere to all project specifications, including temporary tree and plan protection and earthwork observation by a Trust archeologist as warranted.

#### **Eco-Counter Traffic Counter Installation (23-001)**

The Trust will install a combination of pedestrian, bicycle, and/or vehicle traffic counters at five park entry locations and two Golden Gate Bridge, Highway & Transportation District locations. The automated counters will make it possible to understand how many people visit the park each day and what gates are being used most often by park users. The data will be used to capture seasonal trends, plan future transportation infrastructure, and communicate with the public. The project also includes installing pole-mounted cameras with the capacity to count and classify bicycles, pedestrians, and vehicles. Work is to be completed by an electrical contractor with experience installing traffic signals systems.

#### **Battery Electric Bus Charging Station Installation (23-002)**

The Trust will install a charger and supporting transformer to service its new battery electric bus as part of the PresidioGo fleet. The transformer will replace an existing piece of equipment on a new concrete pad in the lawn area of the Presidio Fire Station. The charger and pad will be located adjacent to the south edge of the parking lot north of building 218, proximate to the Transit Center. The work will include excavating the for the concrete pads, installing equipment, and connecting to underground utilities.



**FIGURE 8: ELECTRIC BUS CHARGING STATION**



## 2.1.6 Property Management and Visitor Services

### **Department of Public Safety (DPS) Training Program (22-020)**

The Trust's Department of Public Safety will temporarily use unoccupied and empty buildings to conduct public safety training and exercise as part of a long-range plan to enhance capacity and preparedness and seek grant funding from the Department of Homeland Security. The nine subject buildings, all contributors to the NHLD include 1051 Edie, 1060 Thornburg, 1204-1208 Ralston, 1218 Ralson, and 649 Mason. The trainings will be short in duration (generally less than one day) and include search techniques walking through buildings, light foot traffic, and training props to mimic reality. Fuel sources, forced entries, and destructive aids like percussion or auditory equipment will not be permitted. The use of simulation rounds are permitted as long as they are of low velocity and non-destructive projectile. No building alterations or attachments will be made. Other agencies that will participate include the U.S. Park Police, the San Francisco Fire Department, and the San Francisco Police Department. Each training will be reviewed on a case-by-case basis to identify protective measure to avoid physical damage to the individual buildings.

### **Building 100 Futures Without Violence Courage Museum (22-021)**

Futures Without Violence (tenant formerly known as the International Center to End Violence) will modify their existing first floor gallery space in historic building 100 (Enlisted Barracks, 1909) for the Courage Museum. The 5,332 square-foot museum will accommodate new exhibits to encourage visitors to imagine a world without violence, hate, and discrimination. Approximately 1,247 square feet of the south wing and basement will be modified for museum support. Existing restroom partitions will be modified for gender inclusive facilities open to the public. The addition of a new ramp at the front of the building will provide accessible access. Additional scope items include tenant improvements for shell spaces (including new wall openings), an automatic fire sprinkler system, fire alarm system, low voltage wiring and distribution systems, security system, non-structural items and equipment anchorage, and exterior building identification signs. The exhibition space was previously evaluated in the 2007 Environmental Assessment.



**FIGURE 9: POP UP FOOD VENDOR AT TUNNEL TOPS,  
PHOTO BY TRUST VOLUNTEER DAN FRIEDMAN**

### **Presidio Pop Up (22-029)**

The Trust is seeking to Bay Area mobile food businesses (vendors) to offer outdoor daily food service at Presidio Tunnel Tops until more permanent food service is established within the next 2 years at 2 buildings (201 and 215) within the site. Up to 14 vendors at any time are expected to serve between 900 and 2,300 diners per day (depending on day of week and season) from 9am to 6pm, 7 days per week. Food options will be family friendly and easy to eat, celebrate the diverse cultures and cuisines of the Bay Area at approachable prices, and include carts, trailers, trucks and tents at several locations in and around the site. Vendors must adhere to the Trust's sustainability practices, including but not limited to

use of compostable disposables, no single serve condiments, no single use plastic water bottles, responsible waste and grey water management practices. The Trust will monitor the event and may implement additional measures to prevent waste and promote recycling and composting.

#### **Landfill 10 Cap Maintenance North of Lobos Creek Overlook (22-038)**

The landfill 10 cap north of the Lobos Creek Overlook and west of Building 1801 (Presidio Landmark Apartments) has been eroding over time mostly due to a social trail and stormwater runoff. This project will close the social trail with a combination of signs, temporary fence, and logs at the top and bottom of the social trail. Maintenance of the cap will be performed including scarifying the surface, placing and compacting approved clean soil to original construction specifications, and placement of erosion controls and new plantings. Encountering debris fill is not anticipated. A new trail will be aligned to avoid the steepest section of the cap.

#### **Building 1030 Swords to Plowshares Hotspot Removal (22-039)**

A relatively small hot spot of lead-contaminated soil on the north side of building 1030 (Swords to Plowshares Veterans Academy or residents) will be removed. Excavation is anticipated to generate approximately 8 cubic yards of soil that will be tested and disposed of properly at an off-site permitted waste facility. Maximum excavation depth is 2.5 feet below ground surface. Clean fill material will be used to backfill the hole. Work will be coordinated with landscape improvements in the area. Residents will be notified of the soil cleanup and construction mitigation measures will be implemented to ensure a safe work site. A Land Use Control (FS6B LUC) is present, and the Department of Toxic Substances Control has been notified.

#### **Presidio Golf Course Entry and Event Signs (22-044)**

The Presidio Golf Course has site specific constraints that make wayfinding difficult, including its large setback from Arguello Boulevard. The existing entry signs for the golf course at Finley and Arguello are not entirely visible and do little to help visitors find their way to the golf course. In addition, the signs are outdated, inconsistent with existing Trust sign standards, and in disrepair. The existing sign will be removed and replaced with two signs that are simple and unassuming and fit into the uniform and cohesive design scheme for the Presidio. The placement of the signs will minimize intrusion on the cultural landscape.

#### **Building 1471 Central Magazine Door Retrofit (23-003)**

The Trust uses a portion of the historic Central Magazine (building 1471, artillery storage, 1938) for hazardous material storage prior to shipping for disposal. Its passive ventilation system, a series of small tubes cast into the ceiling, is insufficient to ventilate the space in its current use. The Trust will install a custom perforated metal door to the opening to improve indoor air quality. The door will be secured to the concrete with a custom latch designed to integrate into the original blast door latches without modifying the original blast doors. Installation will require drilling anchors into the concrete wall on the north side of the southernmost doorway of the structure.

## 2.2 Tenant Directed Projects

### 2.2.1 COVID-19 Response

#### **Building 563 Outdoor Patio (22-008)**

To better serve customers during the COVID-19 pandemic, the Presidio Social Club (Building 563, Barracks, 1903) constructed a temporary outdoor patio behind the building under a flexible space permit (2020). With the continuing uncertainty of the pandemic and the success of outdoor dining, the Presidio Social Club will make the outdoor patio permanent. An electrical system upgrade and vegetation clearing will be completed to facilitate permanent use.

### 2.2.2 Rehabilitation and Tenant Improvements

#### **Building 104 Temporary Sidewalk Ramp (22-009)**

Disney Museum (Building 104 tenant) will construct a temporary (approximately 3 months) ramp on the sidewalk behind Building 104 (Barracks, 1897) to allow for pedestrian use during repair of underground lines. Chilled water hoses will run from building 104 to Building 108 for the duration of the repair.

#### **Building 50 Colibri Restaurant Tenant Improvements (22-011)**

New hospitality tenant (PRESMEX LLC) will make limited alterations to the former Arguello restaurant a Building 50 (Officer's Club) to open and operate Colibri, a Mexican bistro. The restaurant will utilize the existing commercial kitchen, main dining room, the Anza room, courtyard, entrance, and the area surrounding the tree near the front entrance. New signage, lighting, painting, fixtures, and TVs will be installed. The project will provide for unimpeded viewing of the Goldsworthy Earth Wall.

#### **Building 103 Pill Club Tenant Improvement (22-013)**

New tenant, The Pill Club, will complete tenant improvements on the south side of the first floor of Historic Building 103 (Barracks, 1896) to accommodate office use. Improvements include installation of partition walls to create a new conference room in the original mess hall and installation of a kitchenette in the south gallery, originally the dormitory.

#### **Building 215 Café Tenant Improvement (22-014)**

New hospitality tenant (PREXMEXLLC) will complete tenant improvements at non-historic building 215 to reopen the facility as a café (Il Parco) adjacent to Tunnel Tops. The scope of work includes the removal of existing partition walls, windows, service counter, and doors. New partition walls, decorative ceiling trusses, merchandise display, counter, door, to-go window, plumbing system, and a mechanical system and hood will be installed. The current building shell and pizza oven will be retained.

#### **Building 38 Suite 100 Tenant Improvement (22-015)**

New tenant (Bullpen Capital) will complete limited tenant improvements in historic Building 38 (Barracks, 1940) suite 100 to meet their office space needs. The scope of work includes reconfiguring the non-historic partition walls and entrance to create new office spaces and conference rooms.

**Building 644 Fort Point Beer Co. Corrective Work and Expansion (22-026)**

Fort Point Beer Company (tenant, formerly June SF, LLC) opened a 13,640 square foot small beer production facility in historic building 644 in 2013 (project 13-043). Since then, the tenant has modified the facility and use beyond what was approved in their initial application. The tenant now seeks to expand its operations from 10,000 to 16,000 barrels per year and perform corrective work to bring the facility up to current code. The tenant also wishes to extend its leased premises to include the south yard of the building for various mechanical equipment and material storage which is currently located inside the building. The equipment will be placed to avoid direct line of sight when viewed from Crissy Field and will include HVAC mechanical equipment, grain silos, and chemical storage. The building will remain closed to the public for retail sales.

**Building 103 Suite 200 Tenant Improvements (22-029)**

Edge and Node (new tenant) proposes to make tenant improvements to the second floor of historic building 103 (Barracks, 1896) in order to reconfigure the space for office use. Improvements include removal of non-historic fire rated vestibule walls surrounding the elevator on second floor; install new smoke screen on elevator; reconfigure entrance to room 201; upgrade middle stairs' demising to be structurally safe for tenant to use as seating; and remove all but two storefronts throughout second floor, including framing and drywall headers/side walls.

**Building 39 Suite 212 Tenant Improvements (22-031)**

CVC Capital (new tenant) intends to make interior alterations to Suite 212 in historic building 39 (Barracks, 1939). Interior work will entail a full gut renovation, including demo of existing HVAC, lighting/electrical, non-historic flooring, walls, and doors. New construction will include non-load bearing walls, new HVAC, new lighting and electrical throughout. Two new gender-neutral bathrooms will be added to the space. One of the bathrooms will also include an accessible shower. The Trust will add an exterior retractable ladder to the building's east elevation to address code required exiting separation.

**Building 387 Cow Hollow School Tenant Improvements (22-040)**

Cow Hollow School, a preschool in building 65 since 2005, intends to relocate and expand into non-historic building 387 (1989) in school year 2023/2024. The preschool will make limited improvements to the building prior to its relocation. The work includes a new skylight, minor cosmetic upgrades to the entry, fence removal/replacement in-kind, new exterior lighting, reconfiguration of some interior walls, new interior lighting, restroom renovation, new IT and security upgrades, and limited sprinkler updates.

**Building 39 South Exterior Ladder Installation (23-005)**

Proposed interior tenant improvements to suite 212 of historic building 39 (Barracks, 1939) (project 22-031) necessitate a second means of egress. Reconfiguring the building's interior would require extensive alterations that would adversely affect character defining features. Therefore, the Trust will install a retractable emergency exit ladder on the building's exterior, accessible through an existing window. The ladder will be fastened to the east facing wall adjacent to a chimney stack. A basement window well will be covered with a grate to create a safe landing pad. Landscaping will be altered to create a pathway from the ladder to the sidewalk, which is currently blocked by shrubs.

### 2.2.3 Cell Tower Modifications

**New Generator at T-Mobile Cell Site 7 (22-022)**

Due to the increased frequency and intensity of wildfires in California, T-Mobile is installing emergency generators at their cell sites to support emergency services and residents during power shutoffs and outages. The generators will provide power backup to improve local citizen safety and allow continued connection through times of no power. T-Mobile is proposing modifications (specifically, a new generator and a slightly larger concrete pad) to its Cell Site 7 at the former infrastructure shed (building 519) near the Broadway Gate. The generator will use a built-in 211-gallon fuel tank that will hold ultra-low sulfur diesel fuel. The diesel fueled generator meets or exceeds EPA Tier 4 Emissions Standards and no California Air Resources Board or BAAQMB certification is required. Construction, installation, and maintenance of the generator will comply with NFPA 110. A spill box and spill response kit, among other best management practices, will help contain or clean up incidental spills from refueling activities.

#### **Verizon Cell Site #24 Modifications to North MacArthur Tunnel (22-034)**

Verizon Wireless (Verizon) intends to modify its existing cell site located north of the MacArthur Tunnel along highly travelled U.S. Highway 101. Three existing LTE antennas will be removed and replaced by 6 new panel antennas on a 40-foot-tall monopole inaccessible by the general public. Two existing surge protectors will be removed, and 3 new surge protectors will be installed at the ground equipment area abutting the pole in Verizon's currently leased space. No additional excavation will be needed at this location. The work is a minor modification of an existing approved facility (project 17-015), which is an integral part of the existing Verizon Wireless network. The modifications will replace outdated (4G) technology to secure faster speeds and performance for the Verizon-serving public in the vicinity of the cell site.

#### **Verizon Cell Site #5 Modifications at 1254 Armistead Road (22-035)**

Verizon Wireless (Verizon) intends to modify its existing cell site located at 1254 Armistead Road by adding 3 radio units, removing 6 radio units, and adding 2 antennas to the 59-foot-tall tower. The tower currently facilitates both AT&T and Verizon. The project is a system upgrade of Verizon's existing network designed to enhance cellular coverage demands along highly travelled U.S. Highway 101 south of the Golden Gate Bridge. This minor modification of an existing approved facility (project 12-040) will not substantially change the physical dimensions of the cell site or tower (i.e., only new equipment will be attached to the tower; no ground disturbance or trenching is proposed). Verizon will be compliant with the FCC Rules and Regulations, as described in OET Bulletin 65, upon implementation of the modification.

#### **T-Mobile Cell Site #18 Co-Location Verizon Tower Building 1450**

T-Mobile will co-locate a cell site on Verizon Wireless's 165-foot-tall lattice tower east of building 1450 (project 15-019) to improve the coverage and capacity of its network in the Presidio. Verizon Wireless presently has twelve antennas installed at the top of the lattice tower. T-Mobile will add 6 new antennas and 6 corresponding radio units to the tower and an equipment area adjacent to the north side of the existing Verizon Wireless equipment area at the base of the tower. This area will be approximately 280 square feet enclosed by a 6-foot chain-link fence and will include two concrete pads on which equipment cabinets and a generator will be installed. All necessary power and telecommunications infrastructure servicing the cell site will be placed inside the equipment area and fed from the existing infrastructure on site via new conduits.



## 3 Projects Reviewed Under Stipulation IV and Requiring Additional Consultation

### 3.1 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). Construction slowed in 2020-21 but continued to make progress despite the COVID-19. Safety measures and protocols were put in place to continue construction through calendar year 2021 and toward the home stretch. Tunnel Tops opened to the public on July 17, 2022. Since the opening date, the new landscape has been extremely well-received by the visiting public, enjoying over 950,000 visitors between its opening and the end of the calendar year. The Trust submitted the final consultation requirement, a 100% CD record set for the project, to Signatory Parties in January 2023. The Trust thanks the signatory parties for your contributions and support, which helped make this long-envisioned project a success.



FIGURE 6: TUNNEL TOPS AERIAL, JULY 2022 (CHRIS CORNER, PRESIDIO TRUST)





**FIGURE 10: OUTPOST MEADOW DURING FLEET WEEK, (JODY SANFORD, PRESIDIO TRUST)**



**FIGURE 11: TUNNEL TOPS AND OUTPOST MEADOW, OPENING DAY JULY 2022**

More information about the Tunnel Tops project is available at: <http://www.presidio.gov/tunnel-tops>



## 4 Agreement Document Updates

### 4.1 Doyle Drive Replacement

Roadway construction for the Doyle Drive replacement project concluded in 2018 and the Treatment Oversight Panel (TOP) met for the final time in 2019. The Trust completed construction of landscaping at the Girard Road Entrance and plans for the Battery Bluff Multi-Use Trail in 2020.

The Battery Bluff Multi-Use Trail highlights four previously inaccessible 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 initiated stabilization and preservation work on the batteries in coordination with the Doyle Drive landscape project in late 2021, following N2 review of the work in March 2021 (21-018). The multi-use trail, picnic and landscape areas opened to the public on April 23, 2022, to rave reviews from park users. With the opening of Battery Bluff and Tunnel Tops in 2022, the Doyle Drive replacement projects in the Presidio have come to a close.



FIGURE 12: PICNIC AREA AT BATTERY BLUFF, SEPTEMBER 2022





**FIGURE 13: BATTERY BLUFFS OPENING DAY, APRIL 2022, PHOTO BY RACHEL STYER**



**FIGURE 14: BATTERY BLUFFS OPENING DAY, APRIL 2022, PHOTO BY RACHEL STYER**

## 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 Theatre<sup>1</sup>). The Presidio Chapel project remains in the design phase, with further progress pending fundraising efforts by the tenants. No work has been planned or completed on the Presidio Lodge project (not to be confused with the rehabilitation of Building 105 as the “Lodge at the Presidio” in 2018). 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. The Trust is currently evaluating its project plans for 2023 to determine the utility of circulating a renewed PA-MPU prior to the renewal of the agency-wide PA in 2024. Please look for updates on this front later in 2023.

## 4.3 Presidio Trust Programmatic Agreement

The Programmatic Agreement for the Presidio Trust Management Plan (PTPA) is scheduled to expire on December 31, 2024. The Trust will update parties with a consultation plan to renew this document in next year’s report.

# 5 Identification, Evaluation, and Documentation of Potential Historic Properties

The limited scope NHL 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 early 2023.

With support from graduate interns, The Trust completed a Historic Structures Report (HSR) for Building 102 in anticipation of its full rehabilitation. Under the terms of Stipulation III.B.2., the Trust circulated the draft document for review in November 2022, and staff posted a final version to the Trust’s website in January 2023. We expect design to commence on the building’s rehab in the first quarter of 2023, with N2 review mid-year, and construction to begin in early 2024.

Trust staff completed one Preservation Maintenance Plan and one set of Rehabilitation Guidelines in 2022. The Maintenance Plan supports leasing activity of one commercial office building (Red Cross

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<sup>1</sup> The Presidio Theatre team submitted its Part III certification package at the end of December 2020 and it was accepted by NPS in July 2021. This step is not addressed by the PA-MPU.



Building 97, built 1942), detailing character defining features and maintenance requirements. The Rehabilitation Guidelines were developed for Building 40 (Bachelor Officers' Quarters, 1941), which the Trust plans to rehab in early 2024.

## 5 Archaeology Program

In 2022, Trust archaeology staff provided NHPA compliance support for ongoing Trust operations, carried out public archaeological excavation at *El Presidio de San Francisco*, and cared for previously excavated collections. This summary outlines Trust archaeology's work to comply with NHPA, including a summary of archaeological monitoring and research completed.

### 5.1 Archaeological Management Assessments, Identification, and Monitoring

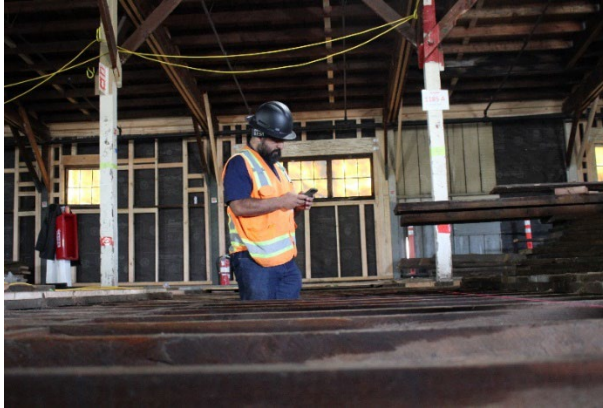
Archaeology staff worked with Presidio Trust planning staff and cultural resource consultants to support several projects within the Presidio in 2022. An Archaeological Management Assessment and Monitoring Plan (AMA/MP) was completed for the Verizon Cell Tower 27 A-D: Sports Basement Project. Work for this project did not commence in 2022 and is planned for calendar year 2023. Both an Archaeological Management Assessment (AMA) and an Archaeological Monitoring Plan (AMP) were completed for the East Mason Warehouses Rehabilitation Project. The work at the East Mason Warehouse projects was completed in 2022. All AMAs and AMPs are included as attachments to this report.

Archaeological monitoring of the East Mason Warehouses project was conducted by Archaeological Specialists Edward DeHaro and Georgie DeAntoni between July and August of 2022. Miscellaneous interior building objects were discovered and transported to the Presidio Archaeology Lab to be evaluated for inclusion the Presidio Archaeological Collection.

Additionally, a concrete feature was discovered in the crawlspace of Building 1185. Research indicates that the feature is likely associated with Chinese Pavilion built for the 1915 Panama Pacific Exposition. The feature was photo-documented and preserved in place to the extent possible during building construction.



**FIGURE 15: INTERIOR BUILDING OBJECTS (20TH CENTURY) RECOVERED DURING EAST MASON WAREHOUSES REHABILITATION**



**FIGURE 17: TRUST ARCHAEOLOGIST EDWARD DEHARO RECORDING 20TH CENTURY CONCRETE FEATURE FOR EAST MASON WAREHOUSES REHABILITATION**



**FIGURE 16: TRUST ARCHAEOLOGIST EDWARD DEHARO WITH 20TH CENTURY FEATURE IN CRAWLSPACE OF BUILDING 1185**



**FIGURE 18: CONCRETE FEATURE SHOWING CURVE, A FEATURE LIKELY ASSOCIATED WITH THE 1915 PPIE CHINESE PAVILION**

Archaeology staff directly provided archaeological monitoring support for eighteen additional projects in the Presidio in 2022 and responded to one discovery during construction. Monitoring was conducted for an underground storage tank removal at Lincoln and Graham, boring at Battery Blaney, drainage excavation at Mountain Lake, excavation for the repair of a water main at Building 1047 (Thornburg), wetland test pit excavation at Building 634, grading excavation for hillside repair at Battery Blaney, excavation for storm drain repair at Building 1063,

excavation for water service abandonment at Kobbe and Upton, storm drain replacement excavation at Building 634, water line replacement excavation at Building 851 (MacArthur), palm tree replacement excavation on Girard Road (near Lincoln), excavation for electrical vault at Building 102, excavation for repair of leak in water line at Building 104 (Walt Disney Family Museum), excavation for potholing for emergency backfeed design at Building 4, excavation for emergency backfeed at Park Blvd, excavation for installation of new bus pads at Lincoln and Letterman, excavation of repair of storm drain at Upton, and asphalt repair at Building 40 (El Presidio de San Francisco). Archaeological monitoring did not result in the discovery of any significant cultural material.

The single construction discovery of 2022 was concrete associated with a rail line from the D-Line streetcar that serviced the Presidio in the early 20<sup>th</sup> Century. The feature was discovered during excavation at the Ruger electrical substation at Lyon Street and project personnel contacted



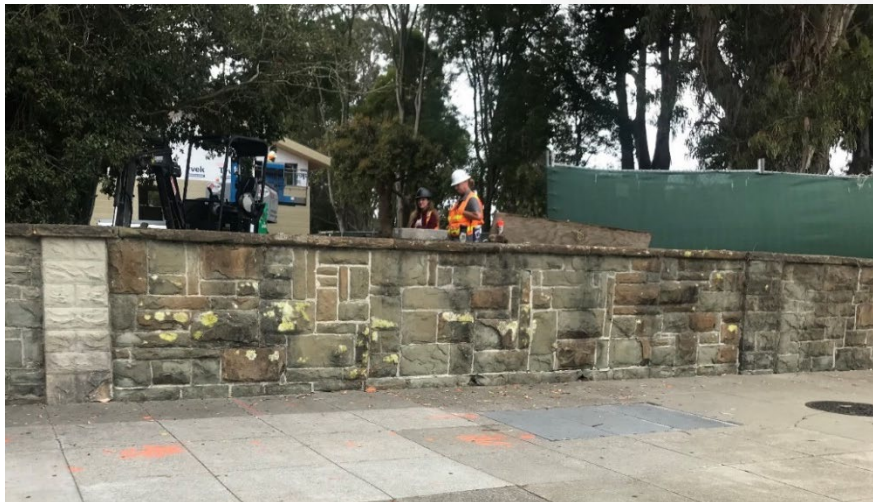
archaeology staff. It was determined that the rail had been previously removed and the concrete feature was all that remained. The concrete was documented by Trust archaeology staff as part of the project.

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*.



STREETCAR LEAVING PRESIDIO AT  
TS.

**FIGURE 19: HISTORIC PHOTO OF  
STREETCAR AT LYON STREET, AT  
SITE OF CONSTRUCTION DISCOVERY**



**FIGURE 20: TRUST ARCHAEOLOGIST GEORGIE  
DEANTONI AND CONSTRUCTION PERSONNEL AT  
SITE OF CONSTRUCTION DISCOVERY (LYON  
BOUNDARY WALL IN FOREGROUND)**

## 5.2 Archaeological Research and Program Highlights

Archaeological research in 2022 focused on *El Presidio de San Francisco*, the Spanish-colonial archaeological site, which is a contributing area of the Presidio NHL. El Presidio Archaeological Identification Season 2022: (ELPAIS 2022) is part of a long-term research project on the Presidio's Main Post. The project follows the finalization of *Levantar* the Archaeological Management Plan for *El Presidio* in 2012, which details the management approach and archaeological methods involved for work at *El Presidio*.

**FIGURE 21: ARCHAEOLOGIST GEORGIE DEANTONI WELCOMING  
VISITORS TO THE ARCHAEOLOGICAL SITE**





**FIGURE 22: VOLUNTEERS WET SCREENING SOIL RECOVERED FROM ARCHAEOLOGICAL EXCAVATIONS AT EL PRESIDIO DE SAN FRANCISCO**

Excavation was concentrated in an area where the northwest corner of the Spanish/Mexican fort of 1815 was expected. The serpentinite stone corner of the fort was discovered where expected during 2022 excavations but had been substantially disturbed. A 20<sup>th</sup> Century concrete feature that appears to be associated with the historic Main Post flag pole at the top of the area now known as Cannon Lawn truncates the foundation on its northern wall.

Investigations were conducted by Trust archaeology staff. Volunteers assisted in field and laboratory processing.

The investigations took place on Fridays and Saturdays between May and October 2022. A full report of ELPAIS 2022 is underway and will be completed in early 2023.



**FIGURE 24: ARCHAEOLOGIST EDWARD DEHARO PHOTODOCUMENTING SPANISH COLONIAL SERPENTENITE STONE FOUNDATION CORNER AND 20TH CENTURY CONCRETE FEATURE (BOTTOM LEFT IN PHOTO)**

ELPAIS 2022 was conducted in accordance with the Presidio Trust's "open site" policy, which opens excavations to park visitors and encourages questions and active engagement with the archaeological team. Archaeology staff and volunteers developed interpretive signage, maintained a changing artifact display, and kept logs of their interactions with site visitors. A team of archaeology docents were on site to offer visitors basic interpretation.



## 6 Curation Program

The Presidio Trust's curation program manages the agency's collections and exhibitions. The report that follows focuses primarily on the agency's regulatory obligations related to its collections. Exhibition-related curatorial activities are generally not described, except to the extent that they address regulatory obligations.

The Presidio Trust curates archaeological collections generated by agency resource management activities. The agency is obligated to manage these collections in perpetuity in compliance with 36 CFR Part 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. The Trust's Curator serves as the 36 CFR Part 79 Federal Agency Official.

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 agency collections.

### 6.1 Management, Preservation, and Use of the Collections

The Trust's archaeological collections are currently comprised of approximately 1.1M material remains and associated records plus 100 GB of digital data, with an annual growth rate of up to 4%. All permanent collections are curated on site at the Presidio Trust's Curation Facility, which meets the specifications of 36 CFR Part 79.

Trust curation staff (Curator) manages the curation program, supplemented by contracted personnel (Museum Specialist). Curator Liz Melicker was on family leave for a significant portion of 2022 and Museum Specialist Ashley Saeteurn provided coverage during this time. Following Ms. Melicker's return to work, Ms. Saeteurn's contract was extended through fiscal year 2023 to further support the agency's curation program.

Key collections management activities in 2022 included commencing work on a written Collections Management Plan, to be completed in 2023, which will document needs and priorities to guide the agency's collections management activities; revision of the incoming and outgoing loan workflow in conjunction with the Trust's legal and contracting staff; and resumption of the agency's regular collections committee meeting schedule.

Collections preservation activities included ongoing routine preventive conservation operations, focusing on the preservation environment and integrated pest management (IPM). Several museum pest discoveries were mitigated in conjunction with the Trust's IPM staff and a contract conservation studio. Recordkeeping for preventive conservation and curatorial housekeeping was incorporated into the collections management database. Documentation efforts focused largely on continuing to improve, refine, and maximize the use of the collections management database, including upgrading the agency's collections software server and application to bring it into compliance with federal data security standards and prepare for cloud migration in 2023; participating in an IT disaster recovery simulation;

and purchasing and testing deployment of a database module specifically for managing archival records, to more effectively and efficiently manage associated records in the collections.

In addition to numerous field collections, which form the basis of the Trust's archaeological collections, the agency received and addressed eight 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 these types of donations. Potential donors were referred by the curation team to the National Park Service Park Archives and Records Center at the Golden Gate National Recreation Area (GGNRA) and/or other repositories as appropriate.

The Trust continues to actively collaborate with GGNRA National Park Service cultural resources staff on curatorial topics. Curator Liz Melicker serves as the Trust representative to the GGNRA Museum Advisory Committee. In addition, Melicker and Federal Preservation Officer Rob Thomson regularly meet with GGNRA Curator Amanda Williford and Chief of Cultural Resources Management Gordon White to review the agencies' joint curatorial concerns.

In 2022, the Trust's archaeological collections were used internally and externally for exhibition, teaching, public interpretation, scientific analysis, and scholarly research in keeping with the uses outlined by 36 CFR Part 79.

Exhibitions at the Presidio Officers' Club and Presidio Archaeology Lab Gallery, developed and managed by the Trust, continue to be the primary way in which the agency makes its collections available to the public. The historic Presidio Officers' Club reopened in a pilot phase in September 2021; the pilot was continued through 2022. Exhibitions are open limited hours, Saturdays 11am-4pm, and served 9,827 visitors between January 1-December 14, 2022. In addition to showcasing its own collections, the Trust has 19 active incoming loans that support these exhibitions, managed by the curation team under the *Museum Collections Policy*. Following the reopening of the historic Presidio Officers' Club and exhibitions in Fall 2021, a significant portion of the curation team's time is spent on exhibition management, including management of the preservation environment, exhibition multimedia, and other technical aspects of the exhibitions. In 2022, in addition to routine curatorial exhibition management operations, the team also began work on a limited number of preservation-based exhibition renewals, focused on removing and replacing light-sensitive collections on display.

For the first time, the Trust has substantive collections information available on its public website at <https://www.presidio.gov/officers-club/about/collections>. The collections webpage includes information about research and other public inquiries, collections management policies and documents, exhibitions, and other agency cultural resources. It also highlights select objects from the agency's collections with brief narratives about their origins, construction, use, and/or deposition. The Trust fulfilled five external research requests about collections and exhibitions, primarily focused on family history. The Trust has four active outgoing loans, including one research, one research/teaching, and two exhibition loans.

The newest of these outgoing loans, a research loan executed in 2021 between the Trust and Dr. Emily Jones of the University of New Mexico, was approved for extension in 2022 by the collections committee. Dr. Jones' team has logged, photographed, and 3D scanned the faunal specimens on loan to them as part of their research on the spread of the horse in western North America; the renewed loan



will facilitate additional analysis on the specimens. Elsewhere, the loan between the Trust and Dr. Meredith Reifschneider of San Francisco State University continues to facilitate student training in artifact analysis and museum collections management and Dr. Reifschneider's research on personal medical practices and institutional healthcare within the setting of the United States Army, while also aiding in the documentation, preservation, and use of a partially processed "backlog" collection. Loans to the National Park Service—San Francisco Maritime Museum and to the California State Museum share Trust collections with thousands of members of the public in exhibitions at the borrowers' exhibition facilities in San Francisco and Sacramento, respectively.

## 7 SOI Qualified Staff and Professional Development

The Trust's Planning and Compliance Department houses the cultural resources team which includes Secretary of the Interior (SOI) qualified staff in the areas of Architectural History, Archaeology, and Curation. Three additional staff in the Trust's Department of Park Design, Infrastructure and Engineering, responsible for managing the design and construction phases of projects in the park, meet the Secretary's professional qualification standards for architecture: Brynn McMillan, Genny Bantle, and Teddy Huddleston; we've included their resumes in this year's report, along with all other staff resumes in Appendix C.

As with last year, professional development opportunities were limited due to the public health situation and staffing transitions, but the Compliance team began work on several new programs that will share our cultural resource management practices. Historic Compliance Coordinator Lauren Golden is in the process of developing a series of staff-focused training modules in collaboration with the Trust's education specialist to begin deploying to Trust employees in 2023. Topics will include an overview of the Secretary of the Interior's Standards for the Treatment of Historic Properties, with examples drawn from the Presidio context, as well as some trades-focused course work developed in collaboration with agency partners. We look forward to updating you on progress with our training efforts next year as we begin to roll them out.

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

**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  
PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,  
GOLDEN GATE NATIONAL RECREATION AREA  
SAN FRANCISCO, CALIFORNIA**

**WHEREAS**, the Presidio Trust (the Trust), pursuant to the Presidio Trust Act, Title I of Public Law 104-333, was established as a wholly owned government corporation to manage a portion of the Presidio of San Francisco (Presidio); and

**WHEREAS**, pursuant to Public Law 104-333, administrative jurisdiction was transferred to the Trust on July 1, 1998 for approximately 80% of the Presidio that was depicted as Area B on the map entitled “Presidio Trust Number 1,” dated December 7, 1995, (see Appendix C) which may be amended from time to time, and which serves as the area of potential effect (APE) for this undertaking; and

**WHEREAS**, the entire Presidio is within the Golden Gate National Recreation Area (GGNRA) and is a designated National Historic Landmark District (NHLD) representing 218 years of military history, is listed on the National Register of Historic Places (NRHP), and contains individually eligible NRHP historic properties that are both prehistoric and historic; and

**WHEREAS**, the Trust, in order to uphold its Congressionally mandated requirement of preserving Area B of the Presidio as part of GGNRA and of financial self-sufficiency, carries out a variety of undertakings subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. Part 800, including but not limited to maintenance, rehabilitation, repair, moving, interim and long-term leasing, construction and demolition of buildings, structures, and roads, and work regarding grounds and associated landscaping as proposed under the Presidio Trust Management Plan (PTMP, 2002 with updates), or proposed under the direct or indirect jurisdiction of the Trust including undertakings proposed by the Trust's permittees, federal or non-federal tenants, or other parties; and

**WHEREAS**, the Trust has determined that these undertakings may have an effect upon historic properties listed in or eligible for listing in the NRHP, including properties that contribute to the NHL, and has consulted with the Advisory Council on Historic Preservation (ACHP) and California State Historic Preservation Officer (SHPO) pursuant to 36 C.F.R. Part 800; and

**WHEREAS**, the Trust has notified the Secretary of the Interior (SOI) in accordance with 36 C.F.R. § 800.10(c), and the National Park Service’s (NPS) Pacific West Regional Office and the GGNRA are representing the SOI, and have been invited to sign this Programmatic Agreement (PA) as an invited signatory, and that both the Pacific West Regional Office and GGNRA will receive information and participate in consultations, and that the Pacific West Regional Office will be the signatory authority for NPS; and

**WHEREAS**, the Trust has identified and notified parties as consulting parties (Appendix G); and

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

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

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

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

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

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

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

**NOW, THEREFORE**, the Trust, NPS, SHPO, and ACHP agree that the undertakings shall be implemented in accordance with the following stipulations in order to take into account the effect of the 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 N<sup>2</sup> 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 N<sup>2</sup> 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. N<sup>2</sup> 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 N<sup>2</sup> 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 N<sup>2</sup> 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 N<sup>2</sup> 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:

1038 Title:

1039 Date:

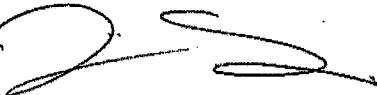
*Christie Lehnert*  
*Reg'l Dir*  
*4/24/2014*



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  
1051  
1052

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.

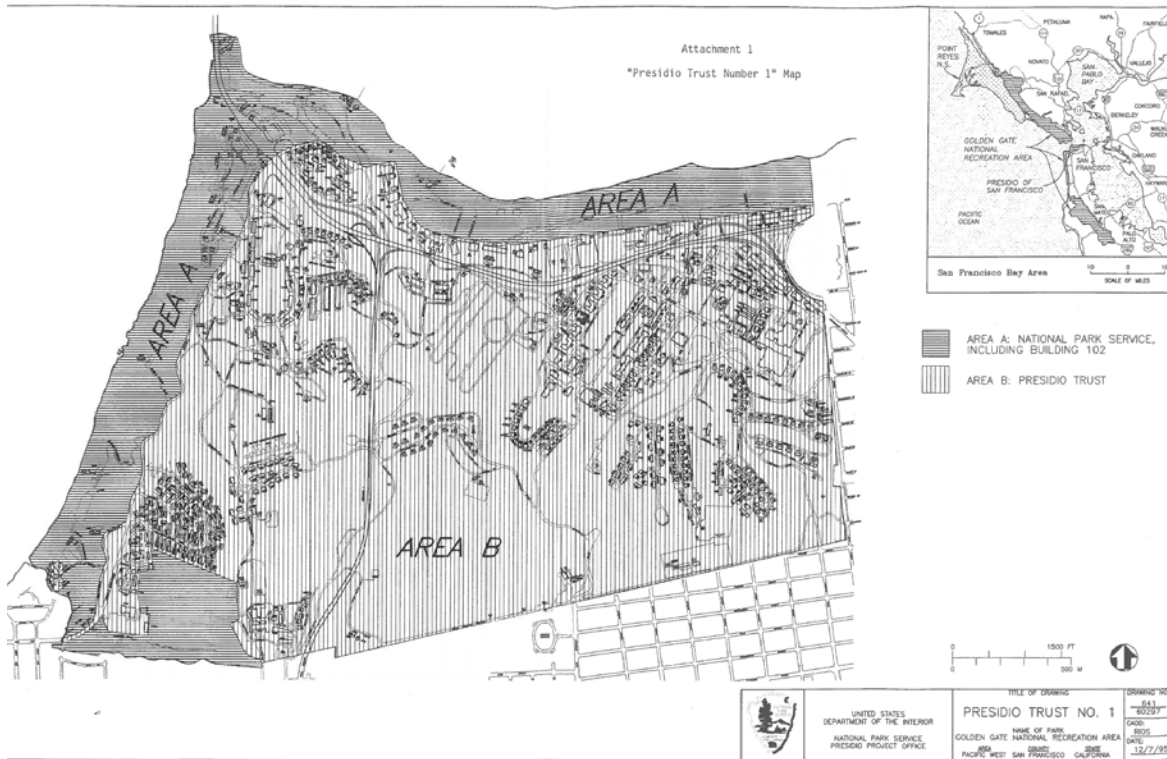
4. The Trust archaeologist shall determine whether the human remains are a single isolated burial or are potentially part of a cemetery or a larger archaeological site. This may necessitate the involvement of a consulting physical anthropologist. Articulated human remains, either as part of a single 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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1273  
1274  
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1277

APPENDIX D  
ARCHAEOLOGICAL AREAS OF THE NHLD

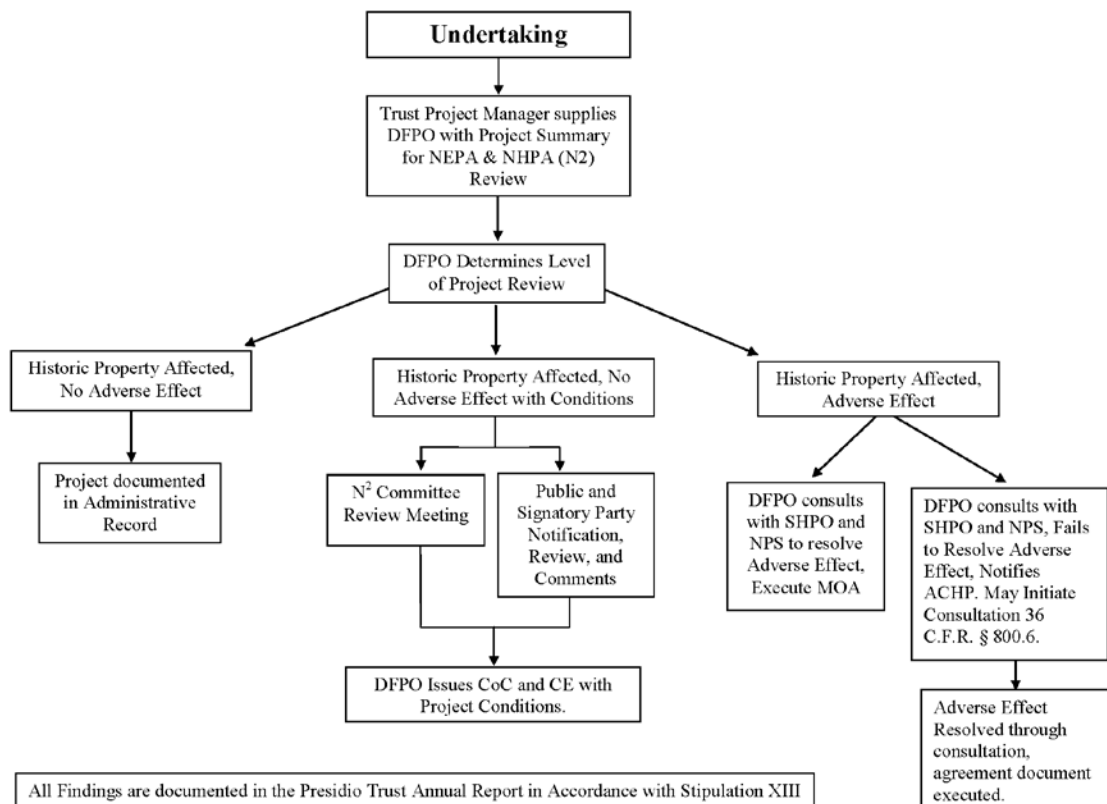


1278

## APPENDIX E

### N<sup>2</sup> REVIEW PROCESS

#### The Presidio Trust N<sup>2</sup> 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 submit your form by clicking on the send button icon above. The Planning Review team meets once a week on Mondays to coordinate Planning Review processes. Please email your submittal form by **Thursday at noon** for it to be added to the following Monday's agenda.

TO BE COMPLETED  
BY PLANNING  
REVIEW STAFF

**SUBMITTAL  
STATUS**

SUBMITTAL DOCUMENTATION IS SUFFICIENT  
PLEASE SEE PG.2 - LEVELS OF REVIEW

INCOMPLETE SUBMITTAL DOCUMENTATION  
PLEASE SEE PG.2 - REQUEST FOR INFORMATION

### SUBMITTAL DATE:

#### A. PROJECT INFORMATION

PROJECT TITLE:

PROJECT LOCATION:

PROPOSED START DATE:

PROPOSED COMPLETION DATE:

PROJECT MANAGER / TDR:

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.

#### 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.

# PROJECT SUBMITTAL FORM

page 2 of 2

THIS PAGE TO BE COMPLETED BY PLANNING REVIEW STAFF DURING PLANNING REVIEW COORDINATION MEETING

## LEVELS OF REVIEW

PLANNING REVIEW	No Meeting Recommended	Meeting Recommended		
N <sup>2</sup>	No Review Required	Note to File	Admin Review	Full Review
DESIGN REVIEW	No Review Required	Note to File	Admin Review	Full Review
PERMITTING	No Permit Required	Permit(s) Required		

## SUBMITTAL CHECKLIST - REQUIRED TO PROCEED WITH REVIEW

	REQUIRED	RECEIVED
PR	Planning review coordination meeting	
N <sup>2</sup>	Completed Project Screening Form Schematic Design Documents (if requested to support N2 review)	
DESIGN REVIEW	<i>ADMINISTRATIVE DESIGN REVIEW</i> Schematic Design Review (see Schematic Design Submittal Requirements)  <i>MAJOR DESIGN REVIEW</i> 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	

## REQUEST FOR INFORMATION

If Planning Review has determined that more information is needed to proceed with review, they will be entered below:

RESOLVED

01

02

03

## NEPA / NHPA (N<sup>2</sup>) 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 N<sup>2</sup> compliance information, go to <https://presidiotrust.sharepoint.com/:u:/r/sites/PCD/SitePages/NEPA%20and%20NHPA.aspx?csf=1&web=1&e=2HXsl2>

### 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?<br><i>If unknown, consult the N<sup>2</sup> Administrator at 635-4800</i><br><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?<br><i>If unknown, consult the Design Review Committee Coordinator at 561-5433</i><br><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?<br><i>If unknown, consult the Compliance Manager at 561-5365.</i><br><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)?<br><i>If unknown, consult the Historic Compliance staff at 561-2758 or 635-4800.</i><br><i>Explain:</i> | YES | NO |
| 2. Introduce elements out of character with the NHLD?<br><i>If unknown, consult the Historic Compliance staff at 561-2758 or 635-4800.</i><br><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?<br><i>Explain:</i>   | YES | NO |
| 4. Attract animal or insect pests or introduce or promote non-native species (plant or animal)?<br><i>Explain:</i>  | YES | NO |
| 5. Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability?<br><i>Explain:</i>  | YES | NO |
| 6. Involve handling, storage or disposal of potentially hazardous substances (such as toxic substances, flammables or explosives)?<br><i>Explain:</i>   | YES | NO |
| 7. Degrade surface or ground water quality? Alter streamflow characteristics?<br><i>Explain:</i>  | YES | NO |
| 8. Affect wetland, riparian or coastal habitat?<br><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.)?<br><i>If unknown, consult the Compliance Manager at 561-5365.</i><br><i>Explain:</i>   | YES | NO |



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

## Appendix C: Presidio Trust Secretary of the Interior Qualified Staff Resumes

## Appendix D: Archaeological Management Assessments

**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT  
EAST MASON WAREHOUSES REHABILITATION**

Prepared by

Kari Jones  
Historic Compliance -Cultural Resources  
Presidio Trust

Prepared for

Genny Bantle  
Associate Director of Building and Landscape Rehabilitation  
Presidio Trust

November 2021

# **ARCHAEOLOGICAL MANAGEMENT ASSESSMENT**

## **EAST MASON WAREHOUSES REHABILITATION**

### **I. Background**

In accordance with Stipulation VI (Archaeology) 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 National Historic Landmark District, Golden Gate National Recreation Area San Francisco, California,” archaeological properties shall be handled in accordance with the terms of an Archaeological Management Assessment (AMA) that is prepared for individual undertakings or groups of related undertakings.

### **II. Project Description**

The East Mason Street Warehouses (buildings 1182 through 1188) comprise a distinctive row of seven mostly identical structures constructed concurrently in 1917-1919 as a warehouse complex. The NHLDC-contributing buildings, which align with Mason Street at the Marina Gate, have undergone some prior alterations and are in fair condition. This project will fully rehabilitate the buildings and associated site area for office/commercial occupancy. The project will result in fully rehabilitated and structurally upgraded “warm shell” buildings. The project will add new decking in select areas between buildings, differentiated by construction details, to consolidate ADA access and create access to building entrances and serve as open-air common spaces for tenants. The decks will feature modest site furnishings and plantings. Trash and mechanical equipment enclosures will be constructed on the parking lot (south) side of the building complex. The seismic design will involve construction of grade beams in the crawl space underneath the buildings to tie together structural posts as well as additional shear improvements at the interior face of the perimeter walls. Site work is under design at the time of the preparation of this AMA. This Archaeological Management Assessment is based on the 100% Design Development documents dated August 8, 2021. Any subsequent modifications to these drawings may be subject to additional archaeological oversight and should be discussed with Trust Archaeology staff.

### **III. Archaeological Context**

There are no known National Historic Landmark District-contributing archaeological features in the East Mason Warehouses Rehabilitation Project Area. The area is, however, considered to have some sensitivity for precontact cultural materials (i.e. Native Ohlone features and artifacts) based on modeling completed by the Presidio Archaeology Lab (Barnaal 2009).

Archaeological site CA-SFR-129 is immediately to the north of the East Mason Warehouse Project Area in Area A. The character of CA-SFR-129 is consistent with Jones’s (1992) interpretation of late precontact settlement patterns. According the model, Presidio marshlands would have been used logistically over the last 1,000 years, primarily for the procurement of shellfish and plant resources. If the mouths of freshwater creeks and adjacent bluff margins, the slough corridor, and dunes were good places for aboriginal occupation, it is possible that prehistoric sites buried deeply within the project area may occur south of CA-SFR-129 along the former creek margins. It is also possible that other, smaller logistical use sites occur near CA-SFR-129. Archaeological deposits associated with the precontact occupation of the Presidio are expected to be buried below historic fill brought in to fill the marshlands and their margins.

Subsurface geoarchaeological testing conducted in January 2006 as part of the corrective action plan for an adjacent environmental remediation project (Buildings 228, 230, and [former] 231) did not identify any archaeological deposits, but did find evidence of at least two buried Holocene soils (Daldorf et al. 2006). These buried soil horizons were predicted to have a moderate potential for precontact archaeological deposits. Geoarchaeological testing also confirmed the predictions of the Presidio Elevation Change Model (Blind and Barnaal 2008) by demonstrating that the remediation area was covered by six to ten feet of historic-era fill. Archaeological monitoring of remedial excavation in summer 2012 confirmed the presence of historic fill to depths below 10 feet. No native ground surfaces were observed in an excavation of between 10 and 11 feet below ground surface.

Archaeological testing (Jones and Stokes 2002; GANDA 2013) and geoarchaeological modeling (GANDA 2013) for the Doyle Drive Project further suggests that the potential to locate precontact deposits in the project area is low. Results indicated that there is very little potential for Holocene-era surfaces outside of CA-SFR-129 and CA-SFR-6/26. Stable Holocene-era terrestrial surfaces would have been necessary to support long-term precontact occupation. Extensive archaeological monitoring of ground disturbance across the APE for the Doyle Drive project also did not identify any additional precontact deposits.

#### **IV. Assessment**

While the area is predicted to have some sensitivity for buried precontact archaeological sites, no historic or precontact sites are known to be within the area of the proposed action. The original construction of the buildings in this area, along with ground disturbance for site infrastructure, may have already impacted buried archaeological sites, affecting their physical integrity. The Presidio Elevation Change Model suggests that up to 10 feet of historic-era fill has been deposited over native ground surface at the western elevations of Buildings 1184 and 1185 and up to five feet of fill exists at the south elevation of Building 1184. Elevation change in the remaining area is predicted to be minimal. Archaeological monitoring of adjacent improvements for the Doyle Drive project has not revealed any buried subsurface archaeological remains outside of the previously identified adjacent archaeological site of CA-SFR-129.

Ground disturbance for the proposed East Mason Warehouses Rehabilitation is minimal and will be restricted to excavation for building and seismic upgrades and shallow site work. Because of the residual potential of ground disturbing activities to impact potentially buried archaeological sites, archaeological consultation will be included in all phases of design and implementation. If the proposed action requires more extensive ground disturbance, archaeological testing prior to construction may be necessary. Archaeological monitoring of ground disturbance will further ensure that any archaeological resources present in the project area are identified and treated appropriately. An Archaeological Monitoring Plan (AMP) will be prepared when the construction drawings issued for permit are completed.

#### ***Human remains***

Project-related ground-disturbing activities will be 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 Presidio Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Presidio Trust's Federal Preservation Officer. If necessary, the Presidio Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.



The immediate protection of human remains at the site shall be accomplished by (1) keeping any discovery confidential, and (2) securing the location to prevent disturbance of the remains and any associated materials.

The Presidio Trust archaeologist shall determine whether the Native American Graves Protection and Repatriation Act (NAGPRA) applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 CFR 10.4. Any materials not subject to NAGPRA will remain under Federal control.

The Presidio 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.

If the discovery is limited to disarticulated human remains, the Presidio 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.

## References

Barnaal, Hans A.

2009 Presidio National Historic Landmark District Map of Predicted Archaeological Features. On file at the Presidio Archaeology Lab.

Blind, Eric B and Hans A. Barnaal

2008 Presidio Elevation Change Model. On file at the Presidio Archaeology Lab.

Dalldorf, G., J. Meyer, M. Meyer, and S. Stewart

2006 Subsurface Geoarchaeological Survey of the Building 207/231 Area, Presidio of San Francisco, City and County of San Francisco, California. On file at the Presidio Archaeology Lab.

Garcia and Associates (GANDA)

2013 Final Results of Archaeological Testing for Cement Deep Soil Mixing, Presidio Parkway Project. Prepared for Golden Link Concessionaire for submittal to Caltrans and TOP.

Jones, T.L.

1992 Settlement Trends along the California Coast. In T.L. Jones ed., Essays on the Prehistory of Maritime California, pp 1-37. Center for Archaeological Research, Publication No 10, University of California, Davis.

Jones and Stokes

2002 Doyle Drive Project: Phase I Extended Survey Report/ Phase II Evaluation Report (2002). Prepared for Parsons Brinckerhoff and San Francisco County Transportation Authority, San Francisco, CA. On file at the Presidio Archaeology Lab.

**ARCHAEOLOGICAL MONITORING PLAN  
EAST MASON WAREHOUSES REHABILITATION**

Prepared by

Edward De Haro  
Presidio Archaeology Lab  
Presidio Trust

Prepared for  
Park Design and Construction  
Presidio Trust

April 2022

# ARCHAEOLOGICAL MONITORING PLAN

## EAST MASON WAREHOUSES REHABILITATION

### I. PURPOSE AND DESCRIPTION

Archaeological monitoring is the observation of ground-disturbing activities that have the potential to uncover archaeological remains and describes the work of an archaeologist in a construction zone or similar context. The purpose of this Archaeological Monitoring Plan (AMP) is to ensure that any significant, previously unrecorded archaeological resources inadvertently discovered during construction activities for the East Mason Warehouses Rehabilitation Project (Project) are treated appropriately in accordance with the Archaeological Management Assessment (AMA) (Jones 2021) prepared for the East Mason Warehouses Rehabilitation. Specifically, monitoring is required to confirm that any adverse effects to contributing elements of the Presidio National Historic Landmark District (NHL) are avoided by the Project as outlined in the AMA. This AMP also serves to guide the archaeological monitor in the field and to outline unanticipated discovery protocols for the monitor and all construction personnel.

In addition, the AMP specifies curation requirements for archaeological collections created during the course of the Project, including material remains and associated records. In the event that no material remains are recovered during field work, associated records (e.g. field records, photographs) alone constitute a collection. Collections are curated in perpetuity by the Presidio Trust, in compliance with [36 CFR § 79, Curation of Federally-Owned and Administered Archaeological Collections](#).

The East Mason Street Warehouses (buildings 1182 through 1188) comprise a distinctive row of seven mostly identical structures constructed concurrently in 1917-1919 as a warehouse complex. The NHL contributing buildings, which align with Mason Street at the Marina Gate, have undergone some prior alterations and are in fair condition. This project will fully rehabilitate the buildings and associated site area for office/commercial occupancy. The project will result in fully rehabilitated and structurally upgraded “warm shell” buildings. The project will add new decking in select areas between buildings. Trash and mechanical equipment enclosures will be constructed on the parking lot (south) side of the building complex. The seismic design will involve construction of grade beams in the crawlspace underneath the buildings to tie together structural posts as well as additional shear improvements at the interior face of the perimeter walls. This Archaeological Monitoring Plan is based on the Conform Set Construction documents dated February 03, 2022. Any subsequent modifications to these drawings may be subject to additional archaeological oversight and should be reviewed by Trust Archaeology staff.

There is potential for the inadvertent discovery of potentially significant archaeological materials during construction excavation for the Project. If discovered, archaeological deposits require proper treatment in accordance with the stipulations of the AMA and the Presidio Trust Programmatic Agreement (PTPA).

## II. PRECONSTRUCTION BRIEFING

Prior to the initiation of construction, the archaeological monitor will provide a briefing to the general contractor and any subcontractors responsible for ground-disturbing activities. Supervisory personnel, forepeople, excavation equipment operators, and laborers should attend the briefing. This session will be conducted at the job site during normal work hours, either as part of the OSHA required tailgate safety meetings or when the archaeologist is on-site for the first time. **Individual or group briefings will also be conducted when new subcontractors or workers are brought in.** The briefing will include examples of the types of artifacts that have been previously found in the area of construction, procedures for archaeological monitoring, and unanticipated discovery protocols, as outlined below. Copies of this AMP will be distributed to supervisory personnel during the briefing.

## III. MONITORING LOCATIONS AND FREQUENCY

Ground disturbance planned for the project includes excavation for grading, utilities, and structure upgrades. A plan for the location and frequency of archaeological monitoring of these ground-disturbing activities is provided below. All monitoring requirements are referenced to Conform Set Construction Documentation prepared February 03, 2022. . Any amendments to these plans or construction-phase modifications that require ground disturbance should be submitted to the Presidio Archaeology Lab (PAL) for review so that any modifications can be incorporated into an updated monitoring plan.

The archaeological monitor is required to record observations made in the field during excavation and to document the stratigraphy of the areas monitored. In the event of a potentially significant discovery, it is the responsibility of the monitor to stop the work in the area and **ensure that there are no adverse effects to cultural resources**. The archaeological monitor will notify the Presidio Trust construction manager in the event of a work stoppage. It is the archaeological monitor's responsibility to record the specific location of any historical material uncovered during excavation with as much precision and accuracy as is feasible. All primary documentation will inform a final monitoring report and should be included as appendices to the report.

### Full-time monitoring

Full-time monitoring is required within the areas where depth of excavation is expected to exceed 2 feet below existing grade. Full-time monitoring is defined as continuous observation by an archaeologist of all ground disturbance required for a project component. That is, an archaeologist must be physically present to observe the project activity from the initial penetration of existing grade to the base of excavation. Every effort has been made to identify all ground disturbance that has the potential to impact buried archaeological deposits, but the contractor and monitor should use discretion to determine if additional areas require archaeological monitoring. Identified ground disturbing activities for which full time monitoring is required include:

- 1) Trenching for storm drainage as depicted on Sheets C-1.00, C-1.01, C-1.02, C-2.00, C-2.01, C-2.02 C-3.00, C-3.01, C-3.02, C-4.00
- 2) Trenching for sanitary sewer as depicted on Sheets C- 1.00, C-1.01, C-1.02, C-4.00, With detail on sheet C-5.01
- 3) Excavation for Bioretention 2, 6, 8, and 11 as depicted on Sheets C-4.00, and C-6.01, C-1.02, C-3.00, C-3.01, C-3.02, C-4.00

- 4) Excavation for bike racks as depicted on Sheet L-2.1, L-2.2, L-2.3 with detail on L5.1

### Periodic monitoring

Periodic monitoring is defined as observation of ground-disturbance at the discretion of the archaeological monitor, with consideration given to both the horizontal and vertical extent of the planned excavation and previous findings in the area. The archaeologist should be notified at least 48 hours before digging is to begin and given the opportunity to be present to monitor excavation. Ensuring that all areas where monitoring is necessary are observed is the responsibility of **both** the archaeological monitor and the general contractor. Decisions about the necessity for monitoring will be made by the archaeological monitor by incorporating the information gathered during archaeological identification testing with ongoing observations of adjacent subsurface conditions. Periodic monitoring may be required in the areas that require shallow excavations and those that fall outside of the predicted NHLD areas.

Activities for which periodic monitoring is required include:

- 1) Excavation for electric charge stations as depicted on Sheet E-1.01 and detailed in C-5.02.
- 2) Excavation for bollards and sign posts as depicted on Sheets C-2.00, C-2.01, C-2.02, and detailed in C-5.02.
- 3) Excavation for detentions 1, 3, 4, 5, 7, 10 work as depicted on Sheets C-1.00, C-1.01, C-1.02, and detailed in C-6.01
- 4) Tree removal excavation as depicted on C-1.02
- 5) Excavation for foundations (piers and pad footings) as depicted on all structural drawings.
- 6) Handrails and staircases

## IV. UNANTICIPATED DISCOVERY PROTOCOLS

There are three types of unanticipated discoveries that are covered by this monitoring plan:

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

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 a monitor is present or not**. All contractors will immediately report to the archaeological monitor and the Presidio Trust Construction Manager if archaeological materials are uncovered during construction activities. All contractors must cease operations within the vicinity of the find until the archaeological monitor is consulted. If cultural materials are uncovered, they should be **avoided by all future project activities and protected in place** until a decision about their potential significance can be made. All materials are property of the Presidio 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.

Archaeological resources include stone, brick, and concrete building foundations, isolated historic artifacts, historic landfill deposits, 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:

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

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, single bottles, 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 archaeologist's attention to inform continued monitoring.

### **Human Remains**

All project-related ground-disturbing activities have been 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 Presidio Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Presidio Trust's Federal Preservation Officer. If necessary, the Presidio Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.

The immediate protection of human remains at the site shall be accomplished by (1) keeping any discovery confidential, and (2) securing the location to prevent disturbance of the remains and any associated materials.

The Presidio Trust archaeologist shall determine whether the Native American Graves Protection and Repatriation Act (NAGPRA) applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 CFR 10.4. Any materials not subject to NAGPRA will remain under Federal control.

The Presidio 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 redesign or abandonment of the Project.

If the discovery is limited to disarticulated human remains, the Presidio 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.

## V. CURATION

The archaeological collection generated by this project, with the exception of human remains and materials subject to NAGPRA, will remain the property of the Presidio Trust. Per 36 CFR § 79, federal archaeological collections are defined as “material remains that are excavated or removed during a survey, excavation or other study of a prehistoric or historic resource, and associated records that are prepared or assembled in connection with the survey, excavation or other study.”

Although no material remains (e.g. artifacts, ecofacts, physical samples) are anticipated to be collected as part of this project, the project will generate associated records and may generate material remains in the event of unanticipated field discoveries. Associated records may include, but are not limited to, field, lab and administrative records, reports, photographs and slides, digital media and records, correspondence, and other project documentation. In the event that no material remains are recovered during field work, **associated records alone constitute a collection.**

Presidio Trust Archaeologists will coordinate with the Trust’s Curator to prepare the collection for review and accession into the Presidio Trust’s permanent Archaeological Collections. Permanent collections are curated by the Presidio Trust in perpetuity on-site at the Trust’s secure, climate-controlled curation facility. Collections are curated in compliance with [36 CFR § 79, the Curation of Federally-Owned and Administered Archaeological Collections](#), and in accordance with the Presidio Trust’s [Archaeological Collections Policy](#) and *Archaeological Collections Management Guidelines* (Presidio Trust 2011, 2012). Information about the collections is accessible on the Presidio Trust’s [website](#) and through the Re:discovery archaeology and collections management database.

## VI. CONTACT INFORMATION

In the event of a discovery that requires consultation with the Presidio Archaeology Lab, Kari Jones, the lead Presidio Trust archaeologist, should be contacted. If Ms. Jones is unavailable, Archaeology Technicians Edward DeHaro or Georgi DeAntoni should be contacted. The general contractor must also notify the Presidio Trust Construction Manager Eddie Chanin the event of any discovery. Liz Melicker, Curator, can be contacted for information relating to the curation of archaeological collections.

Name	Office phone (415) 561-	Mobile phone	Email
Kari Jones Archaeologist	5090	(415) 716-8519	<a href="mailto:kjones@presidiotrust.gov">kjones@presidiotrust.gov</a>

Edward DeHaro <i>Archaeological Specialist</i>	7626	(415) 571-4617	<a href="mailto:edeharo@presidiotrust.gov">edeharo@presidiotrust.gov</a>
Georgie DeAntoni <i>Archaeological Specialist</i>	4205	(415) 271-5957	gdeantoni@presidiotrust.gov
Liz Melicker <i>Curator</i>	5086	(415) 471-5007	lmelicker@presidiotrust.gov
Eddie Chan <i>Senior Project Manager Building Rehabilitation</i>	4101	(415) 8505288	EChan@presidiotrust.gov

## VI. REFERENCES

Jones, Kari

2021 Archaeological Management Assessment: EAST MASON WAREHOUSES REHABILITATION.  
On file, Presidio Archaeology Lab.

**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT AND MONITORING  
PLAN  
VERIZON CELL SITE #27 A-D  
SPORTS BASEMENT**

Prepared by

Kari Jones  
Planning and Compliance  
Presidio Trust

# ARCHAEOLOGICAL MANAGEMENT ASSESSMENT AND MONITORING PLAN

## VERIZON CELL SITE #27 A-D

### SPORTS BASEMENT

#### I. Background

In accordance with Stipulation VI (Archaeology) 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 National Historic Landmark District, Golden Gate National Recreation Area San Francisco, California,” archaeological properties shall be handled in accordance with the terms of an Archaeological Management Assessment (AMA) that is prepared for individual undertakings or groups of related undertakings. An Certificate of Compliance (COC) for the Verizon Cell Site #27 A-D Project has been issued by the Presidio Trust. It specifies archaeological monitoring as a compliance measure. This AMA includes the project-specific monitoring plan (MP).

#### II. Project Description

Four separate temporary monopoles located east of building 610 (Sports Basement) need to be relocated. This project will remove the four monopoles and replace them with two 55-foot monopoles to the west of the building. The project will allow the carriers (Verizon, Sprint, AT&T and T-Mobile) to maintain their current coverage along the Presidio Parkway as well as areas south of the tower locations. Each monopole will provide enough space for two carriers. The foundation will include 18 cell blocks (each measuring 7 feet by 7 feet by 2 feet) to support the construction and installation of both monopoles and all ground equipment. Fiber and power to the site will share a joint trench approximately 490 feet long and 3 feet deep. A six-foot tall chain-link fence will be installed around the cell blocks. One contractor will be responsible for all work relative to the construction of the monopoles and the utility infrastructure. After construction is complete and the site is operational, the licensed area will remain an unmanned facility that requires regular maintenance.

This Archaeological Management Assessment and Monitoring Plan is based on the “Issued for Review” drawings dated 8/22/2018. Any subsequent modifications to these drawings may be subject to additional archaeological oversight and should be discussed with Trust Archaeology staff.

#### III. Archaeological Context

The Ohlone Mound archaeological area (CA-SFR-6/26) is a *known* precontact archaeological site adjacent to the Project Area. UC Berkeley researchers discovered the mound along the marshland of the Presidio during the preparation to fill the marsh for the Panama Pacific Exposition of 1915. Llewellyn Loud conducted a salvage excavation on what he named SFr-6 or "Presidio Mound" site in September of 1912. He recovered a large quantity of animal bone, lithics, and soil samples, which are currently housed at the Hearst Museum of Anthropology at UC Berkeley. Loud alerted the Panama Pacific International Exposition staff of the discovery and recommended folding the site into their planning for the 1915 event. His petition was ignored, and the mound was buried in preparation for the event. Subsequent

landscape modifications added more fill and approximately six feet of fill now covers the mound recorded in 1912.

In September 1972, Michael Moratto and Rodger Heglar were called to the Presidio of San Francisco at the request of the US Army to investigate the discovery of an apparently ancient human skeleton. The discovery was believed to be located close to CA-SFR-6. Because the previously established site boundaries were unclear, the interment and associated material was given a new site designation- CA-SFR-26. The skeleton was found 250 cm below modern surface in a pit being excavated for the construction of a new hoist for the Motor Pool Compound (former Building 628). The base of the excavation was below the water table, making excavation archaeological difficult.

A clean stratigraphic vertical profile was acquired from the south wall and six clear strata were identified. The skeletal remains were discovered in the earliest (deepest) stratum that consisted of wet, brown, muddy sand. Small numbers of *Macoma nasuta* shells and rotting fibers, which appeared to be parts of aquatic plants, were also found at the top the same stratum.

The human remains and part of the matrix were removed from the excavation. It was later determined that the human remains were of an Indigenous woman, age 25-30 years. Radiocarbon analysis dated the remains to about 740 AD. According to National Park Service archaeologist Leo Barker, the skeleton and an associated bone whistle fragment were repatriated with the assistance of the Native American Heritage Commission in 1983. The Indigenous group(s) involved in the reported repatriation is unknown; no documentation of this repatriation has been found.

In 2001, archaeological investigations for the Doyle Drive Project verified the location of the CA-SFR-6 (Jones and Stokes 2002). Cultural material such as flaked stone tools and debitage, burned rock, shell beads, obsidian, invertebrate shell, a bone awl tip, and vertebrate faunal remains were collected from the mound. The location of the site was mapped and documented. After these investigations, CA-SFR-6 and CA-SFR-26 were combined into a single archaeological site and designated CA-SFR-6/26. The Presidio Trust refers to the site as the Ohlone Mound.

### ***Significance***

The Ohlone Mound (CA-SFR-6/26) is individually eligible for the National Register of Historic Places. The site is significant under Criterion D, for its potential to contribute information vital to understanding the human history of the Presidio, San Francisco, the wider Bay Area, and California prior to colonization. The Ohlone Mound (CA-SFR-6/26) is one of only two known precolonial sites at the Presidio of San Francisco. It is a rare still-preserved shellmound site in the Bay Area where most sites have been profoundly impacted by both natural process and modern development.

Detailed investigations at the Ohlone Mound (CA-SFR-6/26) could help in studying the process of how shellmounds formed and their rate of accumulation. The mound could also provide information about settlement patterns and subsistence adaptations of Ohlone in the San Francisco Bay Area broadly and about activities at the site itself more specifically. The site retains integrity of location and an unparalleled integrity of association with the precolonial history of the area that is now the Presidio. While the setting has been substantially altered with the construction of Doyle Drive and the many substantial alterations to the marshlands and Bayshore, the restoration of Crissy Field Marsh, associated landscaping, and the redesign of Doyle Drive (estimated completion 2017) may contribute to strengthening the integrity of feeling by bringing back a more 'natural' sense of the San Francisco Bayshore.

Excavation at the Ohlone Mound (CA-SFR-6/26) has the potential to fill in some of the gaps in understanding created by earlier methods of excavation and sampling strategies that largely disregarded the rich subsistence data (floral and faunal) at these sites. Large quantities of faunal and shellfish remains from recent limited excavations at the site have revealed important information about subsistence adaptation. Fish bone, mammal bone (marine and terrestrial), bird bone, mussels, clams, and other gastropods were identified. Paleobotanical remains of bulrush and sedges, and nuts of wild cucumber, hazelnut, and California bay were also recovered through controlled excavation. Taken together, the floral and faunal evidence indicates an economy based on intensive fishing and marine mammal exploitation. The presence of exotic materials, including obsidian and shell beads, also begins to help illuminate some specifics of the trade and exchange system that CA-SFR-6/26 inhabitants participated in. Specifically, analysis revealed that obsidian traveled from both the Napa and Sonoma valleys.

The site not only has considerable scientific value, but it also has cultural, social, and other values for the present-day Ohlone community. CA-SFR-6/26 is important to local Indigenous groups given that it is one of the few accessible sites left in San Francisco where ceremonial, social and educational functions could be held.

### ***Integrity***

The physical integrity of the Ohlone Mound (CA-SFR-6/26) is known to be moderate to high and is predicted to be similarly high in adjacent unexplored areas, given that the deposit is buried fairly deeply below current ground surface. Available evidence suggests that the mound has been neither graded nor substantially modified throughout its history. Limited subsurface testing in 2002 revealed that the deposits were exceptionally well-preserved and contained large quantities of shell and unbroken identifiable faunal remains (Jones and Stokes 2002).

The Ohlone Mound (CA-SFR-6/26) is well-preserved and buried beneath substantial fill. The density of material recovered from the excavations indicates that faunal and invertebrate shell remains, as well as other materials, are present in abundance. The site likely contains midden soil rich with faunal material, botanical remains, potential housefloors and other architectural traces. A single human burial has been discovered at the site and it is likely that more interments are present.

The Presidio Trust will continue to carefully review all projects in the vicinity of the mound to ensure not only the avoidance of direct disturbance but also to ensure that all project personnel are aware that the site is important to many groups and should be treated with respect.

While the site has immense research potential, elective excavation should be limited to focused research questions formulated with a robust understanding of the large extant archaeological collection. **The Presidio Archaeology Lab does not consider human remains as research objects and does not support research that has the excavation of burials as a goal.** Because an interment has previously been discovered within the mound, it is likely that more burials are present. Any excavation at the Ohlone Mound (CA-SFR-6/26) would have to be carefully designed and have a contingency plan for the inadvertent discovery of buried human skeletal materials. Further, elective excavation will only occur after meaningful consultation with all interested community members, especially Ramaytush and other Bay Area Ohlone.



#### IV. Assessment

The Verizon Cell Site #27 A-D project has been carefully designed to **avoid** the Ohlone Mound (CA-SFR-6/26). All proposed equipment is located outside the known boundaries of the site and all ground disturbing activities have been routed around and to the west of the site. **No ground disturbing activities or ongoing site maintenance activities are permitted with the known boundaries of the Ohlone Mound (CA-SFR-6/26).**

There is a very low likelihood that buried precontact archaeological remains are present within the Verizon Cell Site #27 A-D Project Area. If present, they are likely to be below at least 6 feet of imported fill material. Proposed ground disturbing activities include the installation of power and fiber in a joint 490 foot-long trench no more than 3 feet deep.

Four steps are required to ensure that historic features and archaeological deposits and the surrounding cultural landscape are treated appropriately during project activities:

- A preconstruction archaeological briefing shall be held before the initiation of ground disturbance.
- A qualified archaeologist shall perform monitoring during ground disturbing activities. Inadvertent discovery protocols shall be followed during all project activities.
- A preconstruction briefing on the cultural significance of the site shall be conducted by a qualified Native American monitor before project initiation.
- A qualified Native American monitor shall be present during project activities.

##### *Preconstruction Archaeological and Native American Cultural Briefing*

Prior to the initiation of mass excavation for the Verizon Cell Site #27 A-D Project, a Presidio Trust archaeologist shall provide a briefing to the general contractor and any subcontractors responsible for ground disturbing activities. Supervisory personnel, forepersons, excavation equipment operators, and laborers should attend the briefing. Individual or group briefings will also be conducted when new subcontractors or workers are brought in. The briefing will include examples of the types of artifacts that have been previously found in the area of construction, procedures for archaeological monitoring, and inadvertent discovery protocols, as outlined below. An Native American monitor will provide also briefing on the protocols for respectful behavior at a village and burial site. The Scope for Native American monitoring will be provided by the Native American monitor under separate cover and is not included in this AMA/MP.

##### *Archaeological Monitoring Plan*

Archaeological monitoring is the observation of ground-disturbing activities that have the potential to uncover archaeological remains. The term describes the work of an archaeologist in a construction zone or similar context. The purpose of this plan is to ensure that any significant archaeological resources inadvertently discovered during construction activities for the Project are treated appropriately.

Full-time archaeological monitoring will be required during all ground disturbing activities within the Project. Full-time monitoring is defined as continuous observation by an archaeologist of all ground disturbance required for a project component, regardless of the horizontal or vertical extent of the planned excavation. That is, **an archaeologist must be physically present to observe the project activity from the initial breaking of the ground surface to the base of excavation.** Presidio Trust archaeologists will conduct archaeological monitoring for the duration of ground disturbing activities required for the project. The archaeological monitor will record observations made in the field during excavation and to document the general stratigraphy of the areas monitored. In the event of a potentially significant

discovery, it is the responsibility of the monitor to stop the work in the area and ensure that there are no adverse effects to cultural resources.

## V. Inadvertent Discovery Protocols

An inadvertent discovery refers to any situation where previously unidentified archaeological resources or human remains are encountered during ground-disturbing activities. Inadvertent discovery protocols apply to those archaeological finds that are exposed during construction or construction-related activities ***whether an archaeologist is present or not.***

There are three types of inadvertent discoveries that are covered by this monitoring plan:

- Human remains.
- Cultural resources that are significant or have the potential to be significant.
- Cultural resources that a qualified archaeologist determines do not require further consideration.

If any of these three types is inadvertently discovered during construction, the contractor and archaeological monitor should follow the steps outlined below:

- All contractors will immediately report to the archaeological monitor if archaeological materials are uncovered during construction activities.
- Operations within the vicinity of the find should be temporarily halted until the archaeological monitor is consulted.
- In the majority of cases the archaeological monitor should be able to make a determination of significance for the find.
- If a clear significance determination is not possible, the Presidio Trust Archaeologist should be consulted.
- All materials, whether determined significant or not, are property of the Presidio Trust and are not to be taken for personal use or display.

Archaeological resources include stone, brick, and concrete building foundations, isolated historic artifacts, historic landfill deposits, historic privy pits and household waste deposits, and items of Indigenous use such as stone tools, shell and animal bone waste, shell beads, and habitation areas. A more detailed list follows:

- Human remains;
- Concentrations of rock, ash, animal bone or shell;
- Earth containing a dark, almost black or very dark brown soil often containing charcoal;
- Easily crumbled dark gray-brown soil with abundant shell fragments, animal bone, charcoal and artifacts such as shell beads, mortars, pestles, arrowheads, bone tools, etc.;
- Concentrations of artifacts such as stone bowls, arrowheads, bone tools, shell beads, etc.;
- Deposits containing large amounts of shell;
- Deposits containing glass bottles, metal, old cans or other obvious trash dumps (Note: single bottles, modern aluminum cans or beer bottles are not considered significant finds);
- Foundations (stone, concrete, brick or wood);
- Wells (outline, brick or wood lined);
- Trash dumps containing food debris (e.g. cut bone, seeds, pits); and,
- Adobe (unfired or fired) clay bricks.

Prior characterization of the first 6 feet of materials in Cell Site #27 A-D Project Area suggest that it is early twentieth century fill. If isolated, these materials are not considered to be archaeological resources and do not require further consideration. Other materials that do not qualify as archaeological resources might also be encountered. These include: modern subsurface utilities such as water or sewer lines, materials manufactured after 1950, and small concentrations of broken concrete, broken asphalt, and/or unmarked, unmortared bricks that have been deposited as fill, if no other cultural materials are present.

### ***Human remains***

Project-related ground-disturbing activities have been 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 Presidio Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Presidio Trust's Federal Preservation Officer. If necessary, the Presidio Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.

The immediate protection of human remains at the site shall be accomplished by (1) keeping any discovery confidential, and (2) securing the location to prevent disturbance of the remains and any associated materials.

The Presidio Trust archaeologist shall determine whether the Native American Graves Protection and Repatriation Act (NAGPRA) applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 CFR 10.4. Any materials not subject to NAGPRA will remain under Federal control.

The Presidio 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.

If the discovery is limited to disarticulated human remains, the Presidio 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.

## **VI. Curation**

All archaeological materials and records ("the collection") generated by this project, with the exception of human remains and materials subject to NAGPRA, will remain the property of the Presidio Trust. Per 36 CFR Part 79.4(a), Federal archaeological collections are defined as "material remains that are excavated or removed during a survey, excavation or other study of a prehistoric or historic resource, and associated records that are prepared or assembled in connection with the survey, excavation or other study". Material remains may include archaeological artifacts, objects, specimens, samples, and other physical evidence. Associated records may include, but are not limited to, field, lab and

administrative records, reports, photographs and slides, digital media and records, correspondence, and other project documentation. In the event that no material remains are recovered during archaeological investigations, **associated records alone constitute a collection.**

The Presidio Trust Curator will coordinate with Trust Archaeologists to prepare and review collections for accession into the Presidio Trust's permanent Archaeological Collections. Collections are curated by the Presidio Trust on-site in its secure, climate-controlled Curation Facility. Collections are curated in compliance with 36 CFR Part 79 and in accordance with the Presidio Trust's *Archaeological Collections Policy* and *Archaeological Collections Management Guidelines* (Presidio Trust 2011, 2012). Information about the collections is accessible through the Re:discovery archaeology and collections management database.

## References

Barnaal, Hans A.

2009 Presidio National Historic Landmark District Map of Predicted Archaeological Features. On file at the Presidio Archaeology Lab.

Blind, Eric B and Hans A. Barnaal

2008 Presidio Elevation Change Model. On file at the Presidio Archaeology Lab.

Jones and Stokes

2002 Doyle Drive Project: Phase I Extended Survey Report/ Phase II Evaluation Report (2002). Prepared for Parsons Brinckerhoff and San Francisco County Transportation Authority, San Francisco, CA. On file at the Presidio Archaeology Lab.

## Appendix E: Acronyms

ACHP	Advisory Council for Historic Preservation
ADA	Americans with Disabilities Act
AIC	American Institute for Conservation of Historic and Artistic Works
APE	Area of Potential Effect
APT	Association for Preservation Technology
ATP	Archaeology Treatment Plans
BETP	Built Environment
OHP	California Office of Historic Preservation
CoDA	Center for Digital Archaeology
CoC	Certificate of Compliance
CLR	Cultural Landscape Report
CRIR	Cultural resource inventory report
FOE	Finding of Effect
DD	Design development
EA	Environmental Assessment
FHWA	Federal Highways Administration
FPO	Federal Preservation Officer
FWV	Futures Without Violence
HABS	Historic American Building Survey
HAER	Historic American Engineering Record
HALS	Historic American Landscape Survey
HSR	Historic Structure Report
LEED	Leadership in Engineering and Environmental Design
MIS	Military Intelligence Service
NAPP	Neighborhood Associations for Presidio Planning
NEPA	National Environmental Policy Act
NJAHS	National Japanese American Historical Society

NHL National Historic Landmark

NHPA National Historic Preservation Act

NPS National Park Service

NPS-PWRO National Park Service - Pacific West Regional Office

NPS-GOGA National Park Service - Golden Gate National Recreation Area

NRHP National Register of Historic Places

NTHP National Trust for Historic Preservation

NPS-TPS National Park Service-Technical Preservation Services

PHA Presidio Historical Association

Trust Presidio Trust

PA-MPU Presidio Trust's Programmatic Agreement for the Main Post Update

PTPA Presidio Trust's Programmatic Agreement

P3 Public-Private Partnership

NHLD National Historic Landmark District

SFCC San Francisco Conservation Corps

SFAH San Francisco Architectural Heritage

SFCTA San Francisco County Transportation Authority

SHPO State Historic Preservation Officer

USCG U.S. Coast Guard