



**Presidio
Trust**

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January 30, 2016

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Attention: Najah Duvall-Gabriel
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Christine Lehnertz, Superintendent
Attention: Steve Haller
Golden Gate National Recreation Area
Building 201 Fort Mason
San Francisco, CA 94123

Reference: 2015 Annual Report on Activities under the 2014 Presidio Trust Programmatic Agreement, the Presidio of San Francisco National Historic Landmark District (NHL), San Francisco, California

Pursuant to Stipulation XIV of the Presidio Trust Programmatic Agreement (PTPA, 2014), enclosed is the 2015 Annual Report of activities conducted under that PA.

In 2015, the Trust has focused on honoring the Presidio's legacy of service and its commitment to welcoming the public. Working with a veterans group and the government of South Korea, the Trust in 2015 selected a site and completed design for a new Korean War Memorial at the foot of the National Cemetery, adjacent to the Presidio Promenade multi-use trail that links the Lombard Gate to the Golden Gate Bridge. The memorial will honor the military and civilian personnel that served during the war in a compatible, complementary addition to the Presidio's historic landscape.

At the Promenade's mid-point will soon sit the Presidio's first permanent Visitor Center, housed in the historic guardhouse (1900, now the bank and post office). Design for the facility, which will be jointly operated with the National Park Service and Golden Gate National Parks Conservancy, was completed in 2015, and the long-envisioned William Penn Mott, Jr. Visitor Center is scheduled to open at the end of 2016. These were among the milestones of this productive year, which marked the first under the Trust's 2014 updated programmatic agreement.

The enclosed report documents all compliance decisions, including Appendix A, administrative and full compliance reviews. Between January 2015 and December 2015, 51 projects were reviewed by Trust preservation professionals through Stipulation IV of the PA. Of these, 31 were reviewed at the administrative level and 20 at the full level of review. Undertakings reviewed include projects ranging from full building and landscape rehabilitations, ballfield improvements, parking and traffic planning, and natural resource management. The Trust also continues to review a substantial number of "repetitive or low impact activities" through Appendix A of the PA. Appendix A includes actions such as cleaning, painting and cyclic repairs to buildings, replacement in-kind of deteriorated roofs, road and parking lot maintenance, mitigation or abatement of hazardous materials, and other such low impact activities.

The N² team that participates in the agency's project review process is comprised of eight preservation professionals that meet the Secretary of Interior's standards for Archaeology, Historic Architecture, and Architectural History. The group of historic preservation staff regularly involved in full N² reviews in 2015 is composed of historical architect Rob Wallace; historical landscape architect Michael Lamb; conservator and preservation project manager Christina Wallace; archaeologists Eric Blind, Kari Jones, and Liz Clevenger, (who are supported by two new additions to the archaeology staff: Juliana Fernandez and Montserrat Osterlye); and historic compliance staff Rob Thomson and Michelle Taylor. Staff historian, Barbara Berglund, also regularly contributes to preservation-related reviews. In 2015, the Trust said farewell to long-time historical architect Chandler McCoy, who moved on to a role at the Getty Conservation Institute after more than 15 years at the Presidio. The Trust plans to re-hire for his position in 2016 in order to maintain its seasoned staff of qualified professionals. As in years past, the historic compliance staff collaborates closely with the Trust's operations and maintenance crews, who work with the NHLD's buildings, landscapes, roads and forests on a daily basis. These crews are composed of journeymen carpenters, masons, electricians, plumbers, gardeners and foresters, many of whom have been trained in preservation maintenance practice, and/or have multiple years of experience working with historic resources at the Presidio.

Compliance department staffing shifted in 2015, with Craig Middleton departing as Executive Director and Federal Preservation Officer, and Rob Thomson assuming the role of Acting Federal Preservation Officer, continuing to carry out the terms of the PTPA on a day-to-day basis. Michelle Taylor remains the Trust's Historic Compliance Coordinator, helping to administer our environmental and historic preservation review process, and acting as a liaison with our residential, building maintenance, project management and development teams on historic preservation issues.

Work continued on the Doyle Drive/Presidio Parkway project throughout 2015, reaching a significant milestone in the project: the completion of all tunnels and viaducts, the opening of the full facility to traffic in July, and the subsequent removal of the temporary detour. Looking ahead,

remaining work includes design and construction for the landscape adjacent to and atop of the roadway, and completion of several remaining mitigation measures agreed to by the project. The Trust continues its strong working relationship with Caltrans, National Park Service and San Francisco County Transportation Authority cultural resources staff to ensure that the NHL is well-protected and the commitments under the Doyle Drive PA are carried out.

Upon completion of Doyle Drive, the Trust anticipates beginning construction on the New Presidio Parklands Project (Parklands). Consultation on this undertaking in 2015 included reaching concurrence on the Area of Potential Effect and the Trust's release of the draft Environmental Assessment and Preliminary Finding of Effect for review and comment by PA parties. The public process around the Parklands project continues on a very constructive and positive course, with a series of meetings throughout 2015 that focused on design elements and programmatic plans for the 13 acre area. The Trust looks forward to continued consultation on this exciting project in 2016.

In 2015, the Trust established a new annual preservation maintenance budget, which will put \$1 million of capital funds over four years toward exterior envelope repairs for priority unoccupied historic buildings. These buildings were identified and ranked by a historic compliance team-led survey in 2014. The program kicked off with building 651 (Administrative Building, 1921) on Crissy Field and will continue into 2016 with building 951 (Bachelor Officers' Quarters, 1921) in north Fort Scott. The program complements the Trust's regular cyclic maintenance effort for occupied historic (and non-historic) buildings, which completed work in the Liggett and Portola residential neighborhoods (Enlisted Men's Family Housing, 1936/1938), and on select buildings on Funston Avenue and in Cavalry Bowl in 2015. A special project was also launched last year to perform roof repairs, as well as paint and exterior envelope repairs for the nine building Thornburgh area of the Old Letterman Hospital complex (built 1899-1938) in anticipation of their full rehabilitation within the next 5-7 years. The Trust's preservation maintenance activities continue to involve a strong collaboration between the Trust's building maintenance and compliance departments, which meet weekly and regularly collaborate on scope development and project prioritization.

The Trust's documentation efforts in 2015 were marked by completion of two historic structure reports, one for building 99 (Theater, 1939) and another for building 105 (Montgomery Street Barracks, 1895). The Theater effort began in 2013 and supports the process set forth in the Programmatic Agreement for the Main Post Update (2010); Michelle Taylor led the in-house research, writing and production effort. The building 105 document will support a Trust-sponsored rehabilitation of the barracks building, which is anticipated to begin later in 2016. Staff research also contributed to the expansion of the Main Post interpretive wayside program, which began in 2012, with an additional 19 signs fabricated in 2015 for installation this year.

In Tennessee Hollow, actions carried out under the 2008 Environmental Assessment and the 2001 Vegetation Management Plan contributed to the health of the Presidio's largest historic resource – the historic forest – with 1.8 acres of cypress, pine and eucalyptus rehabilitated in the upper reaches

of the watershed.¹ The MacArthur Meadow “wet meadow” project creates an opportunity for interpreting the history of water management in the Presidio, and highlights historic elements such as cobble drainage features and the masonry Lovers’ Lane bridge (conserved in 2008). The Trust also completed the Riparian Reach segment of the watershed in 2015, which will connect Thompson’s and (forthcoming) Quartermaster Reaches, while providing pedestrian connections through the area with a compatible new bridge.

Tenant-sponsored rehabilitation projects provide opportunities for creatively reusing challenging buildings in the park, such as the Public Health Service District’s buildings 1818/1819 (Infectious Disease Research Laboratory and Offices, 1932). Working closely with the Trust, the tenant team developed designs to rehabilitate two small buildings (7,724 sq/ft total) for use as a 60-student preschool campus (known as Playgroup). The project, which opened in March 2015, reactivates buildings that had been vacant for more than thirty years, and introduces a lively new use into an area adjacent to the Public Health Service Hospital residential and office complex, which was rehabilitated in 2008-12.

The Trust’s Heritage and Archaeology programs, operating from the head of the Main Post in the recently opened Officers’ Club and Archaeology Lab, completed another productive year in 2015. Archaeology staff supported Trust activities by monitoring 13 projects and preparing Archaeology Management Assessments (AMAs, included as appendices to this report) for an additional three. Research at the *El Presidio* archaeological site under the guidance of *Levantar* (finalized in 2012) continued through 2015, focusing on an area of *El Presidio* adjacent to Graham Street where Spanish and Mexican adobe structures were used by the US Army until their demolition in 1906. Archaeology staff and volunteers conducted fieldwork in accordance with an “open site” policy, which makes excavation areas and staff accessible to park visitors, and encourages questions and active engagement with the archaeological team. A temporary “field station” tent helps identify the area as an archaeological project to park visitors, and a team of archaeology docents staff the site to offer visitors basic interpretation. Over 3,600 people visited the site in 2015. In 2015, the Heritage Program Education Team served a total of 3,204 K-12 San Francisco Bay Area students in a variety of educational programs, in addition to hosting six post-graduate internships in archaeology.

The Trust’s long-standing partnership with the National Preservation Institute continued in 2015 with the agency sponsoring a workshop on the Native American Graves Protection and Repatriation Act (NAGPRA) in February. The Trust historic compliance staff hosted a graduate intern from the Tulane University historic preservation program in the fall of 2015; working with staff, the intern completed a valuable conditions assessment report for the Battery Bluff area, a collection of Endicott-era coast artillery batteries that will be made accessible to the public for the first time in over 75 years by the Doyle Drive project. Rob Thomson and Michelle Taylor also served on the program and steering committees for the California Preservation Foundation’s 41st conference, which the Trust looks forward to hosting at the Presidio in 2016.

¹ This figure represents two West Pacific Ave stands, each at .9 acres. An additional .5 and .7 acres of reforestation were completed in 2015 at Lyon Street and Lower Kobbe areas, respectively.

The Presidio Trust is grateful for your contributions to our historic preservation program, and the support each of your agencies have provided over the years. If you have any questions about this report or our program, please contact me at (415) 561-2758 or rthomson@presidiotrust.gov. A copy of this annual report has been placed in the Presidio Trust Library and on our website and is available for interested persons and members of the public who wish to provide comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Thomson", with a long horizontal flourish extending to the right.

Rob Thomson
Acting Federal Preservation Officer

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**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
RESIDIO 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 N² Compliance Coordinator in carrying out the provisions of Stipulations
169 IV and V.

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

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

180
181 B. SHPO, NPS, and the ACHP

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

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

190
191 C. Concurring Parties

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

D. The Public

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

II. CONTINUING EDUCATION

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

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

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

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

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

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

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

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

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

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

A. Documentation, Identification & Evaluation of Historic Properties

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

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

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

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

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

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

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

299 B. Analysis of Historic Properties
300

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

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

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

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

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

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

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

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

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

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

IV. REVIEW OF UNDERTAKINGS

A. Determine the Undertaking

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. N² Review Process

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. Coordination with the Federal Historic Preservation Tax Incentives Program

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

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

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

1. If the Applicant receives Part Two approval from the NPS-Technical Preservation Services (NPS-TPS) without conditions, the rehabilitation described in the Part Two application will be considered to conform to the Standards; and if Section 106 review under Stipulation IV results in no adverse direct, indirect, or cumulative effects from the undertaking, and Section 106 consultation under Stipulation IV will be concluded.
2. If conditions are placed on the Part Two approval, the Applicant shall be obligated to comply with those conditions.
 - i. The conditions may be resolved through compliance with the condition(s) or a Part Two amendment submitted to SHPO for review and approval. If the conditions are met and/or the amendment approved, the rehabilitation described in the Part Two application will be considered to conform to the Standards; and if the Section 106 review under Stipulation IV results in no adverse direct, indirect or cumulative effects from the undertaking, , and Section 106 consultation under Stipulation IV will be concluded.
 - ii. In the event that the Applicant cannot or will not modify the project to comply with the conditions, the Applicant may abandon the project or complete Section 106 review solely in accordance with Stipulation IV.
3. SHPO and NPS shall be responsible for coordinating comments on consultation packages submitted during the 106 review with comments on tax credit submittals among the separate reviewing offices (e.g., NPS-PWRO and NPS-TPS).

C. In addition to coordinating review under Stipulation IV(C), the Trust shall perform the following tasks in support of Tax Incentive projects:

1. The Trust will preliminarily review copies of Applicants' Parts One, Two and Three applications, and amendments to Part Two applications, prior to submittal to SHPO. The Trust will review these documents for their accuracy and consistency with Trust codes, regulations, planning documents, guidelines and general design direction as described in the Tenant Handbook and other such descriptive materials adopted or produced by the Trust for Area B. The Trust shall review these documents for no more than fifteen (15) calendar days and submit comments to the Applicant in writing prior to the Applicant's submittal of final documents to SHPO.
2. The Trust shall assist the Applicant in making a determination regarding Functionally Related Structures (FRS) according to 36 CFR 67.6(b)(4), and ensure the Applicant submits adequate documentation to NPS-TPS to confirm the determination in conjunction with the Part One application submittal.
 - i. If the NPS-TPS confirms that the tax credit project is an FRS, any other work within the complex of historically functionally related buildings that is not subject to the tax credit project must be submitted to the Trust for Section 106 review through Stipulations IV or V and demonstrated to meet the

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

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

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

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

VI. ARCHAEOLOGY

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

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

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

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

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

VII. UNANTICIPATED EFFECTS & POST REVIEW DISCOVERY

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

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

VIII. EMERGENCY RESPONSE

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

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

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

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

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

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

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

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

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

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

IX. DISPUTE RESOLUTION

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

A. Notify signatory and concurring parties of the intent to resolve a dispute through the involvement of the ACHP, and forward all documentation relevant to the dispute, including the Trust's proposed resolution, to the ACHP. The ACHP shall provide the Trust with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the Trust shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. The Trust will then 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
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1035
1036
1037 Name:

1038 Title:

1039 Date:

Christie Lehnert

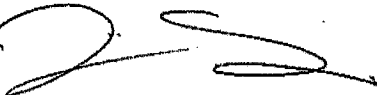
Reg. Dir.

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 E. Maintenance operations for non-contributing buildings and structures in a historic
1104 district, except excavations and borings in archaeologically sensitive areas.
- 1105
- 1106 F. Painting of non-historic buildings and structures (exterior and interior).
- 1107
- 1108 G. 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 H. 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 I. 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 J. 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 K. 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 L. 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 M. 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 N. 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 O. 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 P. 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 Q. 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 R. Conducting small-scale and select destructive testing in contributing buildings to expose
1162 and assess concealed structural conditions (such as removal of small areas of plaster wall finish)
1163 and/or to assess material capacities (such as masonry push testing or concrete slab coring) when
1164 performed in areas that are easily repairable or otherwise inconspicuous.

APPENDIX B

STANDARD ARCHAEOLOGICAL DISCOVERY PROTOCOL

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

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

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

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

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

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

D. Human Remains

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

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

- a) keeping any discovery confidential, and
- b) securing the location to prevent disturbance of the remains and any associated materials.

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

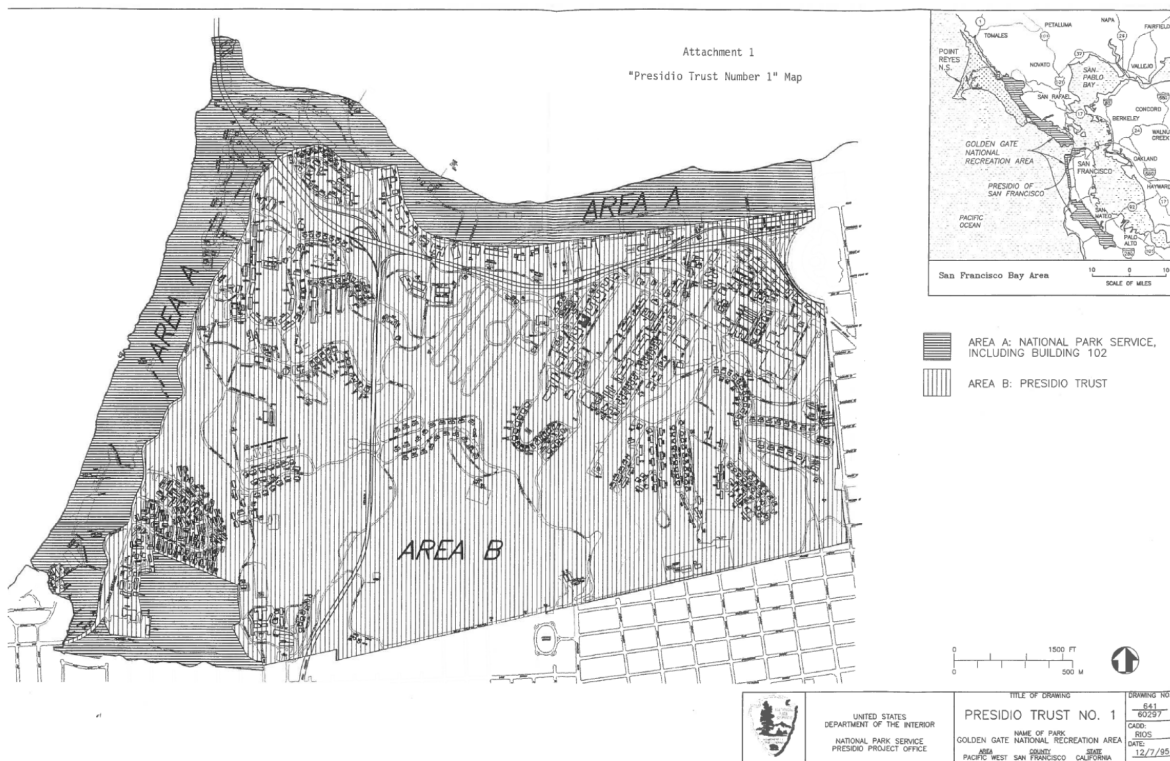
4. The Trust archaeologist shall determine whether the human remains are a single isolated burial or are potentially part of a cemetery or a larger archaeological site. This may necessitate the involvement of a consulting physical anthropologist. Articulated human remains, either as part of a single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

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

APPENDIX C

AREA OF POTENTIAL EFFECT

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



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APPENDIX D
ARCHAEOLOGICAL AREAS OF THE NHL

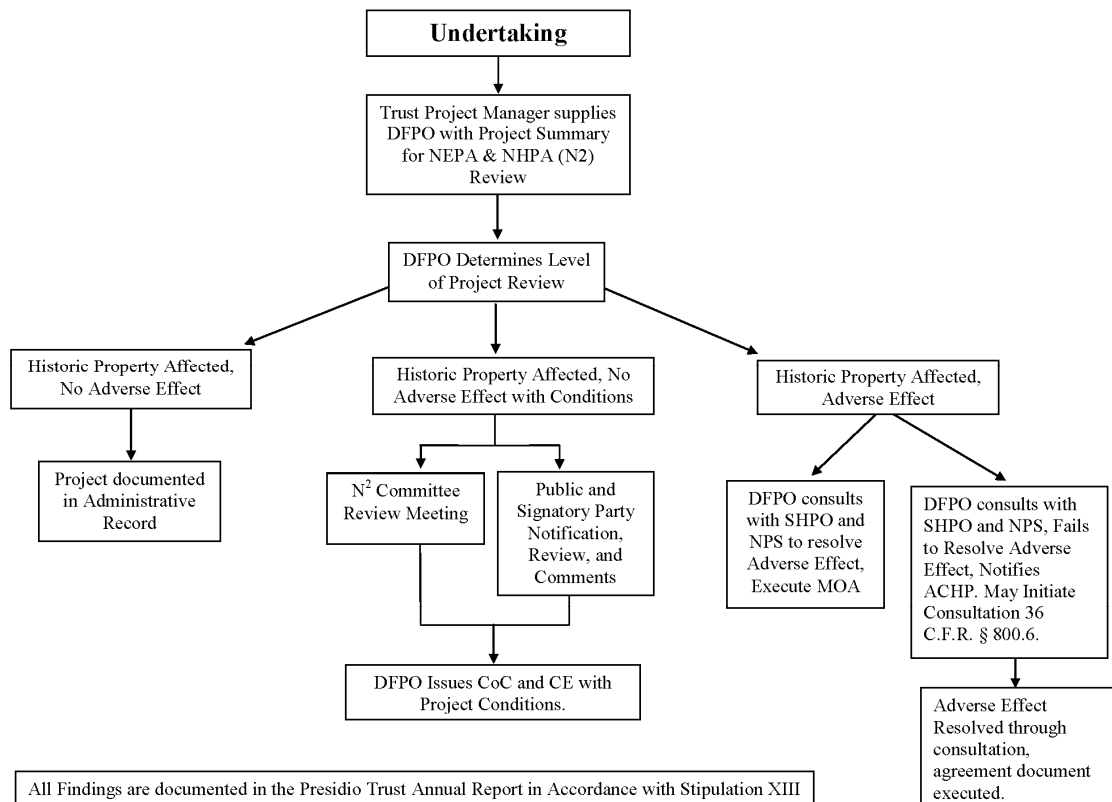


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APPENDIX E

N² REVIEW PROCESS

The Presidio Trust N² Process



1286 **APPENDIX F**

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

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

1293 National Trust for Historic Preservation
1294 Presidio Historical Association

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

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

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



2015 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit B: The Presidio Trust N² Review Process to achieve compliance with the **National Historic Preservation Act (NHPA) and the National Environmental Policy Act (NEPA)**

N² PROJECT REVIEW

Determining whether NHPA applies to a project

Under the National Historic Preservation Act (NHPA) and the Presidio Trust's Programmatic Agreement (PTPA) with the National Park Service, State Office of Historic Preservation and the Advisory Council on Historic Preservation, prior to any undertaking, the Trust must "take into account the effect of the undertaking on any district, site, building, structure or object that is included in or eligible for inclusion in the National Register." (16 U.S.C. 470f)

Determining whether NEPA applies to a project

Under the Trust's National Environmental Policy Act (NEPA) regulations, any individual or group seeking "to demolish, construct, reconstruct, develop, preserve, rehabilitate, or restore real property within the Presidio Trust Area" is subject to NEPA review (§ 1010.3).

PROJECT SCREENING FORM for NEPA and NHPA

The Project Screening Form (Appendix B) is available on the TrustNet, the Presidio Trust's (Trust) internal web site. The Trust compliance team uses the screening form for pre-review consultation, which helps to anticipate the potential for environmental impacts and adverse effects to a historic property that may result from proposed activities. Projects reviewed by the N² team are those that are anticipated to receive a Categorical Exclusion (CE) and a Certificate of Compliance (CC), which certify that there will not be an adverse effect to historic resources and that environmental impacts will not be significant. A flow chart in Appendix C provides a visual representation of the N² process.

Project managers are required to fill out a Project Screening Form for any activity that is subject to N² review (based on the criteria described above). The intent is to provide the resource specialists responsible for reviewing projects for NEPA and NHPA compliance with detailed information about project proposals prior to the N² review meeting. The form has six information sections and 22 questions that address whether the potential for environmental impact or potential for adverse effect to historic property exists. The first part of the Project Screening Form summarizes specific project details, while the second part identifies potential effects. Part 2 of the screening form requires details about project-specific potential impacts on a wide range of resources, ranging from historic buildings to native plant communities.

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

N² MEETING

Project managers may use the weekly N² meeting to 1) review their project at the scoping stage, in order to assist them in completing the proper documentation *or*, 2) present their project to the N² team for comments on projects requiring a planning record and compliance documentation. N² Meetings are held every Thursday at 10am, and agendas are distributed electronically to team members, PA parties and



2015 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit B: The Presidio Trust N² Review Process
to achieve compliance with the
**National Historic Preservation Act (NHPA) and
the National Environmental Policy Act (NEPA)**

presenters in advance of the meeting. Members of the signatory and concurring parties to the Programmatic Agreement may attend project review meetings and comment on projects under review. Project documents are also made available to the public in the Trust Library in building 103 (103 Montgomery Street).

The Presidio Trust N² Review Team is comprised of the following resource specialists:

Acting Federal Preservation Officer (FPO): *Rob Thomson*

NHPA Compliance/Preservation Specialists: *Michelle Taylor*

NEPA Compliance Manager: *John Pelka*

Archeologists: *Eric Blind, Kari Jones*

Preservation Project Manager: *Christina Wallace*

Forester: *Peter Ehrlich*

Historical Architects: *Rob Wallace, Chandler McCoy¹*

Integrated Pest Management Specialist: *Christa Conforti*

Historic Landscape Architect/Cultural Landscape Specialist: *Michael Lamb*

Natural Resources Specialist: *Terri Thomas*

Environmental Remediation Project Manager: *Nina Larssen*

Transportation Specialists: *Mark Helmbrecht, Amy Marshall*

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

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 going to Permitting. Some conditions apply to the construction period and are monitored and certified after permitting. When a project proposal is administratively reviewed, the same process applies and a project approval number is assigned in the N² database.

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 the historic properties of the National Historic Landmark District (NHLD) or the NHLD itself. The Federal Preservation Officer or Deputy Federal Preservation Officer, with input from

¹ Chandler McCoy left the Trust mid-year to take another job in Los Angeles. His position on the N2 committee will be replaced by a new hire in 2016.



Presidio
Trust

**2015 ANNUAL REPORT
OF NHPA COMPLIANCE ACTIVITIES**
Exhibit B: The Presidio Trust N² Review Process
to achieve compliance with the
**National Historic Preservation Act (NHPA) and
the National Environmental Policy Act (NEPA)**

the specialists on the N² review team can determine that a project 1) has no effect, 2) has no adverse effect or 3) has no adverse effect with stipulations. Stipulations constitute detailed requirements that will, when implemented, ensure that the project avoids any adverse effect(s) to historic properties. Stipulations must generally be met prior to implementation, unless specifically documented otherwise. The Historic Compliance Coordinator often continues correspondence with project managers in order to document that stipulations are followed. A Certificate of Compliance is considered complete once all stipulations are signed off by the project manager, and it is returned to the compliance department. When a project proposal is administratively reviewed, a Certificate of Compliance is issued with a project approval number assigned in the N² database. Documentation of a completed Certificate of Compliance or administrative approval is required before going to the Presidio Trust Permitting Department. All projects that receive Certificates of Compliance/Categorical Exclusions (under NEPA) are posted to the Trust's publicly accessible online database, available via its website (<http://www.presidio.gov/presidio-trust/planning/Pages/categorical-exclusions.aspx>).

**2015 Annual Report for NHPA Compliance Activities per the Programmatic Agreement Among the Presidio Trust,
National Park Service, the Advisor Council for Historic Preservation and the California State Historic Preservation Office
for Operations and Maintenance in Area B of the Presidio of San Francisco.**

Project Title

15-009 Goat Grazing at Central Magazine, Building 1469 and Battery Dynamite

Summary For the past few years, goats currently impounded on the golf course have been used as an alternative method of vegetation management (12-031). The goat herd will be brought to Central Magazine (buildings 1470 and 1471), the nearby historic reservoir (building 1469) and Battery Dynamite to clear areas completely overgrown with a variety of plants including non-native blackberry, English ivy, and poison oak. Goat grazing is expected to reveal hidden hazards (such as vaults) so that they can be mitigated and to possibly adjust existing fences to allow for greater public access in the future. At Central Magazine and building 1469, only minimal additional non-electrified fencing will be necessary to control the goats. At Battery Dynamite, a long run of new control fencing will be required to prevent the goats from leaving the battery and entering the compost area of the Fort Scott corporate yard. If work takes place after March 1st, bird nesting surveys will be conducted.

Project Title

15-010 PGC Driving Range Netting Modifications

Summary This project will modify the Presidio Golf Course's existing driving range netting (08-049) in response to a player injury that occurred late last year along the 1st fairway. The current height and position of the netting will be supplemented to reduce risk to public safety in the future. Three existing poles adjacent to the 1st hole will be extended by 15 feet and four 65-foot tall poles and 200 linear feet of netting will be added to the back of the driving range. This will lengthen the range from its current location by approximately 20 yards. One large cypress tree (#265) will be removed and several other trees will be pruned to facilitate location of new netting. Current poles and netting will be left in place in anticipation of the current tree line providing ultimate protection once they reach maturity.

Project Landscaping/Site Work

Project Manager: Michael Lamb

Submitted 1/7/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Golf Course

Project Manager: Brian Netz

Submitted 1/7/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Title
15-012 Building 38 3rd Floor Tenant Improvement

Summary This project will provide new office space for a subtenant on the third floor (attic) of historic building 38 (Barracks/Sixth Army Headquarters, built 1940). The work includes construction of new interior partitions and doors and installation of new lighting fixtures, carpet and painting. The project will not alter or damage existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts.

Project Title
15-012 Building 39 Café Renovation

Summary This project will renovate the café in Building 39 (Barracks/Sixth Army Headquarters, built 1940) for the same purpose. The scope of work includes Removing the free-standing wood benches (furniture) and adding chairs in Their place, re-upholstering the existing banquette, replacing the existing counter with a new smaller movable counter, and adding new paint. No Mechanical, electrical or plumbing are proposed and no impact on historic fabric is expected.

Project Rehabilitation/TI

Project Manager: Aaron Klang

Submitted 1/12/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Rehabilitation/TI

Project Manager: Melanie Blum

Submitted 1/14/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Title
15-014 Fort Scott Officers' Club Landscape Enhancements

Summary In the fall of 2010, the landscape architectural firm RHAA completed a landscape study for the grounds surrounding the Fort Scott Officer's Club (building 1331, constructed 1921), which expanded on the treatment recommendations in the 2008 Fort Scott Cultural Landscape Assessment (CLA). The study included an existing plant inventory and concept studies for landscape treatments surrounding the building and adjacent tennis courts. Recently the site has been identified as a possible location for focused volunteer landscape maintenance and enhancement. The RHAA study and CLA will serve as guides for the effort, as well as ongoing maintenance and limited planting. As the initial work will be undertaken by volunteers (and later, possibly under landscape contract), it is expected to proceed gradually. The work will center on the beds east of the tennis courts, referred to as the "Palm Garden" in the RHAA study in recognition of the several types of palms located there. A small number of ornamental plants known to be aggressive invaders at this location will be cleared and replaced by palms, consistent with the landscape's highly ornamental historic character. Trust landscape crews and the Historic Landscape Architect will direct the volunteers to avoid adverse effects to this important but degraded site.

Project Landscaping/Site Work

Project Manager: Michael Lamb

Submitted 1/15/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title **15-015 Cavalry Stables Parking Lots Construction**

Summary Currently there are 153 parking spaces in the parking area immediately surrounding the Hangar Complex buildings at the western end of Crissy Field (Area B), and 93 spaces in the lot surrounding historic buildings 667 and 668 (Cavalry Stables, built 1914). These spaces are insufficient to serve the recreational and visitor-oriented uses called for in the PTMP. This project will construct an additional 170 spaces in a series of lots on the east and west sides of McDowell Avenue, north of the historic stables, in order to support the demand generated by the buildings in the two areas. The site will be graded and sub base and/or base material for the parking lots will be installed potentially using material imported to the site for the Presidio Parkway staging areas. Other elements of the work include curbs, parking lot paving, lighting, planting, bio-swales, irrigation and construction of pathways connecting to nearby buildings and roadways. Drive aisles of the parking lot will be standard asphalt paving and the parking stalls will be pervious concrete. Stormwater treatment will be coordinated with the planned stormwater project to control flow to outfalls I-J-K-L. Lighting will minimize up-light and trespass, and will go dark or be reduced to a minimum level afterhours. Restrictions set forth in land use controls established for the area will remain in effect. The parking lot design will follow treatment recommendations in the 2005 Cavalry Stables Cultural Landscape Report, and be coordinated with the surrounding landscape design for the Presidio Parkway project.

Project Title **15-016 Building 105 Pre-Design Investigations**

Summary Investigative tests are needed to gather information at Montgomery Street Barracks, building 105 (two-company barracks, 1897) to help inform structural, site and architectural designs for a future rehabilitation project. A number of pre-design investigations will be performed both in and around the building footprint that will include geotechnical investigations, 36 interior masonry push tests, 3 basement test-pits, interior hazardous materials testing, a site survey and topographic mapping. Locations have been carefully identified to minimize removal or alterations to historic fabric. All testing will be performed with Trust oversight.

Project Transportation/Parking

Project Manager: Amy Marshall

Submitted 1/28/2015

Reviewed on: 2/5/2015

Certificate of Compliance Issued

Project Research/Testing

Project Manager: Rob Wallace

Submitted 2/13/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-017 Korean War Memorial

Summary The purpose of this memorial is to commemorate the Korean War and acknowledge the sacrifices made by its participants. The local foundation that is funding the memorial wishes to educate all on the history of what is often termed the "forgotten war," establish the conflict's connection to the Presidio of San Francisco, and remind future generations about this conflict. The memorial will be located at the intersection of Lincoln Boulevard and Sheridan Avenue, west of the Riley Street residences, set within a contemplative garden. An accessible walkway from Sheridan Avenue will pass through a low entry wall with signage and two interpretive waysides leading into a curvilinear plaza bounded on the east side by the memorial wall, which will be clad in granite with images from the war with supporting text. Three small sets of stairs will exit the plaza to the northwest to a landing in a small decomposed granite plaza with a drinking fountain and two additional interpretive waysides. A DG-paved pathway will extend from the plaza along Lincoln Boulevard and run both towards Riley Street as well as up to Lincoln Boulevard. Benches sited toward the bay views along the pathway will allow for remembrance and reflection. Landscape enhancements will be consistent with the surrounding developed area and applicable guidance from the West of Main Parade Cultural Landscape Report (2011).

Project Landscaping/Site Work

Project Manager: Michael Lamb

Submitted 2/19/2015

Reviewed on: 2/26/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-018 Riley Avenue Residences Landscape Enhancements

Summary The Riley Avenue residences (built 1909 and 1931), a small historic neighborhood consisting of just six duplex structures, are in need of landscape rehabilitation and upgrades. The neighborhood is one of the last in the Presidio to receive such improvements. Landscape treatments will be similar to previous undertakings at the Liggett and Portola residential neighborhoods, which feature identical buildings, and consistent with guidance in the West of Main Parade Cultural Landscape Report (2011). Plantings will include the addition of a few forest species trees to maintain the historic character of the neighborhood in anticipation of the loss of remaining, declining plantings from the earlier historic forest. Historic sidewalk alignment and widths will be maintained where visible from the fronts of the buildings. Only in the backs, typically out of view, will there be additions of concrete creating outdoor use areas consistent with modern day use, and treatments at similar neighborhoods. Approximately 24 pull-in parking spaces off of Ord Street (at the rear of the eastern buildings) will be added. The parking spaces will be constructed of pervious concrete, and match those installed on the opposite side of Ord Street, part of the Taylor Road parking lot improvements completed in 2012. The cobble runnel on the west edge of Ord Street will be rehabilitated and reactivated as part of the parking stall installation, matching the treatment on the opposite side of the street. The non-historic storage sheds may be removed as part of this project, pending further cost analysis. Work will be scheduled to coincide with the adjacent Korean War Memorial (project 15-017).

Project Landscaping/Site Work

Project Manager: Michael Lamb

Submitted 2/19/2015

Reviewed on: 2/26/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project	Title
15-019	Verizon Wireless Cell Site #16

Summary Verizon seeks to improve the coverage and capacity of their network, specifically the areas west, south and east of the proposed project location near building 1450 at Battery Caulfield. This location, which offers the best line of sight to the intended coverage areas, is preferred by Trust staff over a previously considered site about 275 feet to the northwest that was rejected due to limited ground space and visual impacts (cancelled project 14-023). The proposed project includes a new 130-foot lattice tower with 12 antennas mounted at a centerline of 126 feet, and a 12-foot by 16-foot (10 feet tall) pre-fabricated equipment shelter installed underneath the tower legs within a fenced 28-foot by 32-foot enclosure. The fence will measure six feet tall. All necessary power and telco infrastructure will be placed outside the equipment area to allow easy access for future carriers wishing to co-locate. The tower will be engineered and the equipment shelter will be situated to support two more carriers. Radio Frequency (RF) Notice signs will be placed on the fence line around the perimeter of the site. After construction is complete and the site is up and running, Verizon service technicians will typically visit the site once or twice per month for routine maintenance.

Project Cell Sites

Project Manager: Steve Carp

Submitted 2/19/2015

Reviewed on: 2/26/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-020 East Hills Water Upgrade

Summary Fire hydrant flow and system pressure is deficient in the East Hills residential area, from Quarry Road and extending east to Upper Simonds Loop. Additionally, the existing cast iron pipe that services Upper Simonds Loop is nearing the end of its serviceable life. This project will make targeted modifications to the water distribution system to increase the system pressure and fire hydrant flow performance in the area. A new pressure reducing vault will be constructed near the intersection of Presidio Boulevard and Liggett Avenue in the planter area on the west side of Presidio Boulevard. The excavation area will likely extend into the south bound lane of Presidio Blvd resulting in the need for road closures and traffic control. Additional excavation activities occurring in the historic forest south of building 50 will require tree protection and archaeological monitoring. The project will have an added benefit of removing from service several hundred feet of undersized and deteriorated cast iron pipe along Upper Simonds Loop and placing those services on newer ductile iron main. Reconnecting these services to the new main will require tunneling underneath historic walls (circa 1940) and into the lawns of buildings 512, 513 and 514 (built 1940). In order to avoid damage to the walls, a utility trench will be excavated in the street and a pipe jacking technique will extend the services from the street underneath the walls into an excavation pit in the lawns. The pits will be dug by a combination of small excavator from the street side of the wall and hand excavation. Sidewalk improvements and repairs in Upper Simonds Loop will follow after project completion.

Project Infrastructure
Project Manager: Tom Mudd
Submitted 5/4/2015
Reviewed on: 5/14/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title

15-021 Mountain Lake Wildlife Containment Fencing

Summary The reintroduction of wildlife to Mountain Lake is envisioned in the Mountain Lake Adaptive Management Plan (project 13-029). Species that regularly use upland habitat (chorus frogs, Western Pond turtles and newts) requires the installation of a containment fence in order to ensure the safety of the animals (e.g. from the highway and dogs) and control/prevent the dispersal from the lake. The majority of the lake's footprint (including upland habitat) will be fenced to capture valuable turtle nesting habitat while preventing nesting on the golf course or dispersing onto Highway 1/residential areas south. The fencing structure will be approximately 30 inches high made of durable black plastic mesh sunk down 5 inches, which will be secured with 2.5-foot high t-posts roughly every 15 to 20 feet. In order to install the fencing, a corridor with a vegetation-free zone of about 3 to 4 feet wide will be cleared beforehand. Much of the 6,300 feet of fencing will follow on the inside of pre-existing fences that surround the lake (the chain link fence along the highway and the West Pacific trail dog exclusion fence).

Project Title

15-022 Building 50 Special Exhibition Gallery

Summary The Special Exhibition Gallery at the Presidio Officers' Club is a venue for changing exhibits within the Heritage Gallery. The Special Exhibition Gallery provides a flexible exhibit space that may expand on topics and themes presented in the Heritage Gallery's permanent exhibit space. This project will modify the existing Special Exhibition Gallery to accommodate changing exhibits without altering the existing infrastructure. Work will be limited to adding additional electrical outlets on the north and east walls of gallery. Temporary partitions, graphics and furnishings are expected to be added with

Project Miscellaneous

Project Manager: Jonathan Young

Submitted 3/5/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Building Use

Project Manager: Liz Clevenger

Submitted 3/13/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-023 Paul Goode Field Renovation

Summary Paul Goode Field (built 1957) is a historic baseball/multi-use field measuring approximately 300 feet by 350 feet located north of the Julius Kahn Playground in a residential area of the Tennessee Hollow watershed. Expansion of the facility to include a new practice field (on former Fill Site 1) was evaluated as part of the Trust’s preferred alternative in the 2007 Tennessee Hollow Upper Watershed Revitalization Project Environmental Assessment. In response to the 2012 Paul Goode Field Request for Proposals (RFP), University High School proposes to develop and manage the facility as a multi-purpose sports and a practice field that will maximize usage for a broad spectrum of youth athletic programs. The fields will be suitable for baseball, lacrosse, soccer, field hockey and softball. Additionally, a three-lane practice track will be built along the east side of the multipurpose field with a long jump pit at the north end of the tracks. The existing natural grass will be replaced within the existing ball field’s footprint with synthetic turf to increase hours of available play and reduce water and fertilizer use. Due to concerns about the potential of heavy metals and semi-volatile organic compounds (SVOCs) present in synthetic turf to impact human health and groundwater quality, an organic-based infill will be substituted for the more commonly used crumb rubber infill in order to reduce potential health and environmental impacts (organic infill is typically composed of a combination of coconut fiber, cork, rice husks, hemp fiber, and other plant-based materials). The existing restroom and storage shed will be replaced with a new pre-fabricated, ADA-compliant restroom of four uni-sex rooms, and storage building. A permeable pavement parking lot for approximately 42 vehicles with a vehicle turn-around/drop-off is proposed. The improvements will include an underground field drainage system, new dugouts with solid metal roofing, combined chain-link bullpens/batting cages with two single-stations for softball and one double-station for baseball, seating for 50 to 100 spectators, an outdoor, partially-covered storage area, and new landscaping. Design of the landscape, ball field and site furnishings has been developed for compatibility with the character of the surrounding cultural landscape and in order to avoid effects to adjacent historic forest stands. Over half of the total use of the facilities will be shared with other schools, youth sports groups, and/or non-profit youth athletic organizations. No night time play or night lighting of the facility will be allowed. All rainfall and local surface water runoff will be retained to infiltrate onsite to support the reclamation of the watershed. A Transportation Demand Management (TDM) plan will be developed to minimize automobile traffic to/from the site and minimize parking demand during day-to-day use (regular practices) and events (games).

Project Recreation
Project Manager: Cynthia Skovlin
Submitted 3/23/2015
Reviewed on: 4/2/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-024 Building 50 Anza Room Modifications

Summary The Anza room is currently the site of an interpretive exhibit illustrating the journeys military personnel made to and from the Presidio over the course of centuries. The restaurant at the Officer's Club, Arguello, wishes to expand their operations and convert the room into a dining area. This project will dismantle the Anza Room exhibit, re-install the furnishings and graphics in the building lobby, and perform any minor repairs to exhibit fastener locations in the room. The new exhibit location is considered temporary and may be modified in the future to accommodate an improved visitor experience. The Anza Room will be furnished with portable, non-fixed furniture items (tables and chairs) to facilitate the new use.

Project Title
15-025 Building 103 First Floor Improvements

Summary The Trust completed a warm shell rehabilitation of Montgomery barracks building 103 in 2011 (08-028) and installed finishes and mechanical systems prior to moving into the building in 2012 (12-032). Work was completed on all floors except for the two first floor rooms facing Montgomery Street and the first floor south wing. This project will complete the interior improvements needed to bring the first floor spaces up to code and ready for occupancy. The work will include adding ceiling finishes, insulation, electrical conduits, lighting fixtures, sprinkler heads and alterations to the non-historic doors. The front rooms facing Montgomery Street will be used for public assembly/exhibit space and the south wing is intended for Trust office use.

Project Building Use

Project Manager: Christina Wallace

Submitted 3/5/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Rehabilitation/TI

Project Manager: Rob Wallace

Submitted 4/3/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-026 Water Main Replacement on Lincoln Boulevard Near Girard Road

Summary This project will upgrade old infrastructure and provide improved fire flow to the northeast quadrant of the Presidio. Approximately 200 linear feet of an existing water main will be replaced from a connection point at the Lincoln/Girard intersection to 200 feet to the east on Lincoln Boulevard. The work will be accomplished utilizing typical linear underground utility construction practices. Water main excavation will be approximately 2.5 feet wide by 4 feet deep along the alignment. Excavated soils will be used as backfill if found to be suitable. Work will occur within paved roadways, and will not directly affect trees or other vegetation. Traffic control measures based on an approved traffic control plan will be implemented. Two-way traffic is expected to be maintained around the work areas.

Project Infrastructure

Project Manager: Tom Mudd

Submitted 3/13/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-027 Lendrum Court Remediation, Phase 1 Construction, Residential/Landscape Area

Summary The Lendrum Court remediation site is located in the non-historic North Fort Scott residential area in the vicinity of buildings 1257, 1258, 1259, 1278, 1279, 1280 and 1282 (built 1970). Army-era debris fill, including incinerator ash, was discovered in the subsurface. The debris fill extends to the northeast into the area of historic forest. Chemicals of concern in the debris fill include lead, polyaromatic hydrocarbons, dioxan/furans, copper, barium and zinc. The Trust entered into a voluntary cleanup agreement with the California Department of Toxic Substances Control for oversight of remediation, under the applicable cleanup statute known as CERCLA, on July 31, 2014. Since then, the Trust has completed remedial investigations and a feasibility study to identify a preferred remedial alternative for the site. As required under CERCLA, the Trust is preparing a Removal Action Work Plan that summarizes the remedial alternatives and presents the basis for selection of the preferred alternative. The preferred remedial alternative is consolidation and capping (with clean soil from the MacArthur Meadow site) with land use controls and post-remediation monitoring. This alternative is consistent with current and future use of the area as residential housing, minimizes the impact of remedial construction on site users, while being protective of human health and the environment, and avoids affects to the adjacent stand of historic forest. The remedy will be constructed in two phases. The first phase will install the cap in the residential/landscaped portion of the site. This phase is scheduled to be completed this summer (2015) and will be completed in concert with landscape improvements funded as part of the North Fort Scott Residential Neighborhood Landscape Enhancements project (14-041). The second phase will install the cap in the historic forest portion of the site following additional N2 review and will be completed in summer 2016. The Trust has met with the Lendrum Court tenants and residences of the greater North Fort Scott and adjacent Pilots' Row neighborhoods. Additional meetings with the tenants will be conducted as the work progresses.

Project Remediation
Project Manager: Nina Larssen
Submitted 4/22/2015
Reviewed on: 4/30/2015
Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-028 Climate Action Agenda

Summary Climate change is a particularly complex challenge given its global nature and inherent interrelationships among its sources, causation, mechanisms of action, and impacts. Broadly stated, the effects of climate change observed to date and projected to occur in the future include more frequent and intense heat waves, more severe wildfires, degraded air quality, more heavy downpours and flooding, increased drought, more intense storms, harm to water resources, harm to wildlife and ecosystems, and greater sea-level rise, which could be as high as 80 inches in San Francisco Bay by 2100. The Presidio is and will continue to be subjected to many of these affects. This is acknowledged in the Trust's Strategy 2020, which defines our focus for the next five years, including operating the Presidio's infrastructure using sustainable practices. The Trust's draft Climate Action Agenda reviews how climate change is affecting national parks, and establishes a baseline for the Presidio's carbon footprint. It then suggests a number of initiatives, from resource and energy conservation to education and programming, which can be implemented for the Presidio to become a model of sound environmental stewardship. The Agenda is a first step in the development of a Climate Action Team and the articulation of quantitative, tangible goals that will prepare the park for climate change. Also outlined are strategic goals to mitigate the effects of climate change, increase climate change education, and implement sustainability best practices.

Project Title
15-029 Bird Nesting Survey Protocol

Summary A variety of migratory and native birds nest within the Presidio commonly using vegetation and/or man-made structures. The Migratory Bird Treaty Act (MBTA) prohibits the killing or "take" of most birds, nests, or eggs. Trust policies outlined in the PTMP also promote the protection of native species (including nesting birds not protected under the MBTA, such as the California quail). Removal of vegetation is one of the most direct levels of disturbance for wildlife, but it is also a frequent need at the Presidio. Mitigation measures adopted through the PTMP Record of Decision state that removal of vegetation will follow park guidelines for protection of nesting birds to include restrictions on timing of vegetation removal. This document supersedes out-of-date procedures and identifies and outlines the timing, requirements and methods for ensuring nesting birds are appropriately protected under federal law and PTMP policies.

Project Research/Testing

Project Manager: Abby Morris

Submitted 4/23/2015

Reviewed on: 4/30/2015

Certificate of Compliance Issued

Project Research/Testing

Project Manager: Terri Thomas

Submitted 5/27/2015

Reviewed on: 6/4/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title

15-030 Fort Scott Bronze Lettering on Park Presidio Boulevard Overpass

Summary This project will provide necessary cleaning and maintenance of the bronze letters FORT WINFIELD SCOTT on the concrete overpass at the entrance into the Fort Scott district. This sign is a contributing resource located at the Kobbe Avenue and Park Boulevard intersection. The project scope includes cleaning the bronze letters to remove biological growth and applying a protective wax treatment. The project will require some traffic controls for the safety of project personnel and to allow for equipment staging. The project will be performed by a contractor who specializes in materials conservation

Project Title

15-031 West Pacific VIII Reforestation

Summary This area has dying and declining Monterey cypress that have been topped every fourth year for the past 70 years, which has led to poor biological viability and structural condition. Armillaria is common in this stand and branch failures are frequent. Seventeen topped Monterey cypress and 5 River Red gum eucalyptus will be removed. Stumps will be dug out and woody debris will be removed. Wood and wood chips will be hauled out via West Pacific Avenue. Tree removal will begin in mid-August and last until mid-September. Compost will be applied and drip irrigation installed. Approximately 110 smaller cypress species such as Sargent cypress, Gowen cypress, Santa Cruz cypress and MacNab cypress will be planted. Numbers of each species will depend on availability. Gowen and Santa Cruz cypress, if available, will be planted in the interior of the project area away from trails. Nearby neighbors will be notified.

Project Maintenance

Project Manager: Christina Wallace

Submitted 2/19/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Trees

Project Manager: Peter Ehrlich

Submitted 5/28/2015

Reviewed on: 6/4/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-032 West Pacific IX Reforestation

Summary Large eucalyptus tree failure last winter (2014-2015) opened the area that was already lacking in tree canopy. Reforestation would connect this area to the Monterey cypress boundary plantings of West Pacific I (2003) and West Pacific II (2005). Two Blue gum eucalyptus south of 732 and 733 Liggett will be removed. All logs will be hauled and all brush chipped. A third eucalyptus on the Lover's Lane side of the reforestation area will be pruned. Fallen eucalyptus will be removed. Compost will be applied to increase water-holding capacity of the sandy soil, and drip irrigation will be installed. Approximately 110 Monterey cypress trees will be planted. Erosion control will be installed on the slope that is north of West Pacific I and II.

Project Title
15-033 Lyon Street Reforestation III

Summary Twenty-five eucalyptus were removed from this very visible area at the park boundary in August 2014. The historic forest boundary will be replanted with swaths of small-growing eucalyptus including Sydney Red gum, Broadleaf Manna gum, Snow gum and Omeo gum, and New Zealand Tea trees. Approximately 90 trees will be planted. Irrigation and erosion control will be installed. Nearby neighbors are being notified as part of the Lyon Wall Stabilization project outreach.

Project Title
15-034 Lower Kobbe II Reforestation

Summary Declining Monterey pines and Monterey cypress need replacement. The over-mature pines have 5 more years of life, the younger pines are susceptible to Pine Pitch Canker, and the cypress are one-sided and poor in structure. Eleven Monterey pines of various age classes and 6 mature Monterey cypress will be removed. Stumps will be ground, compost applied and drip irrigation installed. Fifteen Shore pines will be planted near Highway 1 with a 30-foot buffer zone between the highway and the Shore pine planting. Thirty Monterey pines that are Pine Pitch Canker tolerant and 35 Monterey cypress seedlings will also be planted. Tenants in the Lower Kobbe neighborhood will be notified.

Project Trees

Project Manager: Peter Ehrlich

Submitted 5/28/2015

Reviewed on: 6/4/2015

Certificate of Compliance Issued

Project Trees

Project Manager: Peter Ehrlich

Submitted 5/28/2015

Reviewed on: 6/4/2015

Certificate of Compliance Issued

Project Trees

Project Manager: Peter Ehrlich

Submitted 5/28/2015

Reviewed on: 6/4/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title **15-035 Lincoln Avenue Water Upgrade**

Summary This project will upgrade old infrastructure and provide improved fire flow to the northeast quadrant of the Presidio and is a continuation of work performed on Lincoln Avenue earlier in the year (project 15-026). Approximately 200 linear feet of an existing water main will be replaced from a connection point at the Lincoln/Girard intersection to 200 feet to the west on Lincoln Boulevard to a final connection point on the south side of Tourney near the intersection with O'Reilly Avenue. The work will be accomplished using typical linear underground utility construction practices. Full road closure of 14 days at Tourney Avenue will be required to complete underground activities, with additional isolated road closures to restore paving. Nearby commercial tenants may experience water shut-offs for more than no more than 6 hours per day. Tenants will be notified of road closures and water shut-offs. There are no known archeology features in the proposed alignment. However, due to the features discovered in the construction of the previous work phase, a monitor will be assigned during excavation activities. A tree protection plan will be put in place for two trees that are nearby work areas.

Project Title **15-036 Building 99 Pre-Construction Testing**

Summary Investigative tests are needed at the Presidio Theatre, building 99 (built 1939) to help inform structural, site and architectural designs for a future rehabilitation project. A number of pre-design investigations will be performed both in and around the building footprint that will include geotechnical investigations, hazardous materials testing of the roof material and substrates for lead and asbestos, investigation of the transformers, and test pits at the basement and perimeter walls. Additional testing will include sampling and testing 10 concrete cores and 3 reinforcing steel bars. Locations have been carefully identified to minimize removal or alterations to historic fabric. All testing will be performed with Trust oversight.

Project Infrastructure

Project Manager: Tom Mudd

Submitted 5/29/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Research/Testing

Project Manager: Joshua Bagley

Submitted 6/17/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-037 Eastern Tributary of Tennessee Hollow Tree Removal and Native Plant Restoration

Summary The Eastern Tributary has the greatest year-round surface water flow and the longest stretch of exposed creek and riparian habitat still found in the watershed. Approximately half of the creek, however, is in a storm drain buried under Morton Street Field. The 2.0-acre project area surrounding the spring that feeds the creek is dominated by Blue gum eucalyptus trees and other non-native invasive plants and the native habitat is degraded. This project will substantially enhance the spring area in accordance with the Tennessee Hollow Environmental Assessment and VMP. Approximately 110 trees (mostly between 15- to 50-inch dbh with 15 trees over 50-inch dbh) will be removed and the area will be replanted with native plants to create a continuous habitat and buffer area between the spring and the nearby neighborhood. A diverse suite of native plants and trees, including oaks, toyons, willows and other native riparian and woodland plants will be established within the area. The nearby earthen historic dam will be revealed, preserved and interpreted. Trees will be removed via the temporary construction access road (between the Paul Goode Field and West Pacific Avenue) to be built to renovate the adjacent playing field (project 15-023). Neighbors will be notified in advance about the nature, extent and duration of construction activities.

Project Title
15-038 Presidio Golf Course Bunker Rehabilitation - Holes 5, 12, 13 and 16

Summary The Presidio Golf Course was initially constructed in 1895 and is a contributing resource to the NHL. The existing bunkers (sand traps) near holes 5, 12, 13 and 16 have poor drainage, hold water, do not reflect the historic character of the golf course, and create a customer experience inconsistent with that of the rest of the golf course. This project continues the bunker rehabilitation that began in 2011 and is expected to be completed in 2017. To date, 11 holes are finished (see projects 10-075, 12-001, 13-024 and 14-038). The work will include the removal of existing sand, excavation to add new drainage, and construction of new bunkers. The new landform designs are reflective of golf course architecture in the 1920s and will be done in the spirit of the original 1923 Fowler and Simpson course re-design.

Project Vegetation Restoration

Project Manager: Lew Stringer

Submitted 6/24/2015

Reviewed on: 7/2/2015

Certificate of Compliance Issued

Project Golf Course

Project Manager: Brian Nettz

Submitted 7/2/2015

Reviewed on: 7/9/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-039 Fort Scott Parking

Summary Parking regulations are part of the ongoing Non-Residential Parking Program that started in 2007. As Fort Scott becomes more active, parking management is necessary to ensure that parking supply remains adequate into the future. This project will install up to 10 parking machines and 23 regulatory signs for parking along Ralston Avenue in front of Buildings 1216-1218, near Buildings 1226-1227, near 1201 and 1202, and on Wool Court. Some of the parking machines may require the installation of protective bollards. Parking will be regulated similar to other areas of Fort Scott, every day from 8am-6pm, except in areas adjacent to buildings occupied by the U.S. Park Police (1217 and 1218), National Park Service (1227) and Presidio Trust offices (1201 and 1216) where Government Vehicle Parking Only signs will be installed.

Project Title
15-040 Temporary Relocation of NPS Presidio Visitor Center to Building 36

Summary Building 105, a historic infantry barracks (circa 1895), is proposed to be rehabilitated and converted from an existing vacant office use to visitor accommodations (hotel) use. This project will relocate the current temporary Presidio Visitor Center occupying the northeast corner of the first floor of building 105 to the first floor of building 36 on Lincoln Boulevard to allow selective demolition and abatement at 105 to commence in preparation of a larger rehabilitation project (see 15-041). Temporary signage and revisions to printed and electronic information, including updating the Trust's maps and websites, will ensure that the public is informed and educated about the relocation of the Visitor Center. The Trust will work with the NPS to develop a coordinated communications plan. The scope of work includes painting the curb at the parking lot south of 36 to accommodate two 30-minute parking spaces for visitors.

Project Transportation/Parking

Project Manager: Heather Salem

Submitted 7/2/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Building Use

Project Manager: Jeanne Miernyk

Submitted 7/20/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title **15-041 Building 105 Selective Demolition and Abatement**

Summary Building 105 (Infantry Barracks, circa 1895) is currently a vacant office building last used by FEMA and as the NPS Visitors Center. Selective demolition and abatement work will be conducted within the interior of the building in order to remove accumulated non-historic finishes and partitions, obsolete building systems and general debris, and to abate hazardous materials (asbestos). The work will prepare the building for a full structural upgrade and rehabilitation (current plans call for a hotel use). The Building 105 Historic Structure Report (2015) was used to develop a sensitive and appropriate scope and to identify historic partitions and finishes. Remaining historic fabric on the building's interior will not be damaged, with the exception of selective removal of plaster wall and ceiling finishes to expose concealed conditions and to guide future architectural and structural design. The non-original exterior fire escapes will also be removed. All exterior soft demolition and abatement work to occur as part of building rehabilitation will be subject to additional review at a later date.

Project Title **15-042 West Pacific Avenue Erosion Control**

Summary This project is expected to control erosion along an approximately 880 feet long by 40 feet wide, unpaved section of West Pacific Avenue near the East Arm of Mountain Lake. Three 18- to 24-inch diameter logs will be placed across slope from the historic wall to the paved, north-side of the road at specific sites to direct water into the historic brick-lined ditch. Logs will be keyed in at approximately one-half their diameter and the area will be regraded to maintain a smooth trail surface and increase permeability. Three inches of wood chips will be spread over the area. Coir logs will be placed along the road where necessary to ensure water direction and to contain woodchips. Care will be taken throughout the project to ensure protection of the historic wall.

Project Remediation

Project Manager: Rob Wallace

Submitted 6/18/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Maintenance

Project Manager: Terri Thomas

Submitted 7/24/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-043 Building 222 Pre-Design Investigation

Summary Investigative tests at building 222 (Company Warehouse and Engineering Storage, circa 1910) are needed to gather information for structural, site and architectural designs for a future rehabilitation project to accommodate general office use. Pre-design investigations to be performed inside the building include chipping concrete, measuring concrete wall thickness, concrete slab coring and using Ground Penetrating Radar (GPR) to determine reinforcing bar spacing. Locations have been carefully identified to minimize removal or alterations to historic fabric. All testing will be performed with Trust oversight.

Project Title
15-044 Mountain Lake Wildlife Corridor Installation

Summary As part of the Mountain Lake Adaptive Management Plan (project 13-029), the reintroduction of wildlife species that regularly use upland habitat (chorus frogs, Western Pond turtles, and newts) required the installation of a containment fence in order to ensure the safety of the animals (e.g. from the highway and dogs) and control/prevent the dispersal from the lake (project 15-021). The fencing presents a physical barrier between the lake and required habitat such that connecting corridors to allow for the necessary and protected movement between separated sections is required. The use of corridors in wildlife management is growing in popularity. Contemporary studies suggest that allowing ambient light and temperature into otherwise dank and dark under-crossings promote the usage by amphibians and reptiles. The proposed corridor will run east/west under the width of the West Pacific Trail and will be flush with the surface. Materials will be ordered pre-cast and engineered to comply with necessary structural integrity and trail safety.

Project Research/Testing

Project Manager: Rob Wallace

Submitted 7/30/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Miscellaneous

Project Manager: Jonathan Young

Submitted 8/18/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title **15-045 Substation 107 Equipment Replacement**

Summary Substation 107, located at 107 Taylor Road on the Main Post, is one of three distribution locations where electric power is supplied and metered by PG&E for distribution by the Trust. Approximately 1/3 of the electric energy requirement of the Presidio (covering almost all of the Main Post and Crissy Field) is supplied through substation 107. The equipment, installed around 1960, is beyond its programmed service life. Furthermore, the technology behind the existing equipment has been obsolete for decades, which may lead to unpredictable service outages taking weeks to resolve. This project incorporates modern equipment design, control functionality and safety technology into critical Trust electric infrastructure. The work scope includes installing new switchgear equipment, and performing seismic and lighting upgrades in the non-historic portion of the substation. Construction will likely necessitate closing the one-way section of Lincoln Blvd near substation 107 to allow for a fenced staging area, and interrupting through traffic and delivery trucks on an intermittent basis. Up to three power outages to the substation 107 coverage area will occur. Typically power outages will be scheduled at night during the hours of 8pm and 6am. Outages will be proactively managed following Trust Operations planned outage procedures including outreach to and coordination with key affected parties to minimize operational impacts. Site construction is expected to last 3 months.

Project Title **15-046 Main Post Waysides**

Summary Wayside signs have adorned the Main Post since the 1990s to reveal and elevate the Presidio's history and enhance the visitor experience and understanding of the park. This project will create the concrete pads and other site improvements for the installation of 19 interpretive wayside panels at the Main Post. The NPS and Trust completed panel designs (topics, text and images) in 2013 and fabrication was completed in 2015. In most cases installation will include the construction of small concrete pads ranging from 7 to 15 square feet directed toward the desired views. Five of the proposed waysides will replace existing waysides that are out of date or in poor condition. Implementation of some waysides may include limited sidewalk replacement in order to provide ADA access to the panels. Installation methods and locations will minimize disturbances and excavation in archaeologically sensitive areas.

Project Infrastructure

Project Manager: Tom Mudd

Submitted 8/18/2015

Reviewed on: 8/27/15

Certificate of Compliance Issued

Project Site Furnishings

Project Manager: Kristin Maravilla

Submitted 8/20/2015

Reviewed on: 8/27/2015

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-047 Building 38 2nd Floor Tenant Improvement

Summary This project will provide new office space for Artisan Partners (tenant) on the north wing of the second floor of historic building 38 (Barracks/Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic partitions and lockers; construction of new interior partitions, interior storefront partitions, doors, frames and hardware; and new lighting fixtures, carpet and painting. The project will not alter or damage existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts.

Project Title
15-048 2015 Amendment to the 1998 Transfer of Administrative Jurisdiction Presidio of San Francisco

Summary These are technical and clerical revisions in the boundary between Areas A and B of the Presidio authorized under Section 103(b)(1) of the Trust Act. The remainder is a swap of three buildings, also authorized under Section 103(b)(1) of the Trust Act: Building 102 to Area B and Buildings 662 and 643 to Area A. This is a change in administrative jurisdiction from one federal agency to another (the National Park Service to the Presidio Trust and vice versa). All transferred property will remain within the boundaries of the GGNRA.

Project Title
15-049 Building 222 Selective Demolition

Summary Building 222 (Storehouse, built 1910) is a two-story, reinforced concrete building and a contributing resource to the Presidio NHL. The Halleck Street building was fully rehabilitated by the Trust in 2003 (Project 03-008) and was then subsequently occupied by a dry cleaning use on the upper level and a fitness training facility on the lower level. The proposed work consists of selective removal of non-historic interior elements from the prior tenant occupancies (e.g., partitions, equipment, conduit and piping).

Project Rehabilitation/TI

Project Manager: Jeanne Miernyk

Submitted 8/6/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Miscellaneous

Project Manager: Andrea Andersen

Submitted 8/31/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Rehabilitation/TI

Project Manager: Rob Wallace

Submitted 9/8/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title **15-050 Building 222 Tenant Improvement**

Summary Building 222 (Storehouse, built 1910) is a two-story, reinforced concrete building and a contributing resource to the Presidio NHL. The Halleck Street building was fully rehabilitated by the Trust in 2003 (Project 03-008) and was then subsequently occupied by a dry cleaning use on the upper level and a fitness training facility on the lower level. The proposed work consists of basic interior alterations to accommodate the space and program needs of three office tenants, and to improve circulation and access between the two floors. A new steel convenience stair on the exterior south elevation of the building may be constructed in order to improve access between the two floors. The scope of work also includes construction of new partitions in the largely open-plan floor plates (some full height, some partial height) to create enclosed conference rooms and offices and to provide physical separation for the three tenants. New partitions on the upper floor will only extend to the bottom chord of the roof truss so that the original exposed structure will remain visible. New lighting and power/data distribution, added mechanical ventilation and heating systems, and new insulation on the underside of the roof are included as part of the scope of work. New exterior lighting will provide adequate illumination at entrances, exits and the stairs (if the stairs are constructed). Existing tenant signage will be updated to conform to the Trust's current sign standards.

Project Title **15-051 Building 37 Selective Demolition and Repairs**

Summary One tenant has occupied the basement, first and second floors of the east half of building 37 (WWII temporary administration building, built 1941) since approximately 1999. The tenant is vacating the space and as part of the move out process must remove or repair any additive changes made during their tenancy, such as supplemental electrical and HVAC systems. The tenant will also remove built-in shelving and venting systems added for a server room in the basement. The tenant will be responsible for replacing missing basement windows removed to accommodate venting and ducting. The tenant will prepare a comprehensive window survey and replace any missing or damaged basement windows in kind to match the historic wood-frame windows.

Project Rehabilitation/TI

Project Manager: Rob Wallace

Submitted 9/9/2015

Reviewed on: 9/17/2015

Certificate of Compliance Issued

Project Rehabilitation/TI

Project Manager: Aaron Klang

Submitted 9/8/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
15-052 Building Stabilization Program for Thornburgh Phase I

Summary The buildings within the Thornburgh district historically functioned as the “back of house” operations for the Letterman Army Hospital (first constructed in 1899). Today, the buildings in this area are largely unoccupied and in need of deferred maintenance. The scope of work captured in fiscal year 2015 will include paint stabilization, repairs to the gutter and drainage systems, and secure windows and other openings. The buildings captured under funding for fiscal years 2015 include: 1040 (Power House, built 1900); 1047 (Laundry, 1914); 1056 (Animal House, 1910); 1059 (Storehouse for Combustibles, 1915); 1060 (Medical Warehouse, 1916); 1062 (Storehouse, 1922); and 1063

Project Title
16-001 Golden Gate Bridge District Corporate Yard/Staging Area at Fort Scott

Summary The Golden Gate Bridge District will lease on a short-term basis the area east of Lincoln Boulevard and south of the CNG parking lot for storage and staging of materials and possibly contractor parking to support installation of a suicide barrier at the Golden Gate Bridge. The area has been used previously to support other construction projects in the vicinity, most recently the slope failure in Area A along Lincoln. The area will be cleared of vegetation, except for a large tree (to be protected) next to building 1369, and a fabric layer will be put down to protect the native soils. Rock will be installed to level the area and create a usable surface to filter runoff and control tracking materials off the site. The area will be fenced in with privacy slats. After the area is no longer needed for laydown or storage activities, it will be restored and planted with vegetation consistent with the VMP.

Project Title
16-002 Building Stabilization Program for Thornburgh Phase II

Summary The buildings within the Thornburgh district historically functioned as the “back of house” operations for the Letterman Army Hospital (first constructed in 1899). Today, the buildings in this area are largely unoccupied and in need of deferred maintenance. The scope of work continues exterior envelope repairs started in 2015 (project 15-052). The work primarily consists of roof repairs and exterior envelope painting.

Project Maintenance

Project Manager: Christina Wallace

Submitted 8/14/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Transportation/Parking

Project Manager: Mark Helmbrecht

Submitted 9/28/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Maintenance

Project Manager: Christina Wallace

Submitted 10/1/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title

16-003 Infantry Terrace Coyote Fence

Summary Over the past few years, the Infantry Terrace neighborhood has experienced an increase in coyote encounters, especially during the pupping season. This project will limit the encounters from the coyote by restricting their rapid movements from the heavy vegetation west of Thomas Avenue. Some of the vegetation removed to install the fence will be used to create erosion control structures in areas that have been experiencing downcutting in the sandy soil, resulting in sand deposits on the roadways below. The fence material will be black vinyl coated chain-link, which has been used successfully in the past due to its low visibility, especially in areas with dark, dense vegetation.

Project Title

16-004 Lincoln Girard Shrub Row

Summary The Girard corridor, a primary entryway to the Presidio from the new Presidio Parkway, is in need of short-term (2 to 5 years) beautification until permanent landscaping is installed and the site is developed. An approximately 530-foot long shrub row in an undeveloped and unlandscaped area northeast of the Girard Road/Lincoln Boulevard intersection will be installed. The shrub row will extend along the east side of Girard Road between Building 1027 and Lincoln Boulevard, and the north side of Lincoln Boulevard between Girard Road and the drive aisle for building 1016. The selected plants will complement existing nearby plantings and are consistent with the Vegetation Management Plan.

Project Landscaping/Site Work

Project Manager: Michael Lamb

Submitted 11/5/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Landscaping/Site Work

Project Manager: Kristin Maravilla

Submitted 11/3/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title **16-005 NOAA Deep Rod Benchmark**

Summary National Oceanic and Atmospheric Administration (NOAA) San Francisco tide station has been accumulating tidal data for over 150 years and is a vital part of the in the San Francisco Bay Area tidal network. NOAA has a network of benchmarks in the Presidio area but most of these are surface marks on concrete and are more vulnerable to movement and instability. Three stable survey markers will be located to the area, one of which is along Mason Street in Area B. A 3-D drivable survey monument will be installed southeast of the NOAA tide station (near Old Mason Street and Crissy Field Avenue), either in front of or behind building 926. The principal component of a 3-D benchmark is a 9/16-inch stainless steel rod driven into the ground, at a depth that can vary from around 2 to 50 meters, depending on the geology of the area. When finished, the top of the stainless steel rod will be enclosed within a 6-inch PVC sleeve, a small amount of concrete, a survey marker and a small sign or witness post close to the benchmark to help identify it at the ground surface.

Project Title **16-006 Building 951 Basement Abatement**

Summary Building 951 (Bachelors Officer's Quarters, 1921) is an unoccupied two and one-half-story over basement building located at the east end of Pilots Row (1921). An abatement and hazardous materials contractor is required to decontaminate the basement of the building following recurring sewage backups. The scope of work includes removal of historic plaster and lath wall finish up to 4' in height. All concrete flooring and original framing will be retained and cleaned by steam cleaning and use of a biocide. The contractor will fully remove all non-historic finishes and furnishings including sheetrock walls, cyclone fence storage cages and miscellaneous furniture.

Project Research/Testing

Project Manager: Hans Baarnal

Submitted 11/19/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Miscellaneous

Project Manager: Mark Feickert

Submitted 11/20/2015

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
16-007 Lendrum Court Remediation

Summary The Lendrum Court remediation site is located in North Fort Scott in the vicinity of non-historic buildings 1257, 1258, 1259, 1278, 1279, 1280 and 1282 (built 1970). Army-era debris fill, including incinerator ash, was discovered in the subsurface. The debris fill extends to the northeast into an area of historic forest. Chemicals of concern in the debris fill include lead, polyromantic hydrocarbons (PAHs), dioxin/furans, copper, barium, and zinc. The Trust entered into a voluntary cleanup agreement (VCA) with the California Department of Toxic Substances Control (DTSC) for oversight of remediation, under the applicable cleanup statute known as CERCLA, on July 31, 2014. Since then, the Trust has completed remedial investigations and a Removal Action Work Plan (RAWP) to identify a preferred remedial alternative for the site as required under CERCLA. The DTSC-approved remedial alternative for the entire site is waste consolidation and capping with land use controls and post-remediation monitoring. This alternative is consistent with current and future use of the area as residential housing and historic forest, minimizes the impact of remedial construction on site users, while being protective of human health and the environment. The RAWP indicates that the remedy will be constructed in two phases. The design for the first phase, which includes the residential/landscaped portion of the site, was presented at an N2 meeting held on April 30, 2015 (project 15-027). Remedial construction in the phase 1 area was intended to take place summer and fall 2015, and the second phase, which includes the historic forest area, was planned to be constructed in summer 2016. Although the DTSC approved the phase 1 Remedial Design and Implementation Plan (RDIP), for various reasons, phase 1 construction did not occur. Therefore, the two phases of work will be combined and conducted simultaneously.

A Revised RDIP is being prepared, which will incorporate remedial design drawings and technical specifications for the predominantly historic forest area formerly referred to as phase 2. This document will need to be approved by DTSC prior to the initiation of site-wide remedial construction, which is scheduled to start in spring 2016. The conceptual design and key construction elements that are to be incorporated into the Revised RDIP were presented at an N2 scoping meeting held on October 8, 2015. Since the scoping meeting, additional assessment (specifically, tree and shrub surveys) performed by HortScience, Inc. and H.T. Harvey & Associates, respectively, have taken place. The scope of both assessments included evaluation of the overall condition and health of the plants and the potential for survival following impact of remedial construction. Within the remedial construction area, approximately 6 mature trees are considered for preservation. The trees identified for removal are in the area east of buildings 1259, 1278 and 1279.

Project Remediation
Project Manager: Nina Larssen
Submitted 12/3/2015
Reviewed on: 12/10/2015
Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Title
16-008 Building 210 Presidio Visitor Center

Summary This project proposes to permanently locate a new Presidio Visitor Center in building 210 (Guardhouse, built 1900), a single-story over basement reinforced, brick masonry building and a contributing resource to the Presidio NHL. The Trust Act and PTMP call for the establishment of a William Penn Mott Jr. Visitor Center as a primary interpretive and visitor-serving facility in Area B. In partnership with the NPS and the Golden Gate National Parks Conservancy, the Trust identified building 210 in the Main Post as the optimal location for the facility. The new center will include wayfinding, orientation and interpretative exhibits to help welcome visitors to the Presidio and direct them to activities and amenities in the park. The Visitor Center will be staffed and managed through a tri-agency agreement among the Trust, NPS and GGNPC.

The Trust fully rehabilitated the building in 2001. Since then, the United States Postal Service has occupied the northern half and First Republic Bank has occupied the southern half (both tenants will move to building 558 in 2016). The Visitor Center scope of work includes demolition of all non-original partitions on the first floor and the removal of the non-historic bank vault, thereby restoring the original Guard House plan of two large rooms: the formal guards' room in the north and the cell block in the south. Two existing openings in the demising wall between the north and south volumes will be slightly enlarged in order to provide visitor access between the rooms. A third non-historic opening in the demising wall will be partially infilled but will remain for staff access. New exhibits will be installed as furniture and/or using wall-mounted systems designed to have minimal effect on historic fabric. All historic features and finishes will be retained and restored including the original wood floors, wainscot, concrete floors and windows. Finishes and furnishings will accentuate the contrasting character of the guard vs. the prison wing. Non-historic bars will be removed from the south wing windows. Historic cell block bars will remain on the north. The non-contributing loading dock at the north (rear) elevation will be adapted as a view room accessible from the interior, and its exterior stairs will be removed. A new LULA (limited use/limited access) lift and stair will be inserted into the bathroom core in order to provide interior access to and emergency egress out of the basement. The basement will receive a new bathroom, a small break room and a single office. New lighting and power/data distribution and addition of mechanical ventilation and heating systems are included in the scope. Modifications to the building exterior are limited to the raising of the south porch level to accommodate ADA access at the main entrance. The current accessible entrance on the east elevation will be returned to a window (per its original construction). A new accessible entrance will be accommodated via the front porch to the existing front door (the historic main entrance). Construction is expected to commence on June 1, and conclude in December 2016.

Project Rehabilitation
Project Manager: Christina Wallace
Submitted 12/3/2015
Reviewed on: 12/10/2015
Certificate of Compliance Issued



2015 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit D: Archaeological Research, Projects, And Program Highlights

In 2015, Trust archaeology staff provided NHPA compliance support for ongoing Trust operations, conducted elective archaeological research, and provided ongoing care and maintenance of previously excavated collections. This summary outlines Trust archaeology's efforts to comply with NHPA, including a list of all Archaeological Management Assessments (AMA) and Monitoring Plans (AMP) issued in 2015 along with a summary of archaeological identification and monitoring completed. This report also outlines archaeologically-focused activities of the broader Heritage Program, which includes exhibition, public programs, research, collections management, education and training.

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 2015. Archaeological Management Assessments (AMA) were issued for three projects: the Building 99 Theatre Rehabilitation, Quartermaster Reach Culverts, and New Presidio Parklands. An Archaeological Monitoring Plan (AMP) was prepared for the MacArthur Meadow Wetland Restoration Project and an Archaeological Identification Plan (AIP) was prepared and implemented for the Lyon Street Wall Repair Project. All archaeological management documents are appended to this report.

Trust archaeology staff provided archaeological monitoring support for thirteen projects in the Presidio in 2015. These included an emergency cleanup of hazardous materials near the DAR (Daughters of the American Revolution) marker on *El Presidio de San Francisco*, an excavation for the Archaeology Field Station tent post, Cannon Lawn and Civil War Parade Ground irrigation upgrades, an emergency repair of the Keyes Avenue water main, the Archaeology Field Station minor grading excavation, the Lincoln Boulevard and Girard Road water main replacement, Quartermaster Riparian grading excavation, MacArthur Meadow chlordanes remediation, MacArthur Meadow tree removal, Lincoln Boulevard and Torrey Avenue water main replacement, Mason Street electrical upgrades, Stillwell Hall (building 650) utility pole replacement, and Building 650 storm drain repairs. Archaeology staff also responded to two inadvertent discoveries in 2015: at Building 1801 during a sewer realignment project and at a Fort Scott sewer replacement project. Trust archaeology staff completed archaeological identification testing in the predicted *Rancho Ojo de Agua de Figueroa* archaeological area of the Presidio NHL in advance of the Lyon Street Wall Repair Project.

No significant archaeological material was recovered in 2015 as a result of monitoring, testing, or inadvertent discoveries, however one intact cultural landscape feature was discovered over the course of the year. Project management inadvertently discovered a section of cobblestone pavement during sewer upgrades at Lincoln Boulevard and Storey Avenue. The cobblestones are part of a larger system of cobblestone features across Fort Scott. It was recorded by archaeology staff and protected in place during excavation.

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.

Archaeological Research and Project Highlights

Archaeological research in 2015 focused primarily on a continuing identification study at *El Presidio de San Francisco*, the Spanish-colonial archaeological site and a contributing area of the Presidio NHL. El Presidio Archaeological Identification Season 2015 (ELPAIS 2015) is part of a long-term



2015 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit D: Archaeological Research, Projects, And Program Highlights

research project on Pershing Square in 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*, consistent with Stipulation II.H of the Programmatic Agreement for the Main Post Update (2010).

Excavation was concentrated in an area where Spanish and Mexican adobe structures were repurposed by the US Army until their eventual demolition in 1906. The initial season of excavations in 2014 confirmed that the project site is located within the west wing of the 1815 *El Presidio* quadrangle. Three 2-meter by 2-meter archaeological units were opened in 2015. Two of the units were adjacent to the excavation units explored in 2014 and the third 2-meter square exposure was located to the south, to explore the connection between the buried archaeological site and the standing adobe in the Presidio Officers' Club. Investigations were conducted by Trust archaeology staff, a team of interns who received on-the-job training as part of the project, and volunteers who assisted in field and laboratory processing. Sixty-six regular volunteers contributed more than 500 hours to the project. The investigations took place on Thursdays, Fridays and Saturdays between May and October 2015. A full report of ELPAIS 2015 is underway and will be completed in early 2016.

ELPAIS 2015 was conducted in accordance with the Lab's "open site" policy, which opens excavations to park visitors and encourages questions and active engagement with the archaeological team. Archaeology staff and interns developed interpretive signage, maintained a changing artifact display, and kept logs of their interactions with site visitors. A, lightweight, temporary "field station" tent helps identify the area as an archaeological project to passersby, and a team of archaeology docents were on site to offer visitors basic interpretation. Over 3,600 people visited the site in 2015.

Education

In 2015, the Heritage Program Education Team served a total of 3,204 San Francisco Bay Area students. 745 kindergarten through 2nd graders were led on interpreter facilitated hikes through the Kids on Trails program. KIDS on Trails explores the park's heritage, focusing on its natural and cultural resources. The program encourages site-based learning, investigation and outdoor recreation through guided walks. Students use their senses and observation skills to see, hear, and feel and then record their learning and experiences. The Ecology Trail hike offers kid-friendly activities that explore concepts such as ecology, habitat, species survival, relationship to place, diversity, patterns and cycles in nature, and adaptation. The Anza Trail hike takes kids back in time and focuses on the natural and cultural history of Mountain Lake.

1,003 2nd and 3rd grade students participated in *Thingamajigs and Whatchamcallits*, a field trip designed to introduce young students to the field of archaeology by providing them with an opportunity to explore past cultures by comparing and contrasting artifacts. Utilizing their observation skills, students examine historic images to learn about daily life during the Ohlone, Spanish and early American eras at the Presidio. Students then excavate dig boxes filled with replica artifacts and in small groups they classify their assemblage according to color, size, material and function. After collectively charting their data as a class, students reflect on the similarities and differences between people's daily lives throughout time and understand that although cultures use different artifacts for shelter, clothing, food, work, play, and transportation all humans share these similar needs.



2015 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit D: Archaeological Research, Projects, And Program Highlights

678 4th grade students participated in *Excavate History*, which focuses on the Spanish colonial era and teaches students how archaeology can help us learn about the people who once lived at *El Presidio de San Francisco*. Through a series of hands-on activities, students investigate how the arrival of the Spanish colonists changed both the natural and cultural landscape of San Francisco.

651 8th through 12th graders completed the Living Poetry field trip. Living Poetry focuses on the young soldiers who have sacrificed their lives for their country through the poem “The Young Dead Soldiers” by Archibald MacLeish. This moving and heart-felt program gives students the opportunity to better understand the outcomes of war, experience the poem first hand and connect personally with soldiers who have been laid to rest. This program includes a small hike and site visit to the historic San Francisco National Cemetery, located in the Presidio. Students work collaboratively while making connections and comparisons to the soldiers’ and their own lives.

127 students participated in the Bureau of Land Management’s Project Archaeology program in conjunction with archaeologists and educators from the Heritage Program. This included several full-day program visits to the Presidio Archaeology Lab and Officers’ Club and culminated in a student-led presentation at the Society for American Archaeology Conference.

In addition to educational outreach a number of programs were organized this fall for the general public. On October 17th, 2015, the Presidio Archaeology Lab celebrated International Archaeology Day and California Archaeology Month with a Lab open house and youth programming. Archaeology staff, interns, and volunteers welcomed more than 230 people into the Lab, answered questions, shared findings from the 2014 and 2015 excavations, and delivered programs to school-aged children. Staff archaeologists and interns also offer weekly tours of the archaeological site and lab, as well as a weekly three-hour open lab time allowing people to visit the lab, watch archaeologists work, and ask questions. Over 750 people participated in the Lab tour and open hours.

Training and Intern News

The robust field and laboratory program of 2015 supported six postgraduate internships. Recent graduates of the University of Minnesota, UC Berkeley, the University of Southern Oregon, and Sonoma State University participated in the full-time residential internship program. They receive training in heritage management, archaeological field methods, laboratory analysis, collections management, museum development, and public education and outreach.



2016-17 Plans for a Comprehensive Update to the Presidio of San Francisco National Historic Landmark Registration Forms

In FY 2017 (fall of CY 2016) the Trust anticipates funding a project to comprehensively update the 1993 NHL forms and the draft 2008 update, as well as the Doyle Drive post-project NHL update into a single document. Scope development and cost estimating for this project is currently in the early stages, as is coordination on timing with the Doyle Drive effort that is described in Stipulation III.A.1.1. of that project's 2008 PA. The Trust will provide a courtesy notification to PTPA parties once a budget estimate has been reached and a draft scope of work prepared should they wish to provide suggestions on how to proceed.



2015 ANNUAL REPORT
OF NHPA COMPLIANCE ACTIVITIES
Exhibit F: Consultation under Stipulation IV.C.2
Review of EA's and EIS's

Consultation under Stipulation IV.C.2

While the Trust did not initiate any new consultations under Stipulation IV.C.2 of the 2014 PTPA (Coordination with an Environmental Assessment or Environmental Impact Statement Process) in calendar year 2015, consultation on the New Presidio Parklands (Parklands) project continued over the course of the year. A summary of consultation activities for this project can be found in Exhibit G – Multi-Agency Consultation.

Other Ongoing Consultation Activities in 2015

The Trust completed consultation under Stipulation IX.C of the 2002 PTPA for the Sports Basement/Mason Street Warehouses Rehabilitation project, which involves coordination with an Environmental Assessment. A summary of actions taken under that consultation in reporting year 2015 can be found in Exhibit G – Multi-Agency Consultation.

Doyle Drive Replacement Project

A Record of Decision and a Programmatic Agreement for the Doyle Drive replacement project were executed in 2008, concluding a multi-year consultation effort. Parties involved in design and construction efforts since that time have included the Federal Highways Administration (FHWA), Caltrans, San Francisco County Transportation Authority (SFCTA), National Park Service-GGNRA, California SHPO and the Trust, along with engineering, design and environmental consulting firms. In 2010, the state identified the project as a candidate for a public-private partnership (known as “P3”) to complete funding, design and construction. The remaining four contracts were included in the P3 package, and a concessionaire was selected in December 2010. Project planning, design development and preparations for historic resource protection measures according to the Built Environment and Archaeology Treatment Plans (BETP and ATP, both 2009) continued throughout 2015, as they had in previous years of the project.

Since 2009 Caltrans has convened monthly meetings of the Treatment Oversight Panel (TOP), a team of cultural resource specialists representing signatory agencies to the Doyle Drive PA. The TOP reviews and approves all activities implemented under the BETP, including: roadway design; documentation, stabilization and monitoring efforts for multiple built, landscape and archaeological resources; and other cultural resource documentation as required under the terms of the PA. This collaboration has proven to be a highly-effective partnership that will continue for the duration of the project as it transitions to contracts managed by the P3 team. Construction on the P3-led portions of the project commenced in early 2013, continued in 2014 and 2015, and will extend through 2016. Construction completion is expected in 2016. The project submits detailed reports on a quarterly basis to all Doyle Drive PA parties under the terms of that agreement; what follows are highlights from work completed during the calendar year 2015.

Building 201

In 2013, P3 crews worked with the TOP and Trust staff to relocate and mothball building 201 (Quartermaster warehouse, 1897) from the west side of Halleck Street to a temporary storage location on the north side of French Court in order to construct the Main Post Tunnel. Once the Main Post Tunnel is built and Halleck Street restored, 201 will be returned to its approximate pre-construction location, and rehabilitated to a “warm shell” condition; a use-specific tenant fit-out will be overseen by the Trust at a future date. Throughout in 2015, Trust design, compliance and planning staff engaged with the P3 team and TOP representatives to complete rehabilitation plans for the building and its site. In the interim, the building is secured, monitored and protected on a storage site. The Trust anticipates the building will be moved to its permanent site later in 2016.

Other Doyle Drive-related project accomplishments in 2015 included:

- Completion of the construction of the northbound and southbound Main Post Tunnels and southbound Battery Bluff Tunnels, and the northbound High Viaduct structure. The new Doyle Drive opened in July of 2015 and traffic shifted off the temporary detour and on to these new roadways.
- Resource documentation and development of a concept design for the facility-wide landscape package.
- Ongoing monitoring by the project’s Cultural Resources team of buildings, landscapes and construction-related ground disturbance to ensure agreed-upon levels of protection for cultural resources in the NHL.



- Coordination of the Doyle Drive project schedule and commitments with the Trust's New Presidio Parklands Project.
- On-going discussions on the goals, content and timeline of the project-wide Interpretative Wayside plan continued in 2015. The Trust has assumed responsibility for the development of content for the project-wide Interpretive Wayside Plan given its extensive experience in deploying interpretive waysides throughout Area B. TOP will continue its role as reviewer of the proposed interpretation plan.
- TOP reviewed two Findings of Effect in 2015 prepared by the project's Cultural Resources team: the Halleck Finding of Effect (Draft) and Girard-Lincoln Finding of Effect. Both FOE's addressed unforeseen modifications to project elements at the east end of the Doyle Drive project. Caltrans anticipates submitting the Halleck FOE (Draft) for SHPO review in January 2016.

More information about the project, including images and time-lapse photos, can be found at the Doyle Drive/Presidio Parkway website here (<http://www.presidioparkway.org/>) and in the twice-yearly PA-status reports prepared by the project on behalf of FHWA/Caltrans.

Rehabilitation of the Mason Street Warehouses (buildings 1182-1188)

On July 12, 2013 the Trust initiated consultation with signatory and concurring parties under Stipulation X (Review of Future Planning Documents) of the 2002 PTPA on the rehabilitation of the Mason Street Warehouses. The undertaking involves the rehabilitation and adaptive reuse of seven contributing buildings to the NHL, collectively known as the Mason Street Warehouses (buildings 1182, 1183, 1184, 1185, 1186, 1187, 1188, built 1917-19) for use as a retail sporting goods store (Sports Basement, a current Trust tenant in building 610).

In addition to the full rehabilitation of the seven buildings, the undertaking includes: landscape, streetscape and parking improvements along Mason Street (additional parking will be constructed south of the buildings as part of the Doyle Drive project); along with full seismic and building systems upgrades to provide mercantile, assembly spaces (both indoor and outdoor), business/office space, and accessory uses (storage, mechanical, restrooms, and outdoor circulation). The project scope also proposes the installation of ridge skylights for increased natural light and a series of new building connections achieved through selective new openings in existing walls, extension of the historic loading docks, and the construction of approximately 4,000 sq/ft of connecting structure between the warehouses.

Following consultation throughout 2014, in January of 2015 the signatory parties determined that concurrence with the preliminary "no adverse effect" finding could not be achieved. Accordingly, the Trust initiated consultation to develop a Memorandum of Agreement (MOA) to resolve the identified adverse effects for the project. The MOA was executed on May 18; the EA and Finding of No Significant Impact (FONSI) were finalized in July. Construction on the project has been delayed for several years. In the meantime, the Trust has begun working on the HABS documentation of the buildings in consultation with the NPS-PWRO per the project MOA.

Presidio Parklands

On August 29, 2014 the Trust initiated consultation under Stipulation IV of the 2014 PTPA on a landscape rehabilitation effort currently known as the "Presidio Parklands" (or Parklands). Parklands encompasses a 14-acre area of the park comprised of the landscaped tunnel top at the north end of the

Main Post, which will be created by the Doyle Drive/Presidio Parkway project, along with portions of mid-Crissy Field. The project will involve landscaping and public program development for this area of the park following completion of the roadway project (estimated 2016). The Trust is the lead agency on the project, and has partnered with the Golden Gate National Parks Conservancy (GGNPC) and the National Park Service in order to accomplish fundraising, design, program and public engagement goals.

The project includes the rehabilitation of National Historic Landmark-contributing building 603 (Post Exchange, 1939), construction of two new buildings (a Field Station and Classroom) to support Crissy Field Center program, and the replacement of non-historic building 211 (Cafeteria, 1968) with a building of equivalent size. The project scope also includes landscaping, paths, furniture, overlooks and interpretive installations to support the anticipated level of public use. The current schedule anticipates consultation on the project to conclude in 2016 so that construction of the Parklands can commence following completion of the Presidio Parkway project (estimated end of 2016).

In 2014, the Trust along with our partners, conducted an extensive public process to select a design team for the parklands project. On December 9, 2014 the inter-agency selection committee selected James Corner Field Operations (JCFO) as the lead design firm. The project team spent the first ten months of 2015 developing concept plans for the project, which led to the current proposed design. Throughout the selection and pre-concept design process, the Trust and its partners have managed a robust public engagement program, including dozens of meetings and generating thousands of comments.

The public engagement program in 2015 included a full-time exhibit and project lab in the Trust headquarters (building 103) that featured project information and video presentations from JCFO. The program also included a series of public meetings, weekly site walks and comment opportunities. (See Exhibit L for additional information about our public outreach process.)

The Trust also continued consultation with our partners throughout 2015. In March, the Trust sent a second consultation package to the signatory parties, requesting comment on a draft APE and proposed five concept alternatives prepared in collaboration with JCFO. Additionally, the consultation package included a “Purpose & Need” for a forthcoming Environmental Assessment (EA), a Statement of Project Goals and Alternatives Matrix, summary of the project alternatives, summary of public comment received from January to March of 2015.

In October of 2015, the Trust prepared a third consultation package announcing the release of the preliminary Finding of Effect (FOE) along with a “Draft Final” version of the supplemental design guidelines that were circulated to consulting parties for comment in September under Stipulation III.B.2.a of the PTPA. These guidelines were prepared to assist with the development of plans for new construction and to ensure consistency with prior guidance, compatibility with the character of the NHL, and to help in the development of landscape designs that will avoid cumulative and site-specific adverse effects.

The Trust circulated the third consultation package in tandem with the release of the Environmental Assessment and Draft Finding of No Significant Impact (EA & FONSI) on October 28; the documents were also made available for review via the Trust’s website. The Trust also conducted outreach to Native American contacts that may have interest in the parklands project prior to the release of the EA. The comment period on the package of materials closed on January 19, 2016.

Following the close of public comment on the EA, the Trust will circulate to all PTPA parties a summary of comments received and a request for a consultation meeting in early 2016. Discussion at the meeting will focus on reaching consensus on the preliminary finding of “no adverse effect”, which will be achieved prior to signing the project’s finding of no significant impact (FONSI) and concluding consultation.

More information about the Presidio Parklands project is available at: <http://newpresidioparklands.org/>

Building 210: Presidio Visitor Center

A tri-agency partnership (GGNPC, NPS, Trust) selected building 210 (Guardhouse, 1900; currently rehabilitated and in use as a retail bank and post office) as the optimal location for the new Presidio Visitor’s Center in 2013. In 2014 the Trust and its partners began preliminary planning for the new Presidio Visitor’s Center facility, preparing conceptual designs for the building reuse and exhibits and completed schematic drawings at the close of 2015. The Trust reviewed the project under Stipulation IV of the PTPA in December of 2015 (see Exhibits C and I for more information).

Presidio Trust Meeting with the New State Historic Preservation Officer

On September 28, 2015, the Presidio Trust was honored and pleased to host the new State Historic Preservation Officer, Julianne Polanco, for a day-long presentation and discussion of the Trust’s preservation program. In the morning, the SHPO and two members of her staff joined Trust heritage, planning and preservation staff to review both past preservation accomplishments and projects planned in the near future. The remaining day included briefings and consultation meetings attended by Caltrans and NPS representatives.



SHPO and SHPO staff with NPS, Trust and Caltrans staff on the Main Post tunnels during a visit in September.

Main Post Update

Consultation on the Main Post Update, which began in November of 2007, was concluded in October 2010 with the execution of an agreement document by the Trust, the ACHP, NPS and SHPO. In addition to the signatory and invited signatory parties, the San Francisco Architectural Heritage (SFAH), the National Trust for Historic Preservation (NTHP), the Neighborhood Associations for Presidio Planning (NAPP), the Marina Community Association, and the Interfaith Center of the Presidio signed the PA-MPU as concurring parties. A summary of the status of PA-MPU projects as of the end of 2015 is included below:

PA-MPU Projects Currently Underway

PA-MPU Amendment – In June 2015 Trust initiated consultation with the SHPO, NPS and ACHP to develop an amendment to the 2010 PA-MPU. The amendment creates a process by which projects under Appendix K of the PA-MPU can pursue Federal Historic Preservation Tax Credits. In November, the Trust and signatory parties presented the amendment draft language to concurring parties for their review. Following agreement on the amendment language among the signatory parties, the Trust circulated the amendment for a 30-day public comment period beginning on December 23; no comments were received and the Trust circulated the amendment for signatures on January 28. It is likely that a team proposing to rehabilitate the Presidio Theater (building 99) will be the first to utilize the new amendment as they move their project forward in 2016.

PA-MPU Documents & Projects Completed

Historic Structure Report – Building 99/Presidio Theatre: In 2015 the Trust completed a historic structure report (HSR) for the Presidio Theatre (built 1939). The document includes a building history, an architectural evaluation, conditions assessment, copies of current and original drawings, historic and current photographs, and treatment recommendations for the building's rehabilitation and potential expansion. Consistent with the process set forth in the PA-MPU, the Trust organized an on-site briefing on the scope and format of this document for the public on September 24, 2014; 11 members of the public attended the briefing. In early 2015 the Trust released a 65% draft of the HSR for review by signatory and concurring parties, followed by a 95% draft for review by signatories. The preliminary documentation, research and assessment work was provided by Ignacio Pons-Sorolla, US/ICOMOS intern with the Trust during the summer of 2014; Trust historic preservation staff completed the remainder of the document in-house.

Other Projects Completed under the PA-MPU in Years Prior

Pilot Project: Interpretive Landscape Treatment for El Presidio – Spanish Chapel Site (2013) – Installation was completed fall 2013.

Main Post Cultural Landscape Report (July 2012).

Chapel (building 130) Historic Structure Report (May 2012).

Levantar – the Archaeological Management Plan for El Presidio (April 2012).

Updated Main Post Planning & Design Guidelines (June 2011).



West of Main Parade Cultural Landscape Report Focused Study (June 2011).

Archaeology Lab & Curatorial Facility – Construction began in early 2011 and the facility opened in 2012.

Taylor Road Parking Lot – Construction began in October 2011 and was completed in 2012.

All completed documents related to the Main Post Update can be found on the Trust's website, posted to this page:

<http://www.presidio.gov/about/Pages/project-documents.aspx>



The Trust did not engage in any activity around tax incentive projects in 2015, other than ongoing monitoring and communication with tenants occupying buildings that have received tax credits in the past. There were no issues to report regarding these projects during calendar year 2015.

This section includes summaries of building projects managed, or primarily executed, by Trust staff. The list includes full rehabilitation projects, as well as conservation projects and scheduled/completed maintenance. The projects listed below were either commenced or completed in the calendar year 2015, or had the vast majority of the work performed during the year.

REHABILITATION & TENANT IMPROVEMENT PROJECTS

Riley Avenue Residences Landscape Enhancement

The Riley Avenue residences (built 1909 and 1931), a small historic neighborhood consisting of just six duplex structures, is one of the last in the Presidio to receive landscape improvements. The Trust designed the rehabilitated landscape to reflect the Liggett and Portola residential neighborhoods, which feature identical buildings, and to follow guidance in the West of Main Parade Cultural Landscape Report (2011). Plantings will include the addition of a few forest species trees to maintain the historic character of the neighborhood in anticipation of the loss of remaining, declining plantings from the earlier historic forest. Historic circulation features will be maintained at the fronts of the buildings; in the backs (typically out of view) new concrete patios will be installed in accordance with treatments at similar neighborhoods. The cobble runnel on the west edge of Ord Street (behind the west Riley Avenue homes) will be rehabilitated to match the treatment on the opposite side of the street. Work began in fall of 2015 and will finish in 2016.

Historic Forest Rehabilitation

The Presidio's forest is the largest contributing feature to the Presidio of San Francisco National Historic Landmark District (NHL), and a major component of the Presidio's cultural landscape. The historic forest is part of an extensive designed landscape effort implemented by the United States Military in the late 19th and early 20th centuries. The Vegetation Management Plan (VMP, 2001) and the Historic Forest Character Study (2009) delineates the Historic Forest Management Zone, and codify a comprehensive treatment and management plan for the resource. The treatment recommendations for the forest that have been in place since were developed in accordance with the Secretary's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. To date, the Trust has replaced 30 of approximately 300 total acres of historic forest in Area B.

In 2015, four areas within Historic Forest Zone were rehabilitated. The first was along West Pacific Avenue between the City of San Francisco's Laurel and Walnut Streets. This area had dying and declining Monterey cypress that had been topped every fourth year to artificially maintain a height of 20 to 25 feet for the past 70 years, which has led to poor biological viability and structural condition. Armillaria (a pathogenic root fungus) is common in this stand and branch failures were frequent. Seventeen topped Monterey cypress and 5 River Red gum eucalyptus were removed. The project rehabilitated this area of the Historic Forest with approximately 110 smaller cypress species such as Sargent cypress, Gowen cypress, Santa Cruz cypress and MacNab cypress. Tree removal occurred in August and September; tree plantings occurred in December.

The second project focused on reforestation of the area located along West Pacific Avenue and just north of Liggett Circle, which connected this area to the previously reforested areas along West Pacific Avenue boundary. Forestry crews planted cypress to reinforce the adjacent historic



boundary planting to the south; approximately 110 Monterey cypress trees were planted. Tree removal occurred in August with reforestation completed in December.

The third project addressed a .5 acre area west of the Lyon Street steps, along the Presidio's eastern boundary. In 2014, twenty-five eucalyptus were removed to accommodate repairs to the historic boundary wall. The Trust replanted this historic forest boundary with approximately 90 trees consisting of small-growing eucalyptus including Sydney Red gum, Broadleaf Manna gum, Snow gum and Omeo gum, and New Zealand Tea trees. Consistent with previous reforestation efforts in this area, the trees will be replaced with similar yet lower-stature species (e.g., substitute trees for Blue gum are all below 50 feet maximum height). Crews installed surface irrigation in June/July, with chips and planting in December.

The fourth project occurred in the Lower Kobbe area adjacent to an area reforested in 2014. The 2015 effort replaced declining Monterey pines and Monterey cypress in need of replacement due to age and disease. Fifteen Shore pines were planted near Highway 1 with a 30-foot buffer zone between the highway and the Shore pine planting. Thirty Monterey pines that are Pine Pitch Canker tolerant and 35 Monterey cypress seedlings were also planted. Tree removal occurred in September, followed by reforestation in December.

MacArthur Meadow

MacArthur Meadow is located within the Tennessee Hollow Watershed where the three creek tributaries in the watershed converge, forming a single channel under the historic Lovers' Lane Bridge before flowing north to the restored YMCA Reach, Thompson's Reach, Riparian Reach, (future) Quartermaster Reach and ultimately Crissy Field Marsh. Historically, the site was a gently sloped marshland before the U.S. Army installed drainage channels and fill in the early twentieth century. Today, the area is a shallow, concave, kidney-shaped dry meadow with a few wetland areas, historic rock-lined channels and an at-grade trail (Lovers' Lane).

In November of 2014, the Trust proposed a project that will restore an ecologically functional, freshwater wet meadow and riparian habitat unique to the Presidio and San Francisco. In 2015, the project completed clearing, grubbing, and the removal of approximately 8 trees, primarily at the north end of the site. Non-native vegetation removal will allow for replanting with a diverse array of native wetland and upland plant species.

The existing Lovers' Lane alignment will be retained with an elevated boardwalk similar to the boardwalk that was historically in this location. The new boardwalk design will also allow for protection of the historic masonry Lovers' Lane Bridge. The project will retain and/or incorporate contributing landscape and drainage features into the restoration plan, and will follow a site-specific archaeological management assessment (AMA) and cultural landscape treatment recommendations from the Tennessee Hollow Cultural Landscape Assessment (2004) in order to avoid adverse effects to historic resources. In 2015 the project team prepared text and images for waysides as part of a larger interpretation plan, which will include viewing areas to help explain the cultural and ecological history of the area.



Lovers Lane (right) and Lovers Lane Bridge (right, background) pictured here are a part of MacArthur Meadow restoration project.

Eastern Tributary of Tennessee Hollow Tree Removal and Native Plant Restoration

The Eastern Tributary, located north of Paul Goode Field, has the longest stretch of exposed creek and riparian habitat still found in the Tennessee Hollow Watershed. Approximately half of the creek, however, is in a storm drain buried under (non-historic) Morton Street Field. The 2.0-acre project area surrounding the spring that feeds the creek contains a historic earthen dam and is dominated by non-native invasive plants, such as the Blue gum eucalyptus trees, and the native habitat is degraded. This project will substantially enhance the spring area in accordance with the Tennessee Hollow Environmental Assessment (2007) and the Trust's Vegetation Management Plan (2001) with the removal of approximately 110 trees followed by replanting with native plants. The project scope ensures that the nearby earthen historic dam will be revealed, preserved and interpreted. The interpretation plan may include wayside signs explaining the history of the dam and the watershed. Tree removal began in December 2015 and will conclude in January 2016; Trust cultural resources staff will perform site documentation of the earthen dam following underbrush removal in the summer of 2016.

Building 222 Tenant Improvements

Building 222 (Storehouse, built 1910) is a two-story, reinforced concrete building and a contributing resource to the Presidio NHL. The Halleck Street building was fully rehabilitated by the Trust in 2003 and subsequently occupied by a dry cleaning use on the upper level and a fitness training facility on the lower level. Following departure of the tenants, the Trust proposed basic interior tenant improvements to accommodate Trust contracting businesses John Steward Company, River Rock Leasing and Ace Parking. The tenant improvement scope included office and meeting space and restrooms for three new tenants, with one occupying the entire upper floor and a portion of the lower floor. The scope of work also includes construction of partial height new partitions in the largely open-plan floor plates to create enclosed conference rooms and offices and to provide physical separation for the three tenants. An exterior convenience stair on the south elevation of the building will provide public and occupant access from Halleck Street to the lower level and adjoining outdoor area. New lighting and power/data distribution, added mechanical ventilation and heating systems, and new insulation on the underside of the roof are included as part of the scope of work. Work began in December and the new tenants arrived in January of 2016.

Building 103 First Floor Improvements:

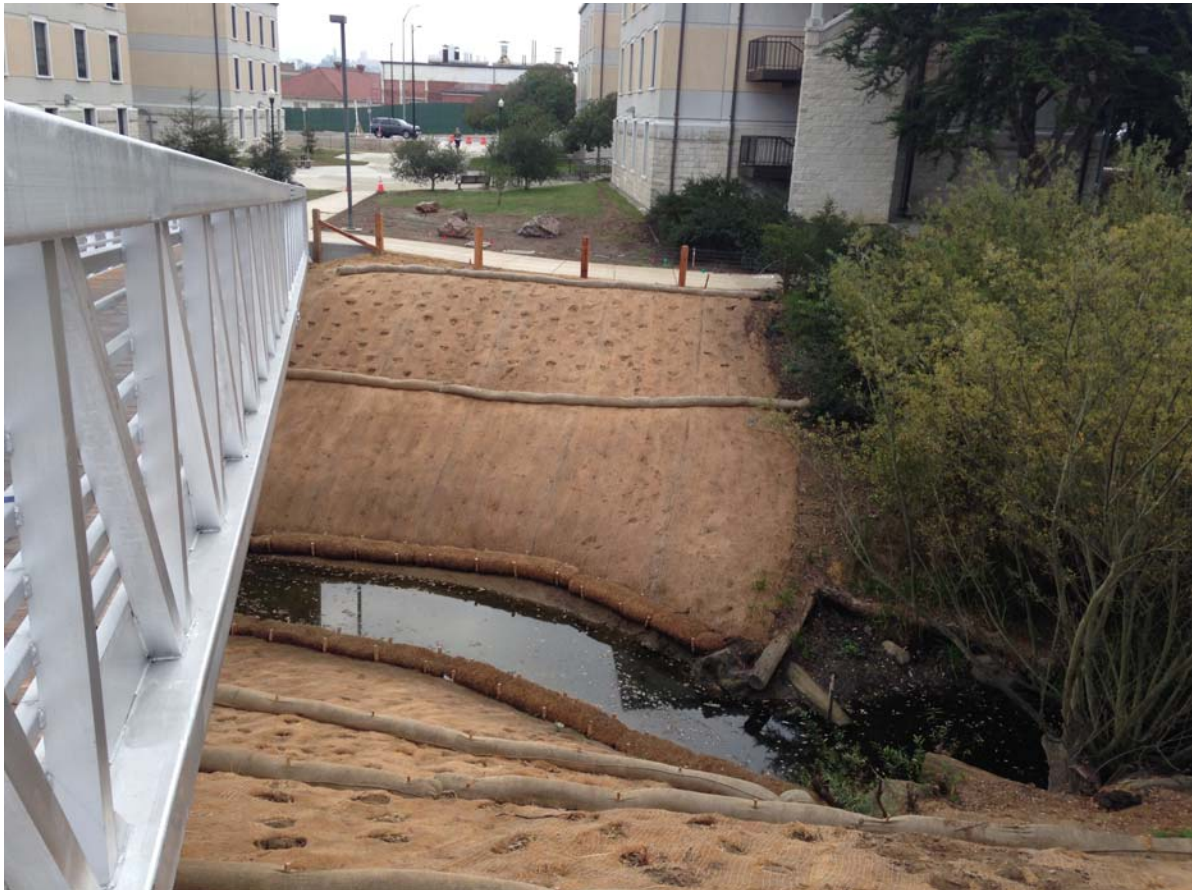
The Presidio Trust moved its offices into the Montgomery Street barracks building 103 following its rehabilitation in 2012. Prior to moving in the Trust completed work on the second, third floors and basement; portions of the first floor were left partially finished. In 2015, the Trust completed interior improvements needed to bring the first floor spaces up to code and ready for occupancy. The work included adding ceiling finishes, insulation, electrical conduits, lighting fixtures, sprinkler heads and alterations to the non-historic doors to match treatments in the rest of the building. The front rooms facing Montgomery Street will be used for public assembly/exhibit space and the south wing is intended for Trust office use.

Quartermaster Reach

Work on the majority of the Quartermaster Reach will proceed following completion of Doyle Drive finished grading and site work later in 2016. In 2015, a portion of the watershed restoration was completed known as Riparian Reach, which connects the existing Thompson's Reach (south) to the future Quartermaster Reach (to the north). The 2010 Quartermaster Reach EA contained the following mitigation measure:

QRCR-2 DESIGN OF RETAINING WALL FOR BUILDING 227: The retaining wall to be constructed next to Building 227 will be designed using the Secretary of the Interior's Standards and will be in keeping with the historic character and design of Building 227.

Trust compliance staff achieved this objective by working with the project designers to reduce the scale of the concrete retaining wall from 10'+ high to a height of 4' max, which will be easily screened by plantings once established.



The recently established Riparian Reach (left) is connected to the previously restored Thompson's Reach (right). A new footbridge (left, foreground) provides access over the watershed.

Korean War Memorial

In 2015 a local veterans' foundation and the Government of South Korea collaborated with the Trust to design a memorial to commemorate the Korean War and acknowledge the sacrifices made by its participants. The intent of the memorial is to educate all on the history of what is often termed the "forgotten war," convey the conflict's connection to the Presidio of San Francisco, and remind future generations about this conflict. The memorial site is located at the intersection of Lincoln Boulevard and Sheridan Avenue, west of the Riley Avenue residences, set within a contemplative garden. The memorial will be fully accessible, include interpretive waysides, a curvilinear plaza with granite memorial walls. The site will include benches sited toward the bay views to allow for remembrance and reflection. Landscape enhancements were designed to be consistent with the surrounding developed area and applicable guidance from the West of Main Parade Cultural Landscape Report (2011).

Site planning at this previously undeveloped corner included retention of an existing mature eucalyptus tree and a commemorative cypress tree, along with the removal of a structurally compromised redwood, a declining Monterrey pine, and an Italian stone pine that had been moved to the site from the former Letterman Hospital site in 2005. Historically, the site was part of a

forested area that extended through what is now the Riley residential neighborhood. Accordingly, new landscaping will incorporate smaller stature evergreen trees in order to recall the area's relationship with early Army-era forest plantings, as well as an evergreen tree native to the Korean peninsula (such as *Pinus thunbergii*) as part of the central plaza design.

The memorial design was conceived to create a balance between privacy and openness, to both provide a reflective space and a sense of welcome. Initial site preparation and grading occurred in late 2015, construction is expected to conclude in 2016.

PRESIDIO OF SAN FRANCISCO



Proposed Korean War Memorial at the Presidio of San Francisco

Concept plan for the proposed Korean War Memorial

MAINTENANCE, STABILIZATION, and DOCUMENTATION PROJECTS

Historic Structure Report (HSR) for Building 99

This year documentation efforts continued for buildings in the Main Post district, including building 99 (Presidio Theatre, 1939). The Presidio Theatre is one of the few non-residential buildings that was used as originally intended from the time it opened until the Army vacated in 1994, and as a result retains a high level of integrity. With the help of ICOMOS summer intern Ignacio Pons-Sorolla, in 2014 the Trust began a research and documentation project for building 99 in preparation for producing an HSR. In 2015, Michelle Taylor and Robert Thomson completed the report,

supplementing the intern's contributions with additional research, documentation and treatment recommendations.

In addition to documenting the building's history, condition and architectural significance, the HSR includes treatment recommendations related to its rehabilitation and expansion as contemplated under the 2010 Main Post Update. Following the process set forth in the Main Post Update Programmatic Agreement (2010) for preparation of an HSR, the Trust held a public meeting in 2014 to brief interested parties on the scope and purpose of the HSR. As per the PA-MPU, the Trust circulated a 65% draft for consulting party review in early 2015, then a 95% signatory party review in the summer of 2015, followed by final publication in August. The HSR is available to the public on the Presidio Trust website.

Historic Structure Report for Building 105

The Trust oversaw the research and preparation for an HSR by a historic resources consulting firm for a second Main Post resource, building 105 (Enlisted Men's Barracks, 1895), in 2014 and finalized the document for publication in 2015. The HSR will be used to inform future rehabilitation plans for the building; the subcontractor worked closely with Trust historic preservation staff throughout the project.

Building 105 is one of five identical two-story, masonry buildings constructed as barracks in the late 19th century. Research has concluded that building 105 was largely unchanged until the Vietnam War when the open-plan barracks were modified to accommodate private suites. Later the building was renovated by FEMA, along with building 104, for office use. The Presidio Visitor Center operated out of building 105 until 2015 when it moved into building 36, ahead of a final move to its permanent facility in 210 in 2016. The Trust completed an abatement and soft demolition scope of work in 2015 to remove hazardous materials, non-historic finishes and partitions based on information gleaned from the HSR. Today the building is vacant, and in need of substantial seismic and systems upgrades, along with work to address deferred maintenance. The HSR is available to the public on the Presidio Trust website.

CYCLIC MAINTENANCE

Fort Scott Bronze Lettering on Park Presidio Boulevard Overpass

In the summer, the Trust worked with a contractor who specializes in materials conservation to clean the bronze letters spelling "FORT WINFIELD SCOTT" on the concrete overpass at the entrance into the Fort Scott district. This sign dates to the 1930s construction of the facility, and is a contributing resource located at the Kobbe Avenue and Park Boulevard intersection. The project scope included cleaning the bronze letters to remove biological growth and applying a protective wax treatment. The work was performed in June by a team of conservators with Trust staff oversight.

Concrete Cannon Bases at Kobbe Avenue and Park Boulevard

Following the cleaning of the Fort Scott bronze lettering on the concrete overpass, the Trust repaired two cast-in-place concrete piers at the Fort Scott district entrance, set below the bronze sign. Located at Kobbe Avenue at the Park Boulevard intersection, the pair of concrete piers each once had a bronze cannon mounted to the top surface, and a plaque mounted to the north facing surface. Both the cannon and the plaques were removed by the Army in the early 1990's. The cannon bases were in good structural condition but required some treatment to the surface in order to maintain the good condition

of the concrete, and to improve the appearance. Following repairs, concrete planters were placed on the top of the bases in place of the lost cannon.

1243 Exterior Repairs

Building 1243 is a World War II-era warehouse in the Fort Scott District currently used for Presidio Trust storage. Like most warehouses from this period and of this construction type, it is a long, rectangular wood-frame structure with a low gable roof and a loading dock that runs the full length of the building. The building was in need of a maintenance and exterior repairs including paint, miscellaneous siding and trim repairs, replacement of rain deflectors above warehouse sliding doors on the east elevation, removal of rusted and non-functional door tracks at select openings, removal and replacement of non-historic doors, and removal of obsolete surface mounted conduits. Trust crews performed the work in collaboration with compliance and preservation planning staff in order to ensure that all work met the Secretary's Standards and Trust construction specifications; the project was documented under Appendix A of the PTPA.

Building 36 Front Porch and Stair Repairs

Building 36 is a two story, wood frame building in the Main Post District built for barracks with offices in 1885. The raised wood front porch and stairs exhibited signs of rot or failure, partially caused by an inadequate drainage system. Compliance staff worked with Trust crews to develop a scope of work that salvaged, repaired and patched remnant historic wood features in kind while also repairing or decking and stairs as needed. Additionally, Trust building professionals developed modifications to the existing gutter and downspout system to address reoccurring issues with pooling water on the stairs and deck. The Presidio Trust building maintenance department oversaw all selective exterior dry rot repairs, drainage repairs, and painting. The assessment and scope of work was coordinated with the compliance and preservation planning staff and the project was documented under Appendix A of the PTPA. .

Liggett and Portola Residential Neighborhood Cyclic Maintenance

2015 cyclic maintenance work included the historic Portola Street and Liggett Street Neighborhoods, comprised of residential buildings, constructed in the years 1931-1939 along two neighboring streets. Buildings assessed and attended to in 2015 included 715-733 Liggett Street (built 1931-1939) and 742-760 Portola Street (built 1932-1939). These brick-masonry buildings with wood elements were exhibiting failing paint and some limited deterioration of exposed wood elements. Each building was assessed by maintenance crews to estimate repairs and preventative maintenance tasks. The work included carpentry repairs, particularly dry rot repairs around doors, windows, porches, railings and stairs along with exterior paint. Preventive maintenance on roofs were also performed as needed. Trust crews performed exterior repairs on adjacent multi-car garages including buildings 705 (built 1933), 734-737 (1939) and 761-763 (1939); the scope of work was comprised of dry rot repair, paint and replacement of garage doors when necessary. Additionally, roof replacements were performed on garage buildings 735 and 737. Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.

Non-Residential Cyclic Maintenance on Funston Avenue and in Cavalry Bowl

In 2015, the Trust performed cyclic maintenance on non-residential buildings 5 and 6 Funston Avenue, both built 1862. These former officers' homes are two-story, wood frame buildings that received dry rot repairs, roof repairs and paint. Building 65, also located on Funston Avenue, is an

1893 two-story, wood frame former officer's home currently occupied by a pre-school; the building features a cedar-clad mansard roof, the only one of its kind in the Presidio. This former residence received minor exterior carpentry repairs, exterior stair repairs, and paint on all exterior surfaces including the mansard roof. At Cavalry Bowl, building 662, a single-story with hayloft brick building featuring wood trim, underwent necessary maintenance and repairs. The scope of work at this former stable, built 1914, included removal of surface applied non-historic window screens, dry rot repair, paint stabilization, and repainting of all previously painted exterior surfaces. Trust crews worked with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.

Non-Residential Roof and Gutter Repairs

The Trust performed roof repairs and gutter replacements at a small number of historic, non-residential buildings in 2015. This work included repairing portions of the roof at building 649 (Army Reserve Center, built 1951), replacing all gutters and downspouts at building 1169 (medical warehouse, 1919), and replacing the roof at building 680 (ordnance storehouse, 1908). Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.

Thornburgh District: Preservation Maintenance

The buildings within the Thornburgh district historically functioned as the "back of house" operations for the Letterman Army Hospital (first constructed in 1899). This utilitarian district included support structures such as a power house, industrial laundry facility, several warehouses and the psychiatric ward. Today, the buildings in this area are largely unoccupied and in need of work to address deferred maintenance. The scope of work performed in fiscal year 2015 included paint stabilization, repairs to gutter and drainage systems, and securing windows and other openings. The buildings addressed by fiscal year 2015 funding include: 1040 (Power House, built 1900); 1047 (Laundry, 1914); 1056 (Animal House, 1910); 1059 (Storehouse for Combustibles, 1915); 1060 (Medical Warehouse, 1916); 1062 (Storehouse, 1922); and 1063 (Warehouse, 1941). The preservation maintenance scope was designed to keep these buildings in good, secure condition pending identification of new tenants and development of rehabilitation plans. Trust planning and compliance staff collaborated with the building maintenance crew to develop and perform the scope of work. Work started in 2015 will continue in 2016 with additional exterior envelope repairs, paint and roof repairs. A second phase of work to address the remaining buildings in the sub-district will commence later in 2016.



Building 1040, former powerhouse before deferred maintenance in 2015.



Paint stripping underway at building 1040 as part of the larger preservation maintenance program in the Thornburgh District.

This section includes summaries of building projects managed, or primarily executed, by Trust tenants. The list below includes projects that were either commenced or completed in the calendar year 2015, or had the vast majority of the work performed during that year.

Rehabilitation of Buildings 1818 and 1819

In 2015, Trust tenant “Playgroup” completed the rehabilitation of buildings 1818 and 1819 (Infectious Disease Research Laboratory and Offices, built 1932) and associated site for preschool use for 60 students. The project was reviewed in 2014, with construction beginning in the fall of that year and continuing into 2015.

The NHLDC-contributing buildings are small (6,000 and 1,600 square feet, respectively) single story over basement, unreinforced masonry structures at the northwest edge of the Public Health Service (PHS) district. The buildings had been vacant for nearly 30 years and over that time sustained substantial vandalism and deterioration. The project successfully upgraded the buildings to meet current structural, fire and life safety codes for the new use, while retaining and/or restoring the interior floor plans along with all interior and exterior character-defining features of the buildings and site. The scope of work included: hazardous materials abatement, seismic upgrades (via center core drilling at all perimeter and central corridor walls), new MEP systems, exterior envelope repairs, ADA improvements (including a limited use/limited application lift to service the basement of building 1818), a new deck to connect the two buildings, a new glazed entry vestibule at the rear of 1818, restoration of historic windows, and select tenant improvements necessary for preschool use (new floor finishes, paint, lighting, ceilings, bathroom fixtures, etc.). In building 1819 a non-historic dropped ceiling was removed to reveal and restore what was the original test animal operating room skylight – a key character defining feature.

Site improvements included extension of the existing loop road to encompass both buildings, paving and striping for parking and student drop off zones, landscaping and construction of a fenced outdoor play area. The play area will incorporate materials from the Presidio including sand, gravel, and wood in order to complement the natural character of the site. The project will achieve a LEED Silver certification and opened in spring of 2015.

Paul Goode Field

Paul Goode Field (built 1957) is a baseball/multi-use field measuring approximately 300 feet by 350 feet located north of the Julius Kahn Playground in a residential area at the southeastern corner of the Presidio. In response to a 2012 Request for Proposals (RFP), University High School proposes to develop and manage the facility as a multi-purpose sports and a practice field suitable for baseball, lacrosse, soccer, field hockey and softball. The new facility will also include a three-lane practice track with a long jump pit at the north end of the tracks. The existing natural grass will be replaced within the existing ball field’s footprint with synthetic turf to increase hours of available play and reduce water and fertilizer use. The project includes replacement of the existing storage shed and restroom with a new pre-fabricated, ADA-compliant restroom of four uni-sex rooms, and storage building. Other improvements include an underground field drainage system, new dugout structures, fenced bullpens/batting cages, bleacher seating for 50 to 100 spectators, an outdoor, partially-covered storage area, and new landscaping. Design of the landscape, ball field and site furnishings has been developed for compatibility with the character of the surrounding cultural landscape and in order to avoid effects to adjacent historic forest stands. The Trust also reviewed the planting plans to confirm that the species and stature of the specified plants were adequate to screen the new practice field from the

adjacent Upper Portola residential neighborhood. The Trust also worked closely with the tenant and design team to ensure that no mature trees in the adjacent historic forest zones would be affected by the project. Site preparation began in late 2015 with work expected to continue throughout 2016.

MISCELLANEOUS TENANT IMPROVEMENTS

The text below highlights some minor scope projects that were managed by Presidio tenants. All described projects are documented in Exhibit C.

Building 39 Attic Rehabilitation

The project is a tenant improvement of a third floor (attic) office suite of non-residential building 39 (Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic, partial height partitions; construction of new interior partitions, interior office windows, doors, frames and hardware; and painting, carpet, finishes and wood floors. The project scope will provide the tenant with a new break room, copy printer room, and storage/server room. The project scope was reviewed in 2014 and completed in early 2015.

New Café added to Building 1161

Building 1161 is a former warehouse (1919) rehabilitated to accommodate a spa (SenSpa) in 2005. In 2014 the tenant proposed converting an existing lounge and meeting space into a café to support their existing use and needs. The new cafe menu is limited to beverages and pre-packaged food (no on-site food preparation). The proposal added a food service counter, sink, refrigerator and partition wall with shoji screen door with panels. The project included selective demolition or infill of non-historic walls added during the original tenant fit-out to accommodate new doors or fill in existing openings. The project proposal did not alter or damage historic finishes or features such as the wood floor, original walls or open ceiling plan with exposed rafters. The project was reviewed in 2014 and work was completed in early 2015.

Presidio Golf Course Bunker Rehab

The Presidio Golf Course was initially constructed in 1895 and is a contributing resource to the NHL. In 2015, the Golf Course management team proposed improving existing bunkers (sand traps) near holes 5, 12, 13 and 16 that had poor drainage, held water, did not reflect the historic character of the golf course, and created a customer experience inconsistent with that of the rest of the golf course. This project continued an on-going bunker rehabilitation program that began in 2011 and is expected to be completed in 2017. The work included the removal of existing sand, excavation to add new drainage, and construction of new bunkers. The new landform designs are reflective of golf course architecture in the 1920s and were done in the spirit of the original 1923 Fowler and Simpson redesign of the Presidio's golf course. Additionally, the new bunkers will improve the look and feel of the area while maintaining the degree of difficulty and complexity of the hole. The project was completed in 2015.

Building 385 Landscape Rehabilitation

This landscape rehabilitation project, originally reviewed in 2014, was modified in 2015 with an expanded scope. In addition to rehabilitating a small (3,000-square foot) landscape on the north side of building 385 (PX, built 1955) along Moraga Avenue and west of the entrance walk, the project added a small 330 square foot concrete pad addition to the entry walk to accommodate outdoor furniture. The full project scope included removing the existing lawn and altering existing irrigation to support an



assortment of groundcovers and shrubs similar to the existing plantings, and planting four pine trees aligned with Moraga Avenue. This row of pine trees is consistent with the Community District treatment recommendations from the Main Post Cultural Landscape Report. A total of 40 new plants, including the row of pines, was arranged on-site. The project was reviewed in 2014 and work was completed in spring of 2015.

Building 38 Attic Tenant Improvements

The project was a tenant improvement of a third floor (attic) office suite of historic building 38 (Barracks/Sixth Army Headquarters, built 1940). The work included construction of new interior partitions and doors, painting, and installation of new lighting fixtures and carpet. The project was designed to preserve existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts. Construction began in January of 2015 and the space was ready for occupancy in March.

Building 39 Café Improvements

This project performed modest modifications to an existing café in building 39 (Barracks/Sixth Army Headquarters, built 1940). The scope of work included replacing or re-finishing dining room banquettes, painting, and replacing a non-historic counter with a new smaller movable counter. No additional mechanical, electrical or plumbing work occurred. The work began and finished in January 2015.

Building 38 2nd Floor Tenant Improvement

This project will provide office space for a new tenant on the north wing of the second floor of historic building 38 (Barracks/Sixth Army Headquarters, built 1940). The work included selective demolition of non-historic partitions and lockers added by the previous tenant. The new tenant constructed new interior partitions, interior storefront partitions, doors, frames and hardware. The finished space features new lighting fixtures, carpet and painting. The project was designed so as to preserve existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts. Work began in August of 2015 and concluded in October.

California Preservation Foundation (CPF)

Rob Thomson served on the California Preservation Foundation (CPF) Education Committee which develops the annual program of approximately 30 training courses (webinars and workshops) for preservation professionals. Additionally, Rob, with the assistance of Michelle Taylor, served on the steering and program committees for the 2016 CPF Conference to be held at the Presidio in April. CPF approached the Trust as a host in order to feature the Presidio's preservation achievements in light of the 50th anniversary of the NHPA in 2016. In addition to assisting with event planning, Rob and Michelle have contributed to the development of conference workshops, tours and events. Furthermore, Presidio Trust staff have volunteered to contribute to program development and lead a series of in-field case study discussions using Trust projects to illustrate subject matter from classroom workshops. Rob Thomson, Michelle Taylor, Christina Wallace, Rob Wallace, Kari Jones, Liz Clevenger and Michael Lamb will contribute to content development and delivery for the conference. Representatives from local, state and federal preservation organizations and private firms from around the state are expected to attend the conference. The Presidio will provide opportunities for attendees to tour the Presidio with Trust staff to better understand the continued work to preserve buildings, landscapes and archaeological resources in the Presidio of San Francisco NHL.

In April of 2015, Rob Thomson and Rob Wallace attended the 40th annual CPF conference in San Diego. The theme of this year's conference was: "Gateways to Preservation: New Frontiers." Naval Training Center at Liberty Station, San Diego.

National Preservation Institute (NPI) Classes

The Trust continued its partnership with NPI in 2015 by hosting a two-day seminar in February. The class, "NAGPRA: Preparing for and Writing Grant Proposals," provided on-going education for approximately 10 cultural resource professionals.

Advisory Council on Historic Preservation (ACHP) Training

In November, Historic Compliance Coordinator Michelle Taylor, attended a one-day course organized by the ACHP. The course, "Section 106 Advanced Seminar: Reaching Successful Outcomes in Section 106 Review," was held in Washington, D.C. and was led by ACHP staff. The instructors reviewed advanced case studies of Section 106 of the National Historic Preservation Act.

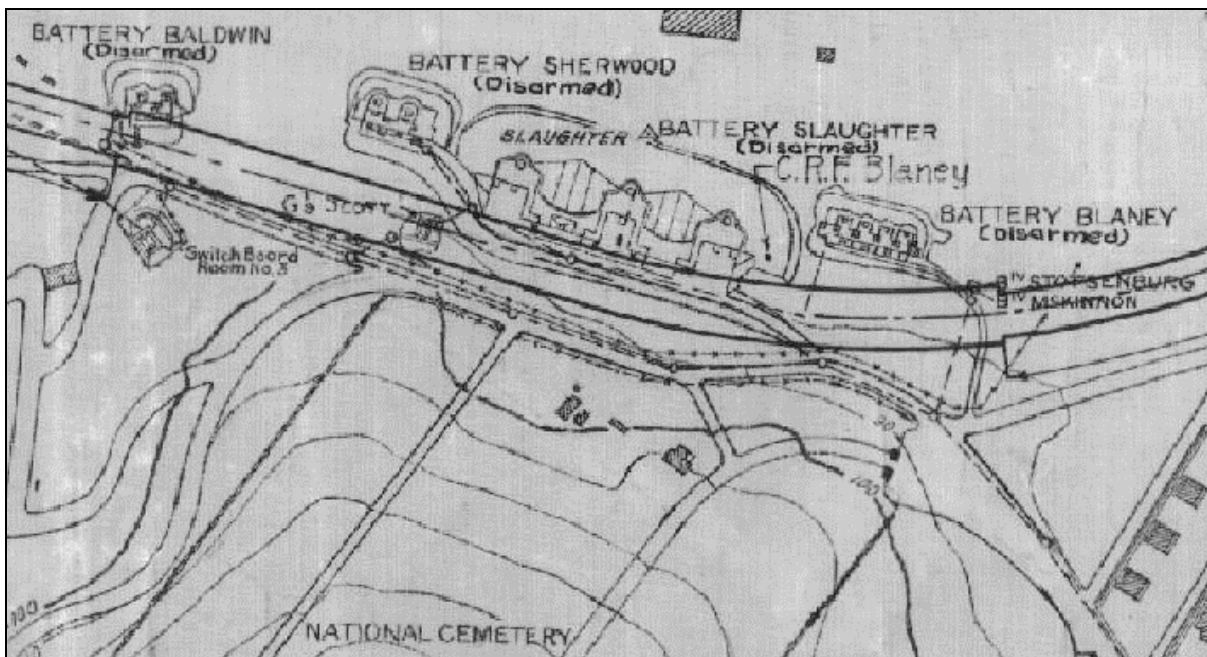
National Trust for Historic Preservation Annual Conference

In November, Michelle Taylor attended the 2015 National Preservation Conference, "PastForward" in held in Washington, D.C. The conference continued the NTHP tradition of partnering with local preservation organizations to showcase historic preservation challenges and successes of a region. Michelle participated in conference seminars, workshops and field sessions that included examinations of Tax Credits, Interpretation and Heritage. Additionally, Michelle and three peers from CPF and the National Trust took the opportunity to meet with staff from Minority Leader Nancy Pelosi's office to discuss the importance of such preservation issues as the Federal Historic Preservation Tax Incentives program and the Section 4f of the Department of Transportation Act.

Historic Preservation Compliance Intern

The Presidio Trust Historic Compliance team was pleased to host Trudy Andrzejewski, a graduate intern from Tulane University completing her Master's degree in Historic Preservation. Over a 10-week internship this fall, Trudy completed an impressive amount of work that the Trust immediately put to use. Trudy successfully prepared a Condition Assessment Report for the Battery Bluff area, an in-field survey focused on four coast artillery batteries (named Batteries Baldwin, Sherwood,

Slaughter and Blaney) located just north of the National Cemetery. Trudy's work will assist the Trust in addressing deferred maintenance of the batteries in anticipation of opening this area to the public, following the completion of the Presidio Parkway project. Additionally, Trudy completed an Interior Interpretive Sign Survey which will inform future development of additional signs to advance this important public-facing program. Trudy completed her Master's program in November and now works with the Cleveland Restoration Society as a Heritage Home Program Assistant.



Trudy used historic maps such as this 1918 map to analyze the history of the four batteries located just north of the National Cemetery.

Educational Tours at the Presidio

In 2015 Rob Thomson, Rob Wallace, Christina Wallace, and Michael Lamb and others provided educational tours and presentations at the Presidio for a number of peers in the preservation and built environment professions. These tours showcased the successes and lessons learned through preservation efforts at the Presidio. Visitors included members of the Urban Land Institute, National Park Service employees from the Golden Gate National Recreation Area, and visitors attending the National Park Service Fire and Cultural Resources Conference. Additionally, the Trust hosted a day-long orientation presentation/tour for the new State Historic Preservation Officer along with members of her staff in order to orient them to the progress we've made in rehabilitating the NHL and successful management of our program.

Association for Preservation Technology (APT) Annual Conference

Christina Wallace and Rob Wallace attended the 2015 APT conference held in Kansas City, MO in November; the theme of the conference was "Convergence of People and Place: Diverse Preservation Technologies and Practices." Christina Wallace presented a paper on the Adobe Repair at the Officers' Club. She also served on the selection committee for student scholars to attend APT Conference. The conference continued the APT tradition of setting the standard for preservation ideologies, to present



the most current technologies to assist the preservation process, and to give voice to the international community for preservation findings.

Oregon American Society of Landscape Architects

In March, Landscape Architect Michael Lamb presented on the Trust's work at the Presidio to the Oregon ASLA (American Society of Landscape Architects) in Portland.

University of California, Berkeley

Michael Lamb continued his role as a visiting lecturer at the College Of Environmental Design at the University of California, Berkeley. Michael is a Lecturer in Landscape Architecture and Environmental Planning.

Awards

In 2015, the Presidio Trust was honored to be recognized for both the efforts of the agency and accomplishments of talented individuals, in our collective mission to preserve contributing resources within the Presidio of San Francisco National Historic Landmark District. Christina Wallace, Conservator, Preservation Project Manager, received from the California Heritage Council an individual award: "Certificate of Achievement and Appreciation in recognition of her professional leadership as Conservator and Preservation Project Manager in the Restoration, Preservation and Creative Reuse of the Presidio Officers' Club". The California Heritage Council also awarded the Presidio Trust with two Preservation Awards in 2015 for Officers' Club and the Inn at the Presidio (building 42). Furthermore, the Presidio Trust was received the state's highest preservation honor with the California Governor's Historic Preservation Award, for the Presidio Officers' Club.

Society for California Archaeology

In March of 2015, Kari Jones attended the Society for California Archaeology Annual Meeting held in Redding, CA.

Society for Historical Archaeology Meeting

In January of 2015, Kari Jones, Archaeologist, presented "Carissimo Salvatore: An Archaeological View of Italian Service Units at the Presidio of San Francisco" at the Society for Historical Archaeology Meeting in Seattle in January 2015. She also participated in a roundtable of short presentation about public archaeology for Presidio Trust Heritage Outreach Specialist, Jules McKnight.

Society for American Archaeology

Trust Archaeologist, Kari Jones presented a paper entitled "Before San Francisco: The Archaeology of El Polín Spring in the Presidio of San Francisco" at the Society for American Archaeology meeting in San Francisco in April 2015. She and other staff also hosted a guided tour of the Officers' Club and Archaeology Lab as an official conference outing.

Society for California Archaeology Newsletter

Presidio Trust Archaeology interns Diego Rocha, Edward De Haro, Hanna Huynh, Cassie Clifford, Montse Osterlye, and Juliana Fernandez published an article about the Trust's work at El Presidio de San Francisco in the Society for California Archaeology Newsletter. The article is titled: "*Presidio Archaeology from the Ground Up: El Presidio de San Francisco Archaeological Identification Season 2014.*"

This section includes summaries of Presidio Trust projects that sought public involvement due to their scale and complexity. The projects listed below were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during the year and were not captured in other sections of the report.

Public Comment on the Presidio Parklands Project

In 2014 the Presidio Trust, along with our partners the Golden Gate National Parks Conservancy and the National Park Service, began an exciting project to design a new 13-acre landscape as part of the new Presidio Parkway/Doyle Drive. A public engagement program that began in 2014 continued through the calendar year of 2015, including an exhibit in the Trust headquarters (building 103) that featured project boards and video presentations from each team, which was complemented by a series of public meetings, site walks and comment opportunities. From September 2014 to October 2015, an estimated 8,000 individuals visited the exhibit, 30,000 unique visitors viewed the project website, 2,300 people attended public meetings and workshops, and 550 people joined one of our weekly site tours. Over the same period, the Presidio Trust collected more than 2,000 public comments through public meetings, the website, at the exhibit space or by letter and email.¹

Ongoing public engagement activities in 2015 included:

- May 14, 2015: Public Board Meeting: Presentation of Conceptual Design revised drawings based on environmental analysis and public feedback
- Public design workshops held both at the Presidio, Chinatown, the Mission District and the Bayview throughout the first half of the year. Neighborhood workshops throughout the city aimed to share early design concepts and gather public feedback. In addition to interactions with the immediately adjacent neighborhoods, the Trust organized its public outreach program to engage neighborhoods across San Francisco in order to gather a wide range of perspectives on the potential of the Parklands project.
- October 8: Public Meeting: JCFO and the Trust presented the Schematic Design at the Public Presidio Trust Board Meeting
- On October 28 the Trust released its Environmental Assessment (EA), Preliminary Finding of Effect (FOE) and Draft Final Design Guidelines for the Parklands project for public and agency comment.
- Following the release of the EA, the Trust hosted an Open House in November and a second Open House in December for the public to ask questions and share comments related to environmental or historic preservation topics covered in the documents.

A summary of public comments are available to the public at the New Presidio Parklands Project website: <http://newpresidioparklands.org/comment/summary/>

A full description of the agency's activities around this project is found in Exhibit G of this report.

Programmatic Agreement for the Main Post Update Amendment

In June 2015 the Trust initiated consultation on a proposed amendment for the Programmatic Agreement for the Main Post Update (PA-MPU). The Trust, in consultation with the NPS, SHPO and ACHP, developed an amendment to the 2010 agreement document that creates a process by which PA-MPU projects can pursue Federal Historic Preservation Tax Credits. The Trust released the draft amendment

for a 30-day public comment period in December, and circulated the final amendment for signatures in late January. A copy of the final amendment is included in this report in Appendix G.

Further information about the multi-agency consultation process for the PA-MPU Amendment is available in Exhibit G.

ⁱ Additional detail on the public engagement process can be found in Chapter 2 of the Environmental Assessment for the Parklands project, distributed in October 2015 and available online.

Appendix A

Appendix B



PRESIDIO TRUST PROJECT SCREENING FORM

Filing of Project Screening form is in compliance with Section 1010.1(a) of the Presidio Trust's Regulations implementing the National Environmental Policy Act and Section VIII 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 of 1966, as Amended.

(To be completed by N² Division only)

Submittal Date

Project No.

☐ NHPA / ☐ NEPA

PART I

A. GENERAL INFORMATION

Project Title:			
Project Location / Site:			
Planning Area:			
Major / Minor Work Order			
Proposed Start		Proposed Completion	
Project Manager / Title			
Trust Department			
Phone Number		Fax Number	

B. PURPOSE AND NEED

Describe below the reason for proposing the project at this time and what the project hopes to accomplish.

C. WORK PLAN SPECIFICS

Describe below how the project would be implemented. Be as specific as possible about dates and methods. The form must include a project location map and the following attachments as needed: site plans, design and/or construction drawings, photographs, cut sheets, other graphics.

D. PROJECT COORDINATION

If implemented, would the project:

1.	Require a Building Permit and/or an Excavation Clearance?	
2.	Require outside review/consultation? e.g. California Environmental Quality Act (CEQA), Regional Water Quality Control Board (RWQCB), US Fish and Wildlife Service (USFWS), or Native American tribes.	
3.	Be within Area A or have the potential to affect Area A lands, and require National Park Service NEPA or 5X Review?	
4.	Disturb soil in the drip line of a building? If so, has the remediation program for lead-based paint soil been initiated?	
5.	Would this project generate controversy or questions from the public, and hence require public outreach and education? Does it require notice in the Presidio Post? <i>if "Yes", explain here:</i>	
6.	Be within an environmental land use control zone? <i>If unknown, consult the Environmental Protection Specialist at 561-2756</i>	

PRESIDIO TRUST PROJECT SCREENING FORM

If implemented, would the project:

7.	Have design components (such as aesthetic/visual features, architectural/interior design elements, designed landscape components or special maintenance/sustainability considerations) that do not give rise to potential environmental effects, but may require additional review? <i>If unknown, consult the Design Review Committee Coordinator at 561-5367</i>	
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E. 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.** Proposals that do not document alternatives considered will be returned to the Project Manager for further information*

F. 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.

PART II

*“Yes” answers must be accompanied by an **explanation of how the potential impact will be avoided.** Justify “No” answers with an explanation when needed.*

If implemented, could the project:

1.	Affect a known historic property, an archeologically sensitive area, cultural landscape or other National Historic Landmark District contributing feature?	
<i>If unknown, consult the Historic Compliance Coordinator</i>		
<i>Explain:</i>		
2.	Destroy, remove or replace historic fabric?	
<i>Explain:</i>		
3.	Introduce, reintroduce or remove non-historic elements (physical, visible, audible, and atmospheric) of a historic structure or environment?	
<i>Explain:</i>		
4.	Cause deterioration of historic fabric, terrain or setting?	
<i>Explain:</i>		
5.	Substantially alter any ground cover or vegetation and/or diminish habitat? Affect an endangered, rare or threatened species?	

PRESIDIO TRUST PROJECT SCREENING FORM

Explain:

17. Substantially increase the amount of energy or water used? Use sustainable materials and/or appliances designated in the Presidio Green Building Guidelines?.....

Explain:

18. Substantially increase the amount of waste generated?

Explain:

19. Increase light or glare?.....

Explain:

20. Block an existing view, be visually intrusive or contribute to a degraded visual condition?.....

Explain:

21. Maintain or create a public or employee safety or health hazard?.....

Explain:

22. Create or contribute to a fire hazard or increase the demands for fire department services? Increase demand for police services or create an attractive nuisance?.....

Explain:

Comments, Questions and Suggestions:

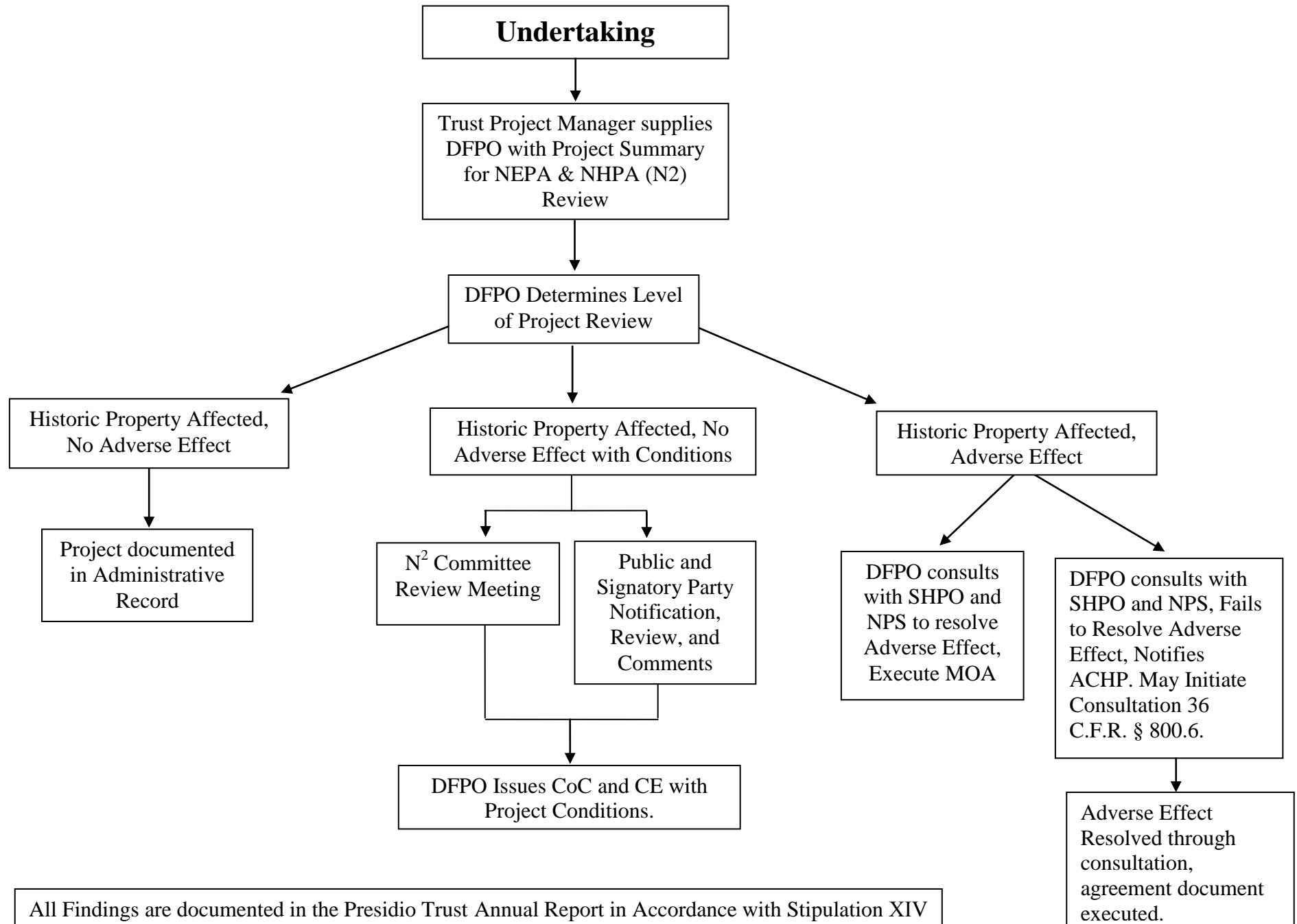
Did you find this new format user-friendly?..... ☐ Yes ☐ No
Why?

PRESIDIO TRUST PROJECT SCREENING FORM

	<i>Explain:</i>	
6.	Attract animal or insect pests?	
	<i>Explain:</i>	
7.	Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability?	
	<i>Explain:</i>	
8.	Involve handling and/or storage of hazardous substances?	
	<i>Explain:</i>	
9.	Degrade surface or ground water quality? Substantially alter the type of wastewater generated to the sanitary sewer system or storm drainage?	
	<i>Explain:</i>	
10.	Affect wetland, riparian or coastal habitat?	
	<i>Explain:</i>	
11.	Be inconsistent with existing or formally proposed land use plans or policies (i.e. the Presidio Trust Management Plan and Mitigation Monitoring Enforcement Program, Vegetation Management Plan etc.)? <i>If unknown, consult the Environmental Protection Specialist</i>	
	<i>Explain:</i>	
12.	Impact current or planned visitor services? Alter current visitor access (parking, trails, roads, etc.)?	
	<i>Explain:</i>	
13.	Greatly increase the demand for parking?	
	<i>Explain:</i>	
14.	Substantially increase traffic congestion, traffic volume, or adversely affect traffic safety for vehicles, pedestrians and bicyclists?.....	
	<i>Explain:</i>	
15.	Substantially increase vehicle emissions or emissions of other air pollutants? Generate nuisance dust or odors?	
	<i>Explain:</i>	
16.	Perceptibly increase the background noise levels or expose people to loud noise?	

Appendix C

The Presidio Trust N² Process



Appendix D

**PROGRAMMATIC AGREEMENT
AMONG
THE PRESIDIO TRUST,
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
THE NATIONAL PARK SERVICE, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
FOR
THE MAIN POST UPDATE TO THE PRESIDIO TRUST MANAGEMENT PLAN
PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK,
SAN FRANCISCO, CALIFORNIA**

WHEREAS, the Presidio Trust (Trust) proposes to amend the planning concept for the *Main Post District: Visitor and Community Center* section with the Main Post Update to the Presidio Trust Management Plan (PTMP) for Area B of the Presidio of San Francisco (Project), a designated National Historic Landmark District (NHLN) within the boundaries of the Golden Gate National Recreation Area (GGNRA); and

WHEREAS, the Trust plans to enact this Project pursuant to the Presidio Trust Act, 16 U.S.C. 460bb appendix, thereby making the Undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 CFR Part 800, and Stipulation X 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 Implementation Plan and Various Operation and Maintenance Activities for Area "B" of the Presidio of San Francisco, Golden Gate National Recreation Area* ("Presidio Trust Programmatic Agreement" (PTPA)), as amended; and

WHEREAS, the Federal Highway Administration, California Department of Transportation and San Francisco County Transportation Authority have accounted for adverse effects to the Presidio NHLN located within the Main Post in a separate Section 106 consultation on the replacement of Doyle Drive, completed in 2008; and

WHEREAS, the Trust completed a Section 106 consultation on the Main Parade Rehabilitation in November 2007, resulting in a conceptual design included for reference in this PA as Appendix H, and major elements including pavement removal and turf installation are proceeding; and

WHEREAS the Trust initiated consultation under Stipulation X of the PTPA, as amended, and in concert with the Advisory Council on Historic Preservation (ACHP) elected to combine consultation with Subpart B of 36 CFR Part 800; and

WHEREAS, the Trust has defined the Area of Potential Effect (APE) for this Undertaking as the NHLN, depicted on the map in Appendix A; and

WHEREAS, the Trust has determined that the Undertaking will adversely affect the NHLN, and has consulted with the California State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800 and Stipulation IX(A) of the PTPA; and

WHEREAS, the Trust has completed a draft update to the Presidio of San Francisco National Historic Landmark forms in 2008 and has submitted the update to the National Park Service's Pacific West Regional Office (PWRO); individual eligibility determination of post-World War II resources is still

ongoing; and regardless of eligibility or contributing status of those resources the Trust does not propose to change the Main Post Update to the PTMP projects associated with those resources; and

WHEREAS, the Trust has consulted with the National Park Service's PWRO and the GGNRA regarding the effects of the undertaking on historic properties and has invited them to sign this Programmatic Agreement (Agreement) as an invited signatory; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and Stipulation X of the PTPA, the Trust has notified the ACHP of its adverse effect determination providing the specified documentation, and the ACHP has chosen to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, pursuant to 36 CFR § 800.2 (c)(5) the National Trust for Historic Preservation, Presidio Historical Association, San Francisco Architectural Heritage, Descendents of the de Anza and Portola Expedition, Sierra Club, National Parks Conservation Association, Barbara Voss (archaeologist), People for a Golden Gate National Recreation Area, Cow Hollow Association, Neighborhood Association for Planning at the Presidio, Laurel Heights Improvement Association, Marina Community Association, San Francisco Film Society, Interfaith Center at the Presidio, Contemporary Art Museum at the Presidio, and Larkspur Hotels and Restaurants have participated in the consultation, and have been invited to be concurring parties to this Agreement; and

WHEREAS, the Trust consulted with representatives of Native American groups identified by the California Native American Heritage Commission as having knowledge of cultural resources in the project area and San Francisco County, and has incorporated comments from that consultation into this Agreement; and

WHEREAS, the Trust documented the findings of effect in a document called *Finding of Effect for the Main Post Update* (Appendix B), which was released in July 2009; and

WHEREAS, the ACHP requested a report from the Director of the NPS under Section 213 of the National Historic Preservation Act (NHPA) [16 U.S.C. § 470u] detailing the significance of the NHL, describing the effects of the Undertaking on the NHL, and recommending measures to avoid, minimize, or mitigate adverse effects, in August 2008; and

WHEREAS, the National Park Service's PWRO submitted its completed Section 213 report to the ACHP in April 2009 (available on the Trust website at <http://www.presidio.gov/trust/projects/mp/mpdocs.htm>) which concurred with the Trust's finding of adverse effect, and informed the consultation; and

WHEREAS, the Art Museum proposal included in the February 2009 MPU was withdrawn in July 2009; and

WHEREAS, the Trust, through the consultation process and in compliance with the NHPA, including Sections 106 and 110(f), has modified the Undertaking to avoid, minimize or mitigate the adverse effects identified in the *Finding of Effect for the Main Post Update*, and described this modified Undertaking in a *Final Main Post Update* (August 2010); and

WHEREAS, the Trust has proposed the removal or relocation of Buildings 40 and 41 as part of the El Presidio: The Birthplace of San Francisco project; and

WHEREAS the Trust is conducting a parallel review process in accordance with the National Environmental Policy Act (NEPA) for the development of a Supplemental Environmental Impact

Statement, which has included the solicitation of public input on the potential impacts of the Undertaking on historic properties; and

WHEREAS, all projects located in the Main Post that are not described in the following stipulations will be reviewed according to Stipulation VII of the Presidio Trust Programmatic Agreement (PTPA); and

NOW, THEREFORE, the Trust, ACHP, SHPO, and NPS agree that the Undertaking will be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

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STIPULATIONS

The Trust shall ensure that following measures are carried out:

I. ROLES AND RESPONSIBILITIES

- A. The Presidio Trust, the SHPO, and the NPS will review and comment on draft designs submitted in accordance with Stipulation II(C) and draft and/or comment on documents submitted in accordance with Stipulation II(B), (D) and (E), may raise and resolve objections according to Stipulation V(A) and may amend or terminate this agreement according to Stipulation VI. The NPS, as an invited signatory, will have the same roles and responsibilities as the other signatory parties. The Trust will be responsible for organizing public meetings, distributing materials for review during the design development process, and reporting in accordance with Stipulations II(C) and IV(A).
- B. The ACHP may raise objections according to Stipulation V(A) and resolve objections according to Stipulation V(B) and may amend or terminate this agreement according to Stipulation VI. The ACHP will not participate in design reviews described under Stipulation II(C).
- C. Concurring parties may review and comment on draft designs and treatment plans submitted pursuant to Stipulation II(C) and may raise objections according to Stipulation V(B). Consulting parties that do not concur with the PA-MPU will have the same participation opportunities as the public.
- D. The public may participate and comment in public meetings according to Stipulation II(C).

II. TREATMENT OF HISTORIC PROPERTIES

A. Summary of Treatment Measures and Limits of New Construction

For components of the Undertaking determined to result in adverse effects to historic properties and to the cultural landscape as documented in the final Finding of Effect for the Main Post Update (Appendix B), measures to avoid, minimize and mitigate the adverse effects of the Undertaking are described below. References below to the “Secretary’s Standards” refer to the Secretary’s Standards for the Treatment of Historic Properties: Standards for Preservation, Rehabilitation, Restoration and Reconstruction (NPS, 1995 and updates); the Secretary’s Standards for Treatment of Cultural Landscapes (NPS, 1996 and updates); and/or the Secretary’s Standards and Guidelines for Archaeology and Historic Preservation (NPS, 1983 and updates). It would not be uncommon for multiple standards to apply to a single component of the Undertaking.

178 **1. Project-Specific Treatments**

179 **a. El Presidio: The Birthplace of San Francisco**

180 The archaeological program at El Presidio may only proceed as follows:

181 i. Standards and guidelines to direct archaeological efforts at El Presidio will be
182 developed and will apply to all work undertaken at the site, including work by
183 professional and academic partners of the Trust; terms and details for these
184 standards and guidelines to direct archaeological methods at El Presidio are set
185 forth in Stipulation II(H).

186 ii. Treatment recommendations will be developed for the phased implementation
187 of an interpretive landscape at El Presidio, including:

188 1. Reduction of parking from 252 daily stalls to 75 daily stalls, and;

189 2. Measures to periodically close Moraga Avenue, Mesa and Graham
190 Streets using removable bollards for ongoing excavation and special
191 events, and;

192 3. Representations of the dimensions and layout of the colonial
193 settlement, and measures to rehabilitate the character-defining features of
194 the *plaza de armas*.

195 Review of schematic designs for above will be conducted according to terms set
196 forth in Stipulation II(C).

197 iii. Prior to implementing a course of action involving NHL-contributing
198 Buildings 40 or 41 the Trust will consult with signatory and concurring parties
199 according to terms set forth in Stipulation II(C)(2).

200 **b. Archaeology Lab and Curation Facilities**

201 Rehabilitation, new construction, and demolition associated with the
202 Archaeology Lab and Curation Facility may only proceed as follows:

203 i. NHL-contributing Building 46 will be demolished. Prior to demolition,
204 Building 46 will be fully documented according to the Historic American
205 Buildings Survey (HABS) according to terms set forth in Stipulation II(D).

206 ii. A connecting structure not to exceed 500 square feet (sq/ft) will be constructed
207 between Buildings 47 and 48, with a height not to exceed the roof ridge of
208 Buildings 47 and 48; new construction will follow conceptual plans attached as
209 Appendix C; review of rehabilitation and new construction for Buildings 47, 48,
210 and the new connector will be conducted according to terms set forth in
211 Stipulation II(C), and will follow conceptual plans attached as Appendix C.

212 iii. The Trust and NPS-GGNRA will cooperatively draft an agreement on the
213 management of archaeological collections recovered from the Presidio NHL
214 within six (6) months of executing this agreement.

215 **c. Presidio Lodge**

216 Rehabilitation and new construction associated with the Presidio Lodge may only
217 proceed as follows:

218 i. Non-NHL contributing Building 34 will be demolished.

219 ii. Total new construction for lodging use on the site bound by Lincoln
220 Boulevard, Sheridan Avenue, Graham and Anza Streets will not exceed 70,000
221 sq/ft (reference conceptual site plan attached as Appendix D).

222 iii. New construction will be roughly based on the historic barracks layout that
223 was present between Anza and Graham Streets (ca. 1860-1945), with heights not
224 to exceed 30'; the southern edge of new construction will be set back no less than
225 150' from Building 95 (reference conceptual site plan attached as Appendix D).

226 iv. Designs for foundations, utility connections and underground parking using
227 the basement of Building 34 will take into account the presence of subsurface
228 archaeological features, and the Trust will seek solutions through the review
229 process to avoid adverse effects associated with excavation.

230 v. Buildings 86 and 87 may be adaptively reused for lodging according to
231 treatment recommendations in an HSR, developed according to terms set forth in
232 Stipulation II(E) and the Secretary's Standards.

233 vi. Prior to completion of schematic designs for the Presidio Lodge, an
234 Archaeological Management Assessment (AMA) will be prepared (reference
235 Stipulation II(G)). If the AMA anticipates an adverse effect to archaeological
236 features, the Trust will draft a proposed Treatment Plan according to terms set
237 forth in Stipulation II(G)2.

238 vii. Reviews of rehabilitation and new construction will be conducted according
239 to terms set forth in Stipulation II(C) and will follow conceptual plans attached as
240 Appendix D.

241 **d. Presidio Theatre**

242 Rehabilitation and new construction associated with the Presidio Theatre
243 (Building 99) may only proceed as follows:

244 i. The *Finding of Effect for the Main Post Update* acknowledges that construction
245 of an 18,000 sq/ft addition would have an adverse effect on the Theatre. In order
246 to minimize that effect, Building 99 and its surrounding landscape will be
247 rehabilitated and new construction designed according to the treatment
248 recommendations in an HSR, developed according to terms set forth in
249 Stipulation II(E). The HSR will presume an addition of 18,000 square feet.;

250 ii. The interior of Building 99 will be retained as a single auditorium.

iii. An addition not to exceed 18,000 sq/ft, including a transparent connector, may be located to the west of Building 99, with a height not to exceed the eave of Building 99.

iv. Designs for the addition will take into account the presence of subsurface archaeological features, and the Trust will seek solutions through the review process to avoid adverse effects associated with excavation.

v. Review of rehabilitation and new construction will be conducted according to terms set forth in Stipulation II(C) below, and will follow conceptual plans attached as Appendix E.

e. Presidio Chapel

Rehabilitation and new construction associated with the Presidio Chapel (Building 130) may only proceed as follows:

i. In order to minimize the effect of an addition, Building 130 and its surrounding landscape will be rehabilitated and new construction designed according to the treatment recommendations in an HSR, developed according to terms set forth in Stipulation II(E). The HSR will presume an addition of 4,000 square feet.

ii. An addition not to exceed 4,000 sq/ft may be located to the west of Building 130, with a height not to exceed the sills of the west elevation windows; the addition will be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.

iii. Designs for the addition will take into account the presence of subsurface archaeological features and the Trust will seek solutions through the review process to avoid adverse effects associated with excavation.

iv. Review of rehabilitation and new construction will be conducted according to terms set forth in Stipulation II(C), and will follow conceptual plans attached as Appendix F.

f. Pedestrian Access & Parking Improvements

Pedestrianization of specified roads and development of the following parking facilities in the Main Post may only proceed in accordance with the Secretary's Standards and as follows:

i. Traffic signals will not be installed at any location in the Main Post.

ii. Portions of Arguello Boulevard (between Moraga and Sheridan Avenues) and Sheridan Avenue (between Graham and Montgomery Streets) will be closed to vehicular traffic using removable bollards; historic widths and alignments of these NHL-contributing resources will be retained and roads will be resurfaced with a historically compatible paving material; reviews for treatment of historic roads will be conducted according to terms set forth in Stipulation II(C).

iii. In coordination with the SHPO, a determination of eligibility (DOE) to the National Register of Historic Places (NRHP) will be completed regarding Building 385 in accordance with Stipulation II(I), as associated with the Moraga Avenue parking lot, within three (3) months after the execution of the Agreement. If the building is found eligible to the NRHP the building will be documented in accordance with Stipulation II(D)(1).

iv. Parking lots at Taylor Road and Moraga Avenue will be developed to avoid adverse effects to Buildings 113, 118 and 386, according to conceptual plans attached as Appendix G; treatment of archaeological resources will follow terms set forth in Stipulation II(G).

v. The Main Post Bluff parking facility will be developed according to conceptual plans attached as Appendix G; an archaeological Identification Plan will be developed for the Main Post Bluff parking facility prior to completion of schematic designs. An AMA will be prepared based on any additional testing that may be required according to the Identification Plan. If the AMA anticipates an adverse effect to archaeological features, the Trust will draft a proposed Treatment Plan according to terms set forth in Stipulation II(G)2.

vi. Reviews for the design of the parking facility will be conducted according to terms set forth in Stipulation II(C).

B. Development of Design Guidelines & Cultural Landscape Documentation

1. Cultural Landscape Report

The Trust will organize, update and supplement existing cultural landscape documentation into a Cultural Landscape Report for the Main Post (CLR-MP) according to the format recommended by Chapter 7 (Management of Cultural Landscapes) of NPS 28: Cultural Resource Management Guideline within six (6) months of the execution of this agreement document. The CLR-MP will be developed according to the process described in Appendix K.

Focused cultural landscape and planning & design guidelines may be completed for the Chapel, Theater and Taylor Road Parking areas prior to the completion of the broader CLR-MP and Main Post Planning & Design Guidelines. These focused studies would receive the same level of review as the larger studies, as described in Appendix K.

2. Main Post District-Wide Guidelines

The Planning District Concepts and Guidelines for the Main Post District that are included in the 2002 PTMP (pp. 62-69) remain the overarching guidance under this Agreement. The Trust will also revise the February 2007 Main Post Planning & Design Guidelines (available on the Trust's website at www.presidio.gov) according to the Final Main Post

Update within six (6) months of the execution of this agreement. The updated Main Post Planning & Design Guidelines will be appended to the CLR-MP, and developed according to the process described in Appendix K.

3. Project-Specific Design Guidelines

Project-specific design guidelines for the Presidio Lodge, Presidio Theatre and Presidio Chapel will be based on the CLR-MP, revised Main Post Planning and Design Guidelines, and treatment recommendations in the HSRs for the applicable buildings. These design guidelines shall be finalized as part of the HSR for each project, and shall constitute final design guidelines, to be considered in project design reviews as set forth in Appendix K.

4. Coordination with Design of the Main Parade

- a. Guidelines will be included in the updated Main Post Planning and Design Guidelines to ensure compatibility between the Presidio Lodge design and the rehabilitated Main Parade.
- b. Project specific design guidelines for the Presidio Lodge will incorporate directives from the Main Post Planning and Design Guidelines ensuring compatibility between the new Lodge construction and the adjacent Main Parade.
- c. Prior to finalizing schematic designs for the eastern edge of the Main Parade (also known as the “Anza Esplanade”, reference Appendix H), the Trust will hold a public meeting on the proposed design for that feature.
- d. Following the public meeting the Trust FPO or designee will distribute a 90% design development submittal to the signatory and concurring parties for review. The design submittal will be made available via the Trust website (www.presidiotrust.gov), in hard copy in the Trust’s Library, or in hard copy mailed upon request.
- e. Written comments from the signatory parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submission will be considered. If a party does not comment within twenty-one (21) calendar days, and does not notify the Trust and request an additional period to submit comments that shall not exceed ten (10) calendar days, the Trust may proceed.

C. Project Design Reviews – New Construction and Rehabilitation

1. Design Review Steps, Process for PA-MPU Projects

- a. Using site-specific and district-wide design guidelines, the design guidelines in the PTMP, and/or treatment recommendations from HSRs, the Trust FPO or designee will work with project proponents to develop designs for new construction and rehabilitation described under Stipulation II(A)(1)(a-f).
- b. The Trust is responsible for ensuring that design submittals are complete prior to distributing them for review. These designs will be submitted to signatory and concurring parties, and the public, for further consultation and comment according to the processes described in Appendix K.
- c. The Trust FPO or designee will be responsible for notifying participating parties of the intent to hold public meetings and on-site briefings in accordance with Appendix K at least thirty (30) calendar days prior to the event taking place.

2. Consultation on Treatment of Buildings 40 and 41

- a. Prior to completion of schematic designs for El Presidio interpretive landscape, and after the completion of the CLR, the Trust will initiate consultation with signatory and concurring parties to determine the appropriate treatment of Buildings 40 and 41, and will consider all measures for avoidance, minimization or mitigation.
- b. Because the landscape design for El Presidio will be phased, phases of the plan that do not propose to adversely affect Buildings 40 and 41 may proceed according to the process described in Appendix K. Implementation of earlier phases of the treatment plan will not preclude any outcome as to the final treatment of Buildings 40 or 41.
- c. The Trust FPO or designee will initiate consultation by notifying signatory and concurring parties of its intent to hold a public meeting thirty (30) calendar days prior to scheduling the meeting. Trust staff will present proposals, with the full range of treatment options, related to the above-referenced project at the session and will solicit comment from attendees. Following the public meeting, the Trust, NPS, SHPO and concurring parties will meet to consider the proposals and comments from the meeting and discuss how effects should be resolved.
- d. Where the parties agree on how effects will be resolved, they shall document such agreement along with a process for implementing the terms of agreement (including, but not limited to, documentation, rehabilitation and/or relocation plans, or other mitigation measures).
- e. If, after consultation, the parties do not agree on how effects will be resolved, then the FPO or designee shall notify the ACHP and treat the matter as an objection under the terms of Stipulation V(A) Dispute Resolution.

D. HABS/ HAER/HALS Documentation & Other Mitigation Measures

1. Prior to demolition of Building 46, finalizing the treatment plan for Buildings 40 or 41, or demolition of any building that has been found individually eligible to the NRHP in accordance with Stipulation II(I) or that is subsequently found to be contributing to the NHL, the Trust will complete recordation and documentation of these resources, as necessary, in accordance with the *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation*, prior to start of construction. The Presidio Trust shall consult with the NPS HABS/HAER/HALS program in the PWRO to determine the level and kind of recordation appropriate for the resources.
2. In addition to the requisite copies for final submission to the Heritage Documentation Programs, the Trust will make archival, digital and bound library-quality copies of HABS/HAER/HALS documentation available, as appropriate, to the NPS/GGNRA Archives and Records Center.
3. The signatory parties may develop additional mitigation measures to resolve the demolition of eligible or contributing buildings through consultation not to exceed fifteen (15) calendar days. Where the signatory parties agree on the development of additional mitigation measures, they shall document such agreement along with a process for implementing the terms of agreement. If, after consultation, the signatory parties do not agree on the development of additional mitigation measures, then the FPO or designee shall notify the ACHP and treat the matter as an objection under the terms of Stipulation V(A) Dispute Resolution.

E. Historic Structures Reports

1. The Trust will prepare HSRs for Buildings 86/87, 99 and 130. The HSRs will be written in accordance with the standards established in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (National Park Service, 2005). The HSRs will include a history of the property/building, construction history, archaeology, architectural evaluation, conditions assessment, maintenance requirements, recommendations for proposed work, copies of original drawings and specifications (if available), current drawings if different from the original, and historic and current photographs.
2. HSRs will be developed following the execution of this agreement document, and completed prior to additional design development. HSRs will be developed according to the process described in Appendix K.

F. Salvage

For the historic properties that will be demolished under Stipulation II(A), the Trust's qualified personnel will conduct a documented inspection to identify architectural elements and objects that may be reused in rehabilitating similar historic structures, or that may be preserved in a museum collection in accordance with the Secretary's Standards. These decisions will be included in the annual report submitted according to Stipulation IV(A).

G. Archaeology Process

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

Archaeological Management Assessment (AMA) shall be prepared for individual projects or groups of related projects described under Stipulation II(A)(1)(a-g) by a qualified archaeologist prior to the completion of schematic design. The Trust's Principal Archaeologist will provide copies of completed AMA's in the Trust's PTPA Annual Report. Based on the assessment in the *Final Finding of Effect*, the AMA will outline a course of action for the projects. This course of action shall include one or more of the following:

1. Identification Plan

A project-specific plan shall be developed at the completion of the schematic phase for projects anticipated to have an adverse effect 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 or minimize the adverse effect. For archaeological features identified the Trust may assume eligibility. Identification will further refine recommendations in the AMA and may lead to a monitoring or treatment plan.

2. Treatment Plan

A project-specific plan shall be developed for those projects that have unavoidable adverse effects and where existing identification is sufficient to proceed to treatment, or for which further identification is incorporated within the treatment plan. If through identification the plan anticipates and includes the treatment of prehistoric resources the Trust will seek to incorporate Native American comments and concerns, taking into account direct affects to cultural resources as well as indirect affects to Native American cultural values. The plan will describe 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. Treatment Plans will be reviewed according to terms set forth in Appendix K.

3. Monitoring Plan

A project-specific plan shall be developed 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 within proximity to identified or predicted archaeological features. The monitoring plan will describe measures to protect archaeological features, and in the event that Native American human remains are encountered will include protocol measures adhering to NAGPRA and all applicable state and federal laws; the monitoring plan will also include the proposed location and frequency of monitoring along with required documentation procedures. Measures to identify, assess, and determine the appropriate treatment of archeological features should they be encountered will be consistent with the discovery protocols.

4. Discovery Protocol

A standard response protocol shall be developed by the Trust within thirty (30) calendar days of the execution of this agreement for all projects in the event of a discovery. For projects without any anticipated effects, this will be the only condition required prior to implementation. In the event of a discovery the Trust may assume

eligibility for the purposes of treatment. 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 and Native American Graves Protection and Repatriation Act.

H. Archaeology Program for El Presidio and the Main Post

In keeping with the Secretary of the Interior's Standards for Preservation Programs pursuant to Section 110 of the NHPA (1998) the Trust shall institute an archaeology program to further identify, research, and use the archeological sites and features within the NHL as public interpretive facilities. This effort will focus on El Presidio and will include ongoing scholarship, incremental conservation-minded excavation, landscape commemoration that preserves subsurface features, interpretation of the archaeology process and findings for the public, and dissemination of the information being recovered through educational programs. To provide necessary detail for the management approach, the archaeological methods involved, and the landscape designs for the site of El Presidio described under Stipulation II(A)(1)(a), the Trust will further develop the following documents:

1. Levantar

The Trust shall update and finalize *Levantar* the Archaeological Management Plan (AMP) for El Presidio (drafted and reviewed in 2004 per Stipulation XII(E) of the PTPA, and available on the Trust's website at www.presidiotrust.gov) within ninety (90) calendar days of the execution of this agreement to reflect the direction provided in the Main Post Update and in this Agreement. Following execution of this Agreement, the updated version of *Levantar* will be distributed to the signatory and concurring parties to this PA via the Trust's website (www.presidiotrust.gov) and via hard copy in the Trust's Library for comment. Written comments from the parties that are received by the Trust within ninety (90) calendar days of the review session will be considered. If a party does not comment within ninety (90) calendar days, and does not notify the Trust to request an additional period to submit comments that shall not exceed ten (10) calendar days, the Trust may proceed with finalization of the document.

2. Standards and Guidelines

The Trust shall develop standards and guidelines to direct archaeological methods at El Presidio and the Main Post for field investigations, laboratory processes, mapping, and reporting. These standards and guidelines will facilitate both current interpretation and future research, and will ensure consistency amongst the various archaeological initiatives of the Trust and its academic and professional partners. These standards will be informed by the agreement developed between NPS-GGNRA and the Trust referenced in Stipulation II(A)(1)(b)(iii). The standards and guidelines will be completed within twenty-four (24) months of the execution of this Agreement, and will be submitted to SHPO for a twenty-one (21) calendar day review. This report will be periodically updated to reflect developments in the field of archaeology.

I. Individual Eligibility of Post-World War II Resources

Within three (3) months of execution of this Agreement, the Trust will complete a DOE to the NRHP eligibility with the SHPO for post-World War II resources in the Main Post, particularly Buildings 34, 63, 68, 93, 98, 205, 215, 231, 385 and 387. If a building is found individually eligible to the NRHP it will be documented in accordance with Stipulation II(D)(1) prior to start of construction.

III. PTPA UPDATE

The Trust will initiate consultation to review the PTPA for amending or updating with that document's signatory and concurring parties within six (6) months of executing this Agreement with the goal of completion by 2013 when the PTPA expires.

IV. ADMINISTRATIVE STIPULATIONS

A. Reporting

On or before January 30 of each reporting year, so long as this Agreement is in effect, the Trust will include project updates in conjunction with its PTPA annual report, describing how the agency is carrying out its responsibilities under this Agreement. The Trust will make the annual report available via its website (www.presidiotrust.gov), and a hard copy in the Trust Library, and through a mailing to the signatory and concurring parties to this agreement.

B. Professional Standards

All activities regarding history, collections management, historical archaeology and prehistoric archaeology, architecture, landscape architecture, and architectural history that are accomplished pursuant to this Agreement will be carried out by or under the direct supervision of persons meeting the *Secretary of the Interior's Professional Qualification Standards* relevant to the portion of the project being considered.

C. Report Dissemination

The Trust will require that all reports resulting from implementation of treatment plans, the AMP and AMAs meet contemporary professional standards and the *Secretary of the Interiors Standards for the Treatment of Historic Properties*; the *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation*; and the "Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation" (*Federal Register*, 2003). Copies of all final reports will be provided to SHPO, the Northwest Information Center at Sonoma State University, and the NPS/GGNRA Archives and Records Center.

D. Post Review Discoveries

If it appears that an undertaking will affect a previously unidentified property that may be eligible for inclusion in the National Register, or that may contribute to the NHL, or affect a known historic property in an unanticipated manner, the Trust will stop construction activities in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the property. The Trust shall notify signatories within two (2) working days of the discovery by phone and shall e-mail and describe the FPO or designee's assessment of National Register eligibility of the property and proposed

actions to resolve the adverse effects. The signatory parties shall respond within two (2) working days of the notification by e-mail. The Trust FPO or designee shall take into account their recommendations regarding National Register eligibility and proposed actions, and then shall carry out appropriate actions. The Trust FPO or designee shall provide the signatories a report of the actions when they are completed.

V. DISPUTE RESOLUTION

A. Raising and Resolving Objections – Signatory Parties

1. Should any signatory party object to the manner in which the terms of this Agreement are implemented or to any documentation prepared in accordance with and subject to the terms of this Agreement, the party will notify the Trust and the other signatory parties. The Trust will consult with the other signatory parties for no more than fourteen (14) calendar days to resolve the objection, once the Trust notifies all signatory parties of the objection. If the signatory parties agree that the objection is resolved through such consultation, the issue in question may proceed in accordance with the terms of that resolution. An extension of the consultation period may be requested by signatory parties not to exceed an additional ten (10) calendar days.
2. If, after initiating such consultation, the Trust determines that the objection cannot be resolved through consultation, the Trust FPO or designee will forward all documentation, including the Trust's proposed response to the objection, to the ACHP.
 - a. The ACHP shall provide the Trust with its advice on the resolution of the objection within thirty (30) calendar days of receiving the documentation. Prior to reaching a final decision on the dispute, the Trust shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and shall provide them with a copy of this written response. The Trust will then proceed according to its final decision.
 - b. If the ACHP does not provide its advice regarding the dispute within the thirty (30) calendar day time period, the Trust may make a final decision on the dispute and may 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 Agreement, and shall provide all parties to this Agreement with a copy of such written response.
 - c. The Trust's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute shall remain unchanged.

B. Raising and Resolving Objections – Concurring Parties

The Trust will respond to objections raised by concurring parties and the public in writing within thirty (30) calendar days of receiving the objection. The Trust will provide copies of all objections made by concurring parties to the signatory parties. The Trust may discuss with signatory parties issues that are raised by concurring

parties prior to responding. The Trust will provide concurring and signatory parties concurrently with a copy of its final written decision regarding any objection.

VI. AMENDMENTS AND TERMINATION

A. Amendment

Any amendment to this Agreement must be made in writing and signed by all signatories. While consultation on the amendment is underway, the terms of the existing PA will remain in effect. The amendment will be effective on the date a copy signed by all of the signatories is received by the ACHP or such later date as may be specified in the amendment.

B. Termination

1. If any signatory party to this Agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation V(A), above. If within thirty (30) calendar days (or within another time period agreed to by all signatories) an amendment cannot be reached, any signatory party may terminate the Agreement upon written notification to the other signatory parties.
2. Once the Agreement is terminated, and prior to work continuing on the Undertaking, the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. The Trust shall notify the signatories as to the course of action it will pursue.

VII. DURATION

- A. This Agreement will be in effect through the Trust's implementation of the Undertaking, and will expire and have no further force or effect when the Trust, in consultation with the other signatories, determines that the terms of this Agreement have been fulfilled. The Trust will provide the other signatories with written notice of its determination and of the expiration of this Agreement.
- B. Five (5) years after the date of executing this Agreement, the Trust FPO or designee will notify signatory parties in writing to organize a review of the Agreement for the purposes of amending or updating its terms. Ten (10) years after the date of executing this Agreement, if its stipulations are not carried out it will expire and prior to work continuing on the Undertaking, the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. Prior to such time, the Trust may consult with the other signatories to reconsider the terms of the Agreement and may extend or amend it in accordance with Stipulation V(A) above. The Trust shall notify the signatories as to the course of action it will pursue.

VIII. CONCURRING PARTY INVOLVMENT IN IMPLEMENTATION OF THIS AGREEMENT

- 674 A. No work stipulated per this Agreement involving concurring parties shall proceed until
675 forty five (45) calendar days after the execution of this Agreement by the required
676 signatories.
677
- 678 B. If a consulting party does not sign this Agreement as a concurring party within forty five
679 (45) calendar days after the execution of this Agreement by the required signatories, the
680 Presidio Trust may proceed with work stipulated per this Agreement involving
681 concurring parties.
682
- 683 C. A consulting party can become a concurring party after the forty five (45) calendar-day
684 period with the written agreement of all signatory parties.
685
- 686 D. If a consulting party becomes a concurring party to the Agreement after forty five (45)
687 calendar days after the execution of the Agreement subject to stipulation VIII(C) above,,
688 the Presidio Trust shall not be required to revisit prior completed consultations stipulated
689 in this Agreement or reconsider previous findings or determinations made prior to the
690 date that such consulting party becomes a concurring party.
691

EXECUTION of this Agreement by the signatories and implementation of its terms evidence that the Trust has afforded the signatory and consulting parties an opportunity to comment on the Undertaking and its effects, and has taken into account the effects of this Undertaking on historic properties, and further that in compliance with the requirements of 36 CFR Part 800 and Section 110(f) of the NHPA, the Trust has afforded the ACHP a reasonable opportunity to comment on the Undertaking. This Agreement may be executed in any number of counterparts and each counterpart shall be deemed to be an original document. All executed counterparts together shall constitute one and the same document, and any counterpart signature pages may be detached and assembled to form a single original document.

SIGNATORIES:

PRESIDIO TRUST

By:  Date: 10/21/10

Name: Craig Middleton

Title: Executive Director

709 **ADVISORY COUNCIL ON HISTORIC PRESERVATION**

710 By: John M. Fowler Date: 10/26/10

711 Name: John Fowler

712 Title: Executive Director

713

714 **CALIFORNIA STATE HISTORIC PRESERVATION OFFICER**

715 By: Milford Wayne Donaldson Date: 22 OCT 2010

716 Name: Milford Wayne Donaldson, FAIA

717 Title: State Historic Preservation Officer

718

719 NATIONAL PARK SERVICE

720 By: Frank Dean Date: Oct. 22, 2010 By: Christine S. Lehnertz Date: 10/25/10

721 Names: Frank Dean

Christine S. Lehnertz

722 Titles: Superintendent, Golden Gate National

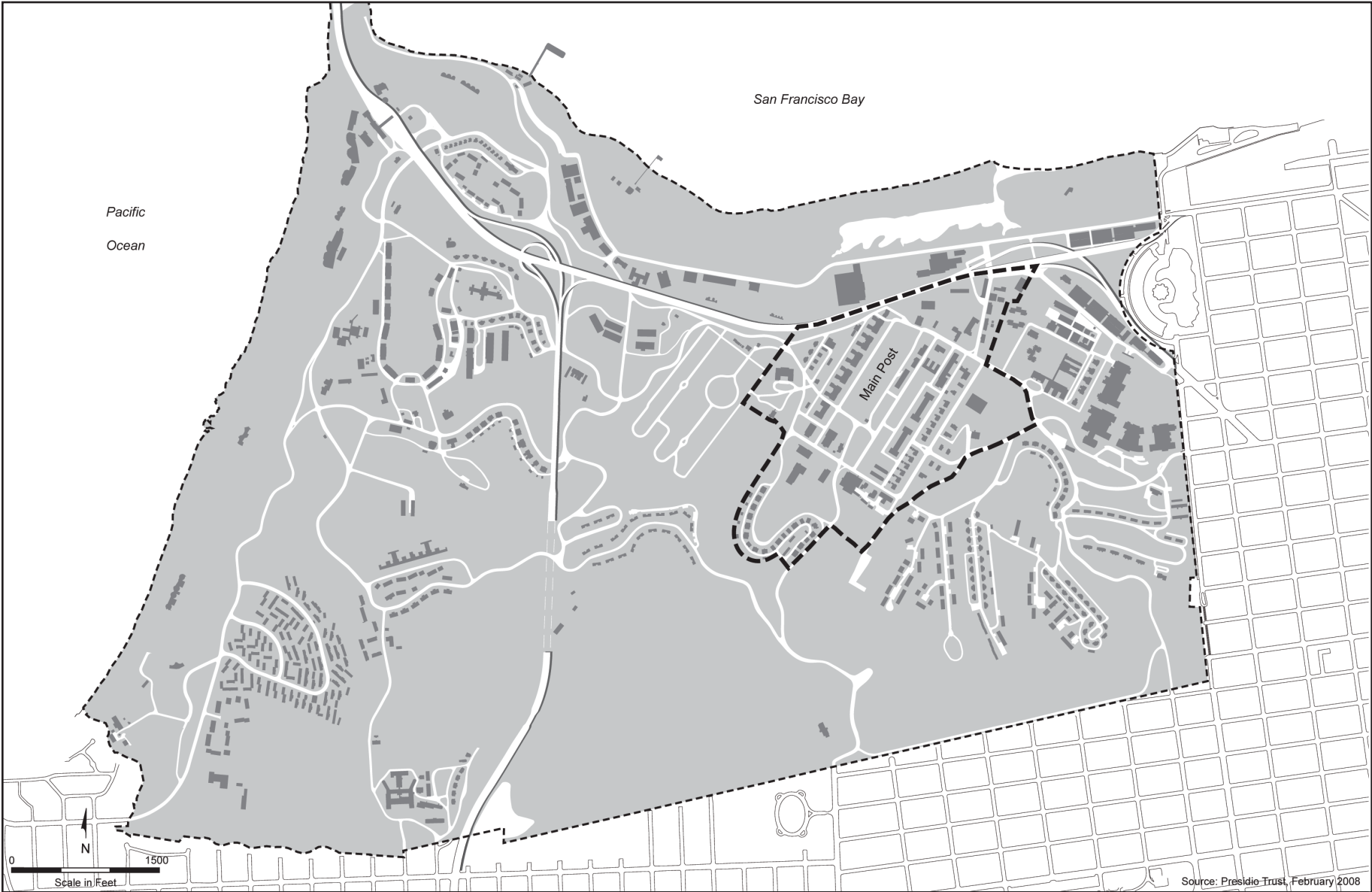
Director, Pacific West Regional Office

723 Recreation Area

724 **LIST OF APPENDICES**

- 725 Appendix A: Area of Potential Effect (APE) for the Main Post Update (Undertaking)
- 726 Appendix B: Final Finding of Effect for the Main Post Update (July 2009)
- 727 Appendix C: Conceptual Site Plans for the Archaeology Lab and Curation Facility
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APPENDIX A: AREA OF POTENTIAL EFFECT (APE) FOR THE MAIN POST UPDATE (UNDERTAKING)



Area of Potential Effect
Main Post Project Area

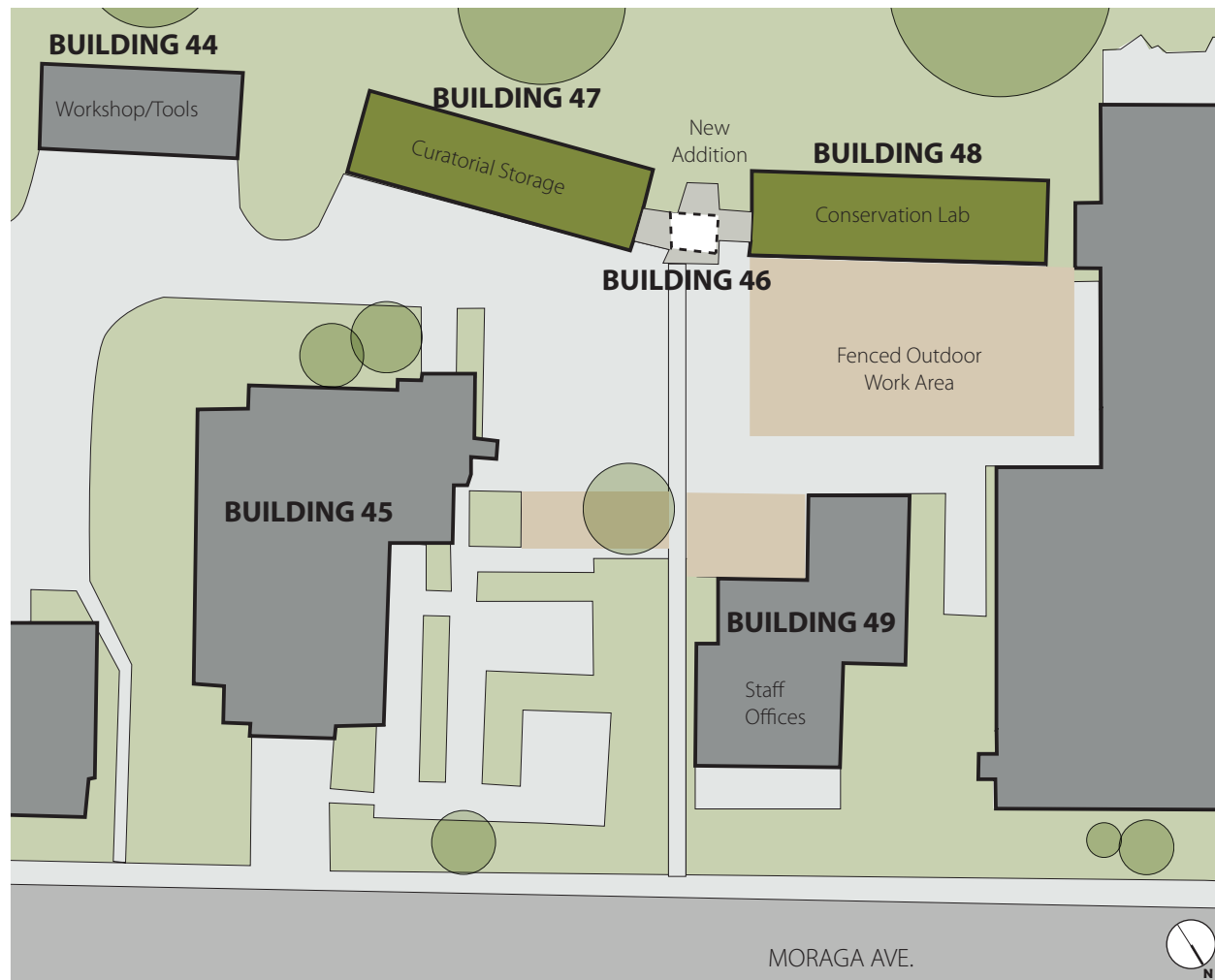
Area of Potential Effect



Appendix B: Final Finding of Effect

The Final Finding of Effect for the Main Post Update (FFOE, July 2009) can be found on the Trust website at:
http://library.presidio.gov/archive/documents/MP_FFOE_Jul2009.pdf

APPENDIX C: CONCEPTUAL SITE PLANS FOR THE ARCHAEOLOGY LAB AND CURATION FACILITIES

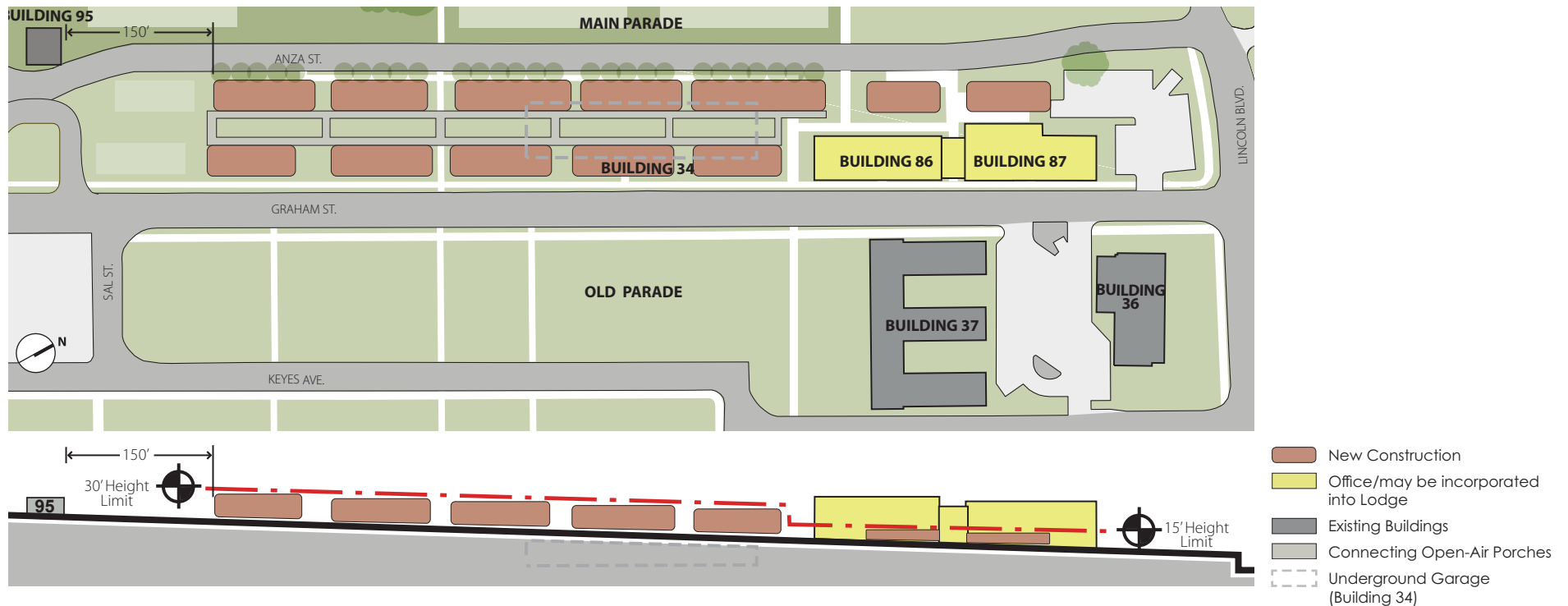


PROJECT PARAMETERS

- Rehabilitate NHL-contributing Buildings 47 and 48.
- Demolish NHL-contributing Building 46; provide HABS recordation for Building 46.
- Limit new construction to 500 square feet to connect Buildings 47 and 48; addition not to exceed the height of the roof ridge of Buildings 47 and 48.

- Archaeology Lab and Curation Facilities
- Outdoor Education and Work Area
- Connecting Structure
- Building Removed (Building 46)

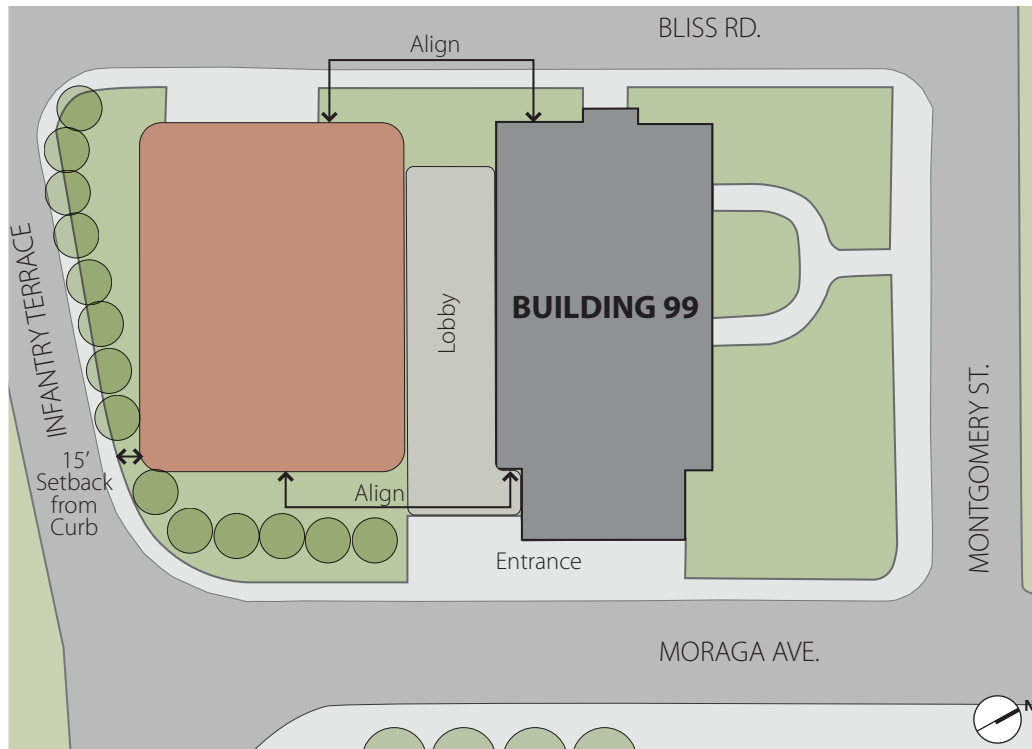
APPENDIX D: CONCEPTUAL SITE PLANS FOR THE PRESIDIO LODGE



PROJECT PARAMETERS

- Demolish non-NHL contributing Building 34.
- Limit new construction to 70,000 square feet.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction, guided by PA-MPU.
- Design the lodge to respond to Main Parade Ground rehabilitation design.
- Limit height of new construction to 30 feet above existing grade.
- Base the building footprint on the pattern of the historic barracks that once occupied the site between Graham Street and Anza Street.
- Set back the southern edge of new construction at least 150' from Building 95 to avoid El Presidio archaeology.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- An underground parking garage may also be constructed utilizing the basement of Building 34 to serve the Presidio Lodge (up to 50 spaces).
- Buildings 86 and 87 may be rehabilitated and incorporated into the Lodge.

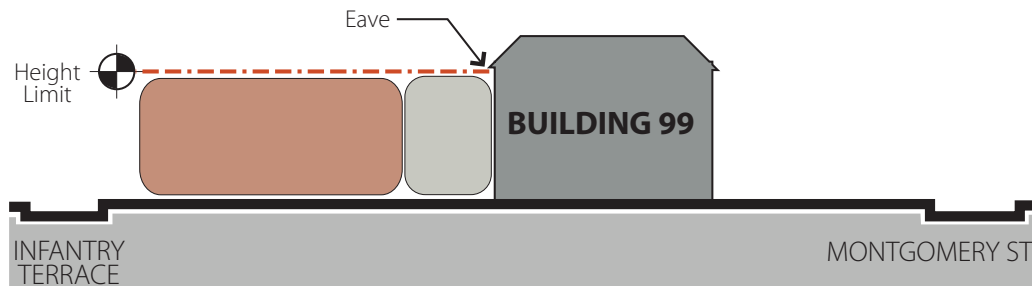
APPENDIX E: CONCEPTUAL SITE PLANS FOR THE PRESIDIO THEATRE



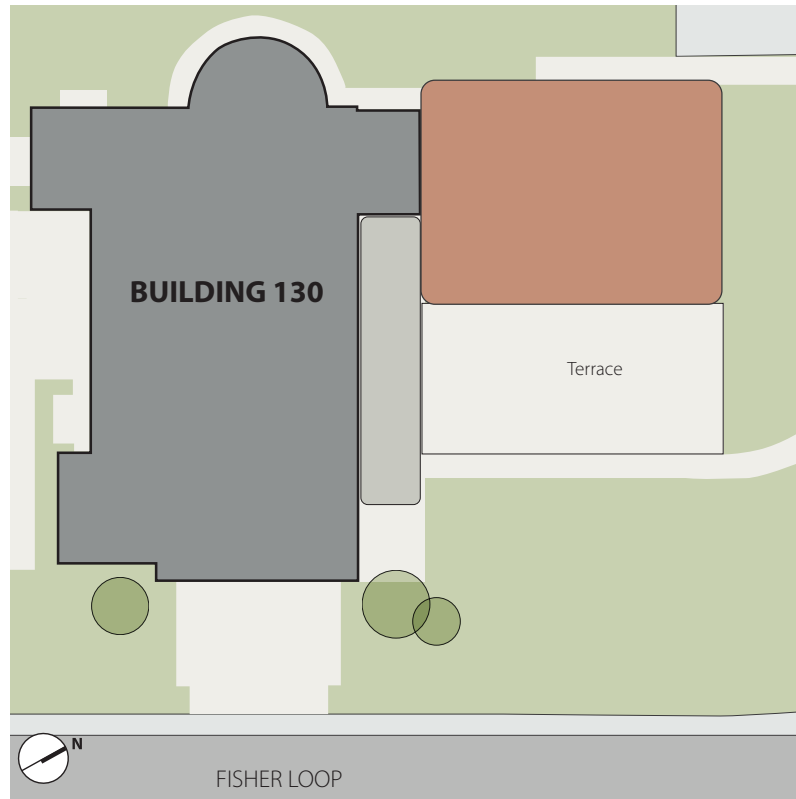
PROJECT PARAMETERS

- Prepare an HSR for Building 99.
- Rehabilitate NHL-contributing Building 99, retaining its single auditorium and historic orientation to Moraga Avenue.
- Limit new construction to 18,000 square feet; limit height to the eave of the existing theater.
- Pull new construction away from the historic building with a transparent connector.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by the PA-MPU.

- New Construction
- Existing Historic Theater
- Connecting Structure



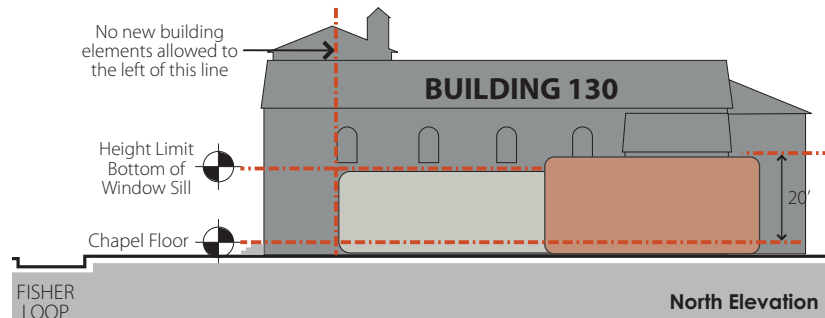
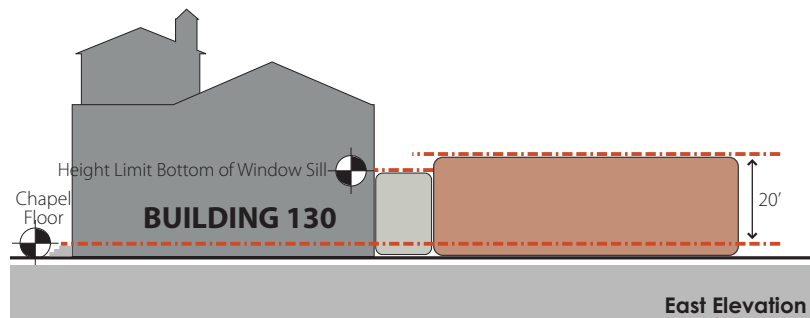
APPENDIX F: CONCEPTUAL SITE PLANS FOR THE PRESIDIO CHAPEL



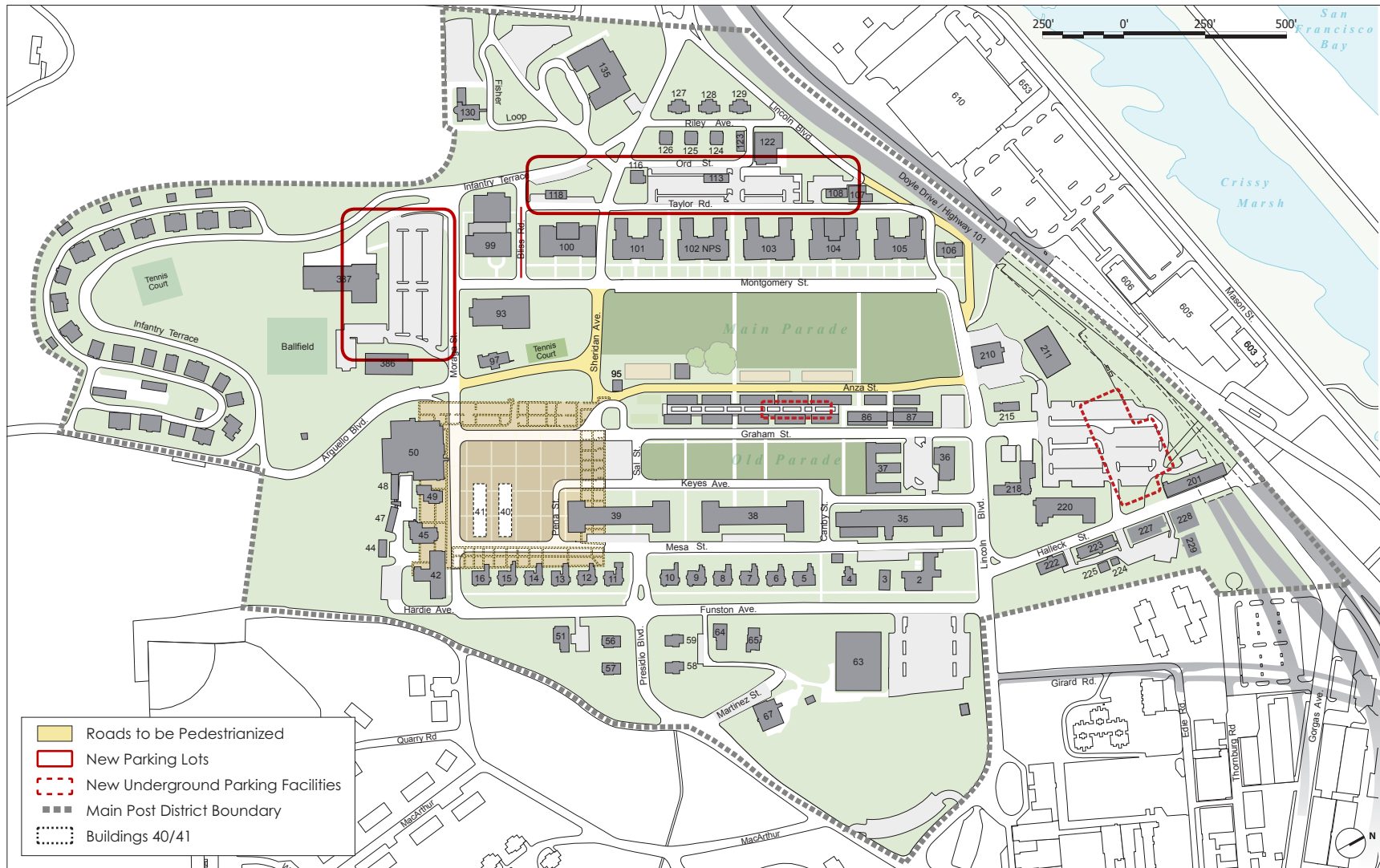
PROJECT PARAMETERS

- Prepare an HSR for Building 130.
- Rehabilitate NHL-contributing Building 130.
- Limit new construction to 4,000 square feet on the west of building 130; limit the height of the connecting structure to the sills of the west elevation windows and the height of new construction to 20 feet above finished floor level.
- Orient the addition to be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by PA-MPU.

- New Construction
- Existing Historic Chapel
- Connecting Structure



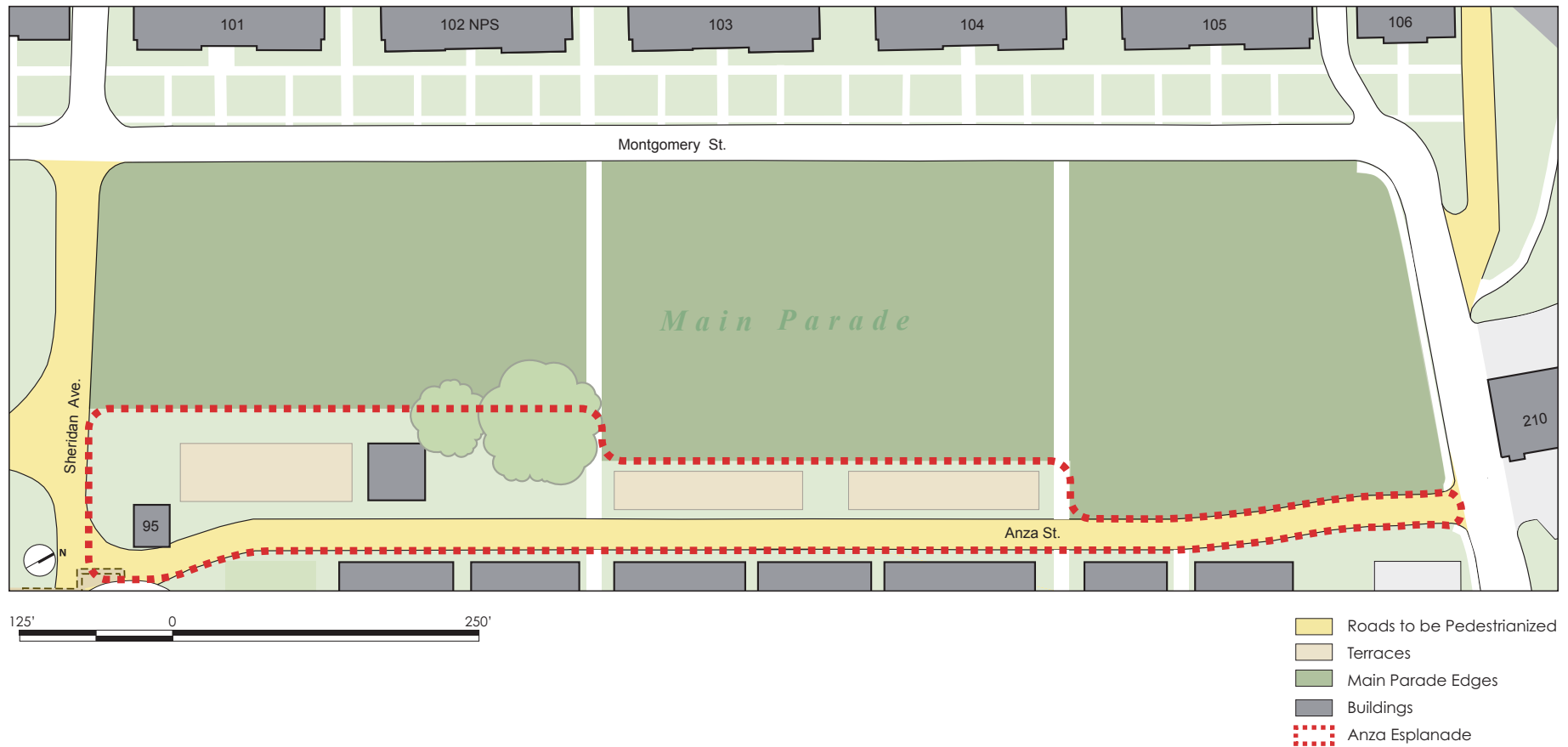
APPENDIX G: CONCEPTUAL SITE PLANS FOR PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS



PROJECT PARAMETERS

- Traffic signals will not be installed in the Main Post.
- Portions of the NHL-contributing Arguello Boulevard and Sheridan Avenue will be converted to pedestrian use.
- Current widths and alignments of NHL-contributing roads will be retained; roads will be resurfaced with a historically compatible paving material.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- Taylor Street parking lot will retain historic garages, Buildings 113 and 118; Moraga Avenue parking lot will retain Building 386.

APPENDIX H: CONCEPTUAL DESIGN FOR MAIN PARADE REHABILITATION



Appendix I: Presidio Trust Programmatic Agreement

The Presidio Trust Programmatic Agreement (PTPA) can be found on the Trust website at:
<http://library.presidio.gov/archive/documents/ProgrammaticAgreement.pdf>

Appendix J: Glossary of Terms

Programmatic Agreement for the Main Post Update

Area of Potential Effects (APE): The geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

Avoidance: One of the three methods for resolving an adverse effect (along with minimization and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Avoidance indicates that an action that would have caused an adverse effect will no longer occur (i.e. a building that was slated for demolition will be retained).

Adverse effect: Direct or indirect harm to historic properties listed on or eligible for inclusion in the National Register of Historic Places.

Compatibility: Consistent, congruous; capable of existing together in harmony. Used in the same context here as in the Secretary of the Interior's Standards for Rehabilitation.

Conceptual plan: Initial designs that initiate the design development process, and include general concepts rather than detailed renderings.

Concurring Party: Consulting parties are invited by the agency official to concur with and sign the programmatic agreement. Concurring parties have been granted specific roles and responsibilities that are more limited than those of the signatory parties. Refusal of any party invited to concur does not invalidate the agreement document.

Connector: Enclosed or open spaces that function to connect buildings.

Construction document (CDs): Drawings, plans and specifications that are created for use by an architect and contractors for pricing and planning construction of a designed building or structure. This level of documentation follows Design Development.

Consultation: The process of seeking, discussing, and considering the views of other participants, and, where feasible, seeking agreement with them regarding matters arising in the section 106 process.

Cultural Landscape Report (CLR): A comprehensive document that includes documentation, analysis, and evaluation of historical, architectural, archaeological, ethnographic, horticultural, landscape architectural, engineering and ecological data as appropriate. Documentation is assessed to evaluate the history, significance, and integrity of the landscape including treatment recommendations appropriate for the landscape's significance, condition and planned use, as well as documentation of implemented treatments.

Design Development (DD): The process that follows final schematic design, and lays out mechanical electrical, plumbing, structural and architectural details. Often this phase specifies design elements such as material types and location of windows and doors.

Design Guidelines: Policies that describe parameters, limits and directives to inform rehabilitation or new construction in order to avoid or minimize impacts to existing historic structures, features and landscapes.

Gross building area: Total floor area of a building, measured from its outside walls.

Footprint: The ground level square footage of a building.

Historic Structure Reports (HSR): A comprehensive document that provides documentary, graphic, and physical information about a property's history and existing condition to inform preservation planning and make treatment recommendations. The document can also be organized to meet site or project specific goals, such as research objectives or programmatic needs.

Infill construction: New construction that is located within an existing or formerly developed area, such as a building complex or row of buildings.

Minimization: One of the three methods for resolving an adverse effect (along with avoidance and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Minimization indicates a method or measure designed to lessen the intensity of an impact on a particular resource (i.e. impacts related to new construction are made smaller by reducing or reallocating the total square footage of new construction).

Mitigation: One of the three methods for resolving an adverse effect (along with avoidance and minimization) according to 36 CFR Part 800 – Protection of Historic Properties. Mitigation indicates that a separate action is undertaken to compensate for, or otherwise address, an adverse effect (i.e. an agency develops a program to interpret an impacted resource).

Height: Measurement taken from the grade level to the highest point of a building. Does not include accessories or wiring that function to service a building.

Historic Property: Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Invited Signatory: An agency or organization that is invited by the agency official to be a signatory to a programmatic agreement, and has the same rights as required signatories.

Public: Any interested individual or group that has not signed the agreement document as either a signatory or concurring party.

New Construction: Additional net square footage of built space, excluding landscape improvements and other open space amenities.

National Historic Landmark (NHL): A nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States. The Presidio was designated an NHL in 1962.

National Historic Preservation Act (NHPA): Federal legislation passed in 1966 that is intended to preserve historical and archaeological sites in the United States. The act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices. Among other things, the act requires Federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a process known as Section 106 review.

Plan (or Plan View): A drawing made to scale to represent the top view or a horizontal section of a structure, (i.e. a floor layout of a building).

Programmatic Agreement: A document that records the terms and conditions agreed upon to resolve the potential adverse effects of a Federal agency program, undertaking or other situations in accordance with § 800.14(b).

Public Meeting: An in-person gathering whereby the agency presents up-to-date information on projects, takes questions, and engages in a dialogue with interested parties

Rehabilitation: According to the Secretary of the Interior's Standards, the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Resolution: A stage in the Section 106 process where adverse effects are addressed through avoidance, minimization or mitigation. Resolution typically concludes with a Memorandum of Agreement (MOA) or Programmatic Agreement (PA). This part of the process is described in the NHPA regulations at 36 CFR 800.6.

Schematic design: The process that follows a conceptual design. It should include estimated square footage of each usage type and any other elements that achieve the project goals. During schematic design, an architect commonly develops study drawings that include spatial relationships, scale, and form. Schematic design also is the research phase of the project, when zoning requirements or jurisdictional restrictions are discovered and addressed.

Section 106: The section of the NHPA that requires federal agencies to consider the effects of their actions on historic properties and seek comments from an independent reviewing agency, the Advisory Council on Historic Preservation. The purpose of Section 106 is guide consultation to identify historic properties potentially affected by an undertaking, assess the effects of that undertaking, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.

Section 110: The section of the NHPA that sets out the broad historic preservation responsibilities of federal agencies to ensure that historic preservation is fully integrated into ongoing programs.

Signatory: Signatory parties are required participants in a programmatic agreement. They include the lead agency (in this case, the Trust), the ACHP, NPS and the SHPO. Signatory parties generally have enhanced roles and responsibilities as compared to signatory parties. These typically include the ability to terminate or amend an agreement document.

Square footage: The sum of all areas on all floors of a building, measured in feet.

Undertaking: A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

Appendix K: Design Review Steps, Process for PA-MPU Projects

PA-MPU Projects:

Archaeology Lab & Curatorial Facility	El Presidio: The Birthplace of San Francisco
Presidio Lodge	Pedestrian Access (Historic Road Conversions)
Presidio Theatre	Parking Improvements (Main Post Bluff Parking Facility)
Presidio Chapel	Parking Improvements (Moraga Avenue Parking Lot)
Parking Improvements (Taylor Road Parking Lot)	

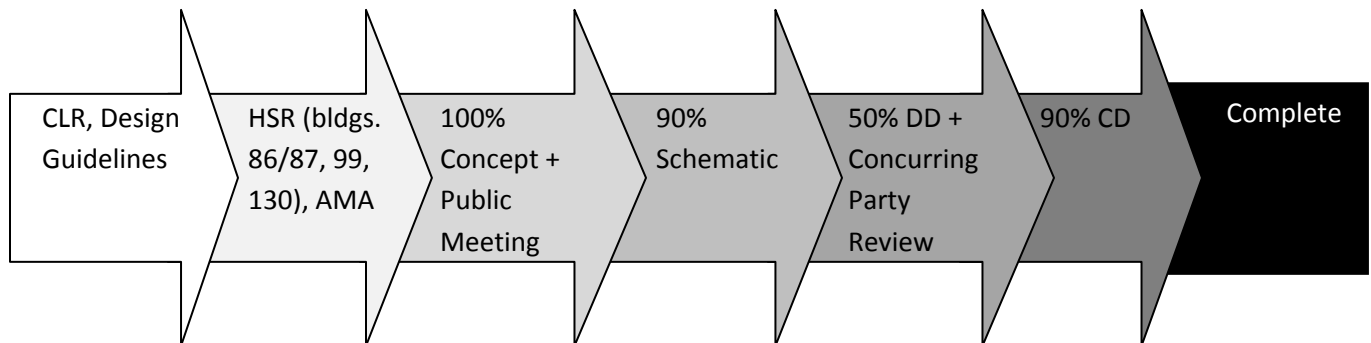
Review timelines for each phase: twenty-one (21) calendar days. Unless otherwise specified, review steps described below involve signatory parties only.

The Trust FPO or designee will be responsible for distributing design submissions and/or information for review. Design submittals and/or information will be made available via the Trust website (www.presidiotrust.gov), in hard copy in the Trust's Library, or in hard copy mailed upon request. Written comments from all parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submissions will be considered. If a party does not comment within twenty-one (21) days, and does not notify the Trust and request an additional period that shall not exceed ten (10) days, the Trust may proceed. In the event that multiple review periods overlap, the Trust will consult with signatory parties to prioritize and determine alternative review timelines.

Group A:

Project(s): Presidio Lodge, Presidio Theatre, Presidio Chapel, El Presidio: The Birthplace of San Francisco, Parking Improvements (Main Post Bluff Parking Facility)

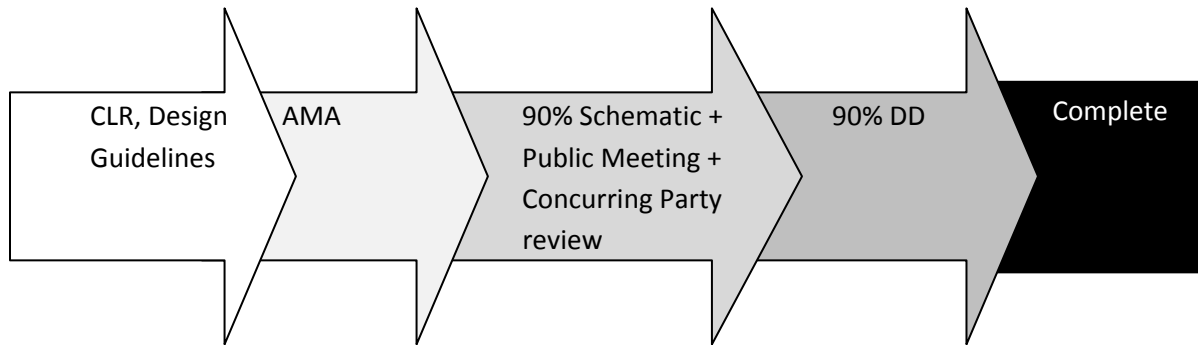
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix D of the PA-MPU, followed by the below sequence:



Group B:

Project(s): Parking Improvements (Taylor Road Parking Lot, Moraga Avenue Parking Lot), Pedestrian Access (Historic Road Conversions)

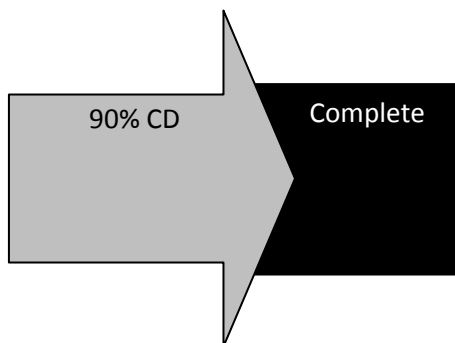
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix G of the PA-MPU, followed by the below sequence:



Group C:

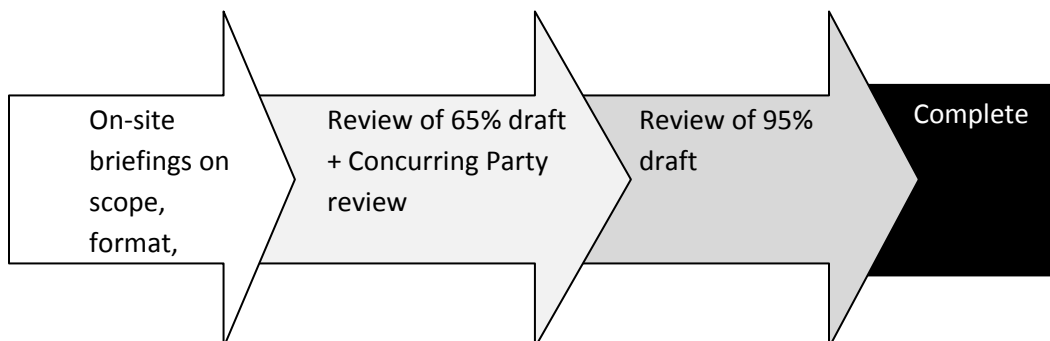
Project(s): Archaeology Lab & Curatorial Facility

Review Process: Conceptual, schematic, DD and 90% CDs are complete, project parameters in MPU, followed by the below sequence:



Process for Development of CLR, HSR's (for buildings 86/87, 99, 130), Archaeological Treatment Plans, Design Guidelines for the Main Post

Review timelines for each phase: 21 days



Appendix E

PRESIDIO TRUST - 2013 ANNUAL

REPORT LIST OF ACRONYMS

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

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

National Register of Historic Places (NRHP)

National Trust for Historic Preservation (NTHP)

Neighborhood Associations for Presidio Planning (NAPP)

Presidio Historical Association (PHA)

Presidio Trust (Trust)

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

Presidio Trust's Programmatic Agreement (PTPA)

Public-private partnership (P3)

National Historic Landmark District (NHLD)

San Francisco Conservation Corps (SFCC)

San Francisco Architectural Heritage (SFAH)

San Francisco County Transportation Authority (SFCTA)

State Historic Preservation Officer (SHPO)

U.S. Coast Guard (USCG)

Appendix F

**ARCHAEOLOGICAL IDENTIFICATION PLAN
LYON STREET BOUNDARY WALL REPAIR**

Prepared by

Montserrat Osterlye and Kari Jones
Presidio Archaeology Lab
Presidio Trust

Prepared for

Glen Angell
Construction Manager, Presidio Trust

May 2015

ARCHAEOLOGICAL IDENTIFICATION PLAN: MAIN POST UTILITY INFRASTRUCTURE IMPROVEMENTS

I. PURPOSE AND BACKGROUND

Archaeological identification is any investigation that is designed to determine the presence or absence of archaeological deposits within a specified area. The purpose of this Archaeological Identification Plan (AIP) is to ensure that any significant archaeological resources within the area of direct impact of the Lyon Street Boundary Wall Repair Project area are identified prior to project implementation to ensure that adverse effects to all contributing elements of the Presidio National Historic Landmark District (NHLD) are avoided. This AIP was prepared in accordance with the Archaeological Management Assessment (AMA) for the Lyon Street Reforestation III and Boundary Wall Repair Project (Osterlye & Jones 2014). The AMA should be consulted for more detailed background information.

II. PROJECT DESCRIPTION

The Lyon Street Boundary Wall Repair is the second phase of the three-phase Lyon Street Reforestation III and Boundary Wall Repair Project. This phase requires repairs to a degraded portion of the historic boundary wall. Stabilization will address previously identified deficiencies (cracks, displacement) that may be aggravated by tree removals from Phase I. Wall repair and stabilization will be design-built, based on site-specific conditions observed during construction. Current design suggests that drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. The Lyon Street Reforestation III and Boundary Wall Repair AMA recommends pre-construction identification efforts at archaeological area #5 of the NHLD: Rancho Ojo de Agua de Figueroa.

III. PREDICTED ARCHAEOLOGICAL AREA

PHAF #5: Rancho Ojo de Agua de Figueroa

The *Rancho Ojo de Agua de Figueroa* is a *predicted* archaeological area based on historic maps and historical documentary evidence. *Rancho Ojo de Agua de Figueroa* was occupied by Apolinario Miranda, his wife Juana Briones de Miranda, and their children beginning sometime before 1833. It was located along the eastern boundary of the current Presidio.

Juana was a first generation Californian whose family moved to *El Polín* Spring in the early 1800s. In 1820, she married Apolinario Miranda, an *El Presidio* soldier. Initially, the newlyweds likely lived at *El Presidio*. During their marriage, Juana gave birth to eleven children, eight of whom survived infancy; they also adopted one child, an orphan of deceased Native Californian parents.

In 1833, Apolinario requested a land grant for *Rancho Ojo de Agua de Figueroa*, a small parcel not far from *El Presidio*, and about a half mile from the Briones and Miramontes settlement at *El Polín* Spring. Prior to requesting the land grant, Apolinario had already constructed a home on the land. This was in keeping with the custom to first establish a residence and begin improving the land in order to demonstrate that the grant would be for direct support and housing the family. The land grant was approved that same year by the presidio commander, and Juana continued to improve the land by

planting fruit orchards and constructing a cattle corral. She augmented her family's income by selling meat, milk and vegetables from the *Rancho* to merchants and sailors on visiting ships.

When Apolinario died in 1847, Juana and her children inherited the *Rancho*. Juana had to prove her rightful ownership of the land before the United States Land Commission. She hired Henry Halleck, one of the best attorneys in California, who took the case to court in 1852. The case made its way to the U.S. Supreme Court, which ruled in Juana's favor in 1864. The Presidio did not recognize her claim to the land until 1877. Subsequent maps of the Presidio began depicting an indentation (Lyon Street notch) on the reservation's eastern boundary congruent with the western limits of *Rancho Ojo de Agua de Figueroa*, which Juana eventually sold to private interests.

Significance: NHL/NRHP Criteria:

Rancho Ojo de Agua de Figueroa is eligible under Criterion D for its potential to provide information about how the Mexican Presidio was structured and for documenting local vernacular solutions to construction. Assessing the relationship between the available technologies and their local acceptance should also be possible. Assessing the structure and development of Native American involvement with the Mexican Presidio and documenting the lives and experiences of these groups will be major research foci. Reconstructing residential structure and use, as well as undocumented garden and yard structure and use to assess vernacular and military influences, regional variation, and household innovation, along with reconstructing context-specific foodways and dietary patterns could be other research themes in this area. Documenting the lives and experiences of poorly understood groups (including Native American and Mexican) and reconstructing the influences on, and development of, community and identity should be significant research goals.

Integrity: Unknown

Rancho Ojo de Agua de Figueroa was not located within the current boundaries of the Presidio of San Francisco, but within land that is now the city of San Francisco. It is expected, however, that the Mirandas' improvements on the land likely extended beyond the strict limits of the grant. Features associated with *Rancho Ojo de Agua de Figueroa* within the Presidio of San Francisco would mostly expected to be outbuildings and gardens. Predicted archaeological features include the foundations of outbuildings and remains of orchards, gardens, and the cattle corral. Sheet refuse deposits containing domestic materials could also be expected as well as pits and privies.

The integrity of this archaeological property has not been tested archaeologically. There have not been any modern construction projects that have impacted the area of the *rancho* on the Presidio. Therefore, the integrity of the deposits on the Presidio is likely to be high. Only one subsurface investigation within the area is known. Langan Treadwell Rollo (2014) excavated five test pits to assess the structural integrity of the historic boundary wall. Although their report describes the subsurface profile through observations of backfill, these investigations were not conducted with the intention of identifying cultural resources or assessing their physical integrity.

IV. IDENTIFICATION PLAN

Rancho Ojo de Agua de Figueroa archaeological area is predicted to exist within portions of the project area. Presidio Archaeology Lab staff and interns will conduct further identification testing in the path of the proposed stabilization and design build, in areas not previously disturbed by wall integrity

investigations. The identification program will include subsurface testing and incorporate information already gathered during the previous identification efforts. Subsurface testing is only required in the area of direct impact of the Lyon Street Boundary Wall Repair.

The results of archaeological identification should further help guide project design for the Lyon Street Boundary Wall Repair to help avoid impacts to archaeological resources. Following the completion of the work outlined in this plan and the issuance of construction drawings, a project-specific Archaeological Monitoring Plan (AMP) may also be necessary to ensure that the project avoids adverse effects to archaeological resources.

The Presidio Elevation Change Model suggests that the area of *Rancho Ojo de Agua de Figueroa* lies under at least 10 feet of historic-era fill, therefore the likelihood of encountering archaeological material in the project area is low. Presidio Archaeology Lab staff and interns will perform auger testing to verify previous predictions of elevation change. Auger testing will be conducted in 10 meter intervals within the predicted archaeological area, which extends the length of the Lyon Street “notch” and 40 feet west from the wall. Depth of auger holes will not exceed 1.5 meters, and soil will be recorded for color and texture every 20 centimeters. Artifact recovery will be done by hand, and any recovered artifacts will be processed and stored at the Presidio Archaeology Lab. Each auger hole will be immediately backfilled for safety purposes. In the event that an excavation unit must be left open, the area will be secured during that time. Results of the identification testing will be compiled in a letter report to be submitted to the project managers.

If archaeological deposits are located, they will be excavated only to the extent that they can be characterized. If deposits associated with *Rancho Ojo de Agua de Figueroa* are identified and they retain physical integrity, they may be considered as contributing to the NHL. As such, any features or substantial deposits will be **protected in place** during testing investigations. All significant features will be reburied and plans for their preservation will be developed. In the event that archaeological material is identified, the Presidio Archaeology Lab will provide support to help guide the design build of the retaining wall supports to avoid adverse effects to potentially significant deposits.

V. 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.

Langan Treadwell Rollo

2014 Lyon Street Slope and Wall Stability Study Report. Prepared for Presidio Trust Parks Planning, San Francisco, CA.

**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT
BUILDING 99 THEATER REHABILITATION**

Prepared by

Kari Jones

Archaeologist

Presidio Heritage Program

Presidio Trust

JULY 2015

ARCHAEOLOGICAL MANAGEMENT ASSESSMENT

BUILDING 99 THEATER REHABILITATION

I. Background

In accordance with Stipulation II(G) Archaeology Process of the “Programmatic Agreement Among The Presidio Trust, The California State Historic Preservation Officer, The National Park Service, and The Advisory Council On Historic Preservation for the Main Post Update to the Presidio Trust Management Plan Presidio of San Francisco National Historic Landmark, San Francisco, California” the treatment of archaeological properties shall be handled in accordance with the terms of an Archaeological Management Assessment (AMA) that is prepared for individual projects or groups of related projects described under Stipulation II (A)(1)(a-g). The Presidio Theatre Project is outlined under Stipulation II(A)(1)(d) and is the subject of this AMA.

II. Project Description

The Presidio Theatre (Theater) is located at 99 Moraga Avenue at the southwestern corner of the Main Post. The building and associated landscape all sit on one “block” at the south end of Montgomery Street. The Trust is working with a prospective tenant to rehabilitate and operate the Theater as a performing arts venue.

The scope of work generally includes hazardous materials abatement, selective demolition, site utility infrastructure and landscaping, seismic improvements, excavation to convert the existing crawl space to useable area, all new building systems, acoustics, finishes, lighting, reconfiguration of the stage including an addition to the north façade, and two new pavilion structures to the west.

III. Archaeological Context

There are no known archaeological features in the Building 99 Theater Rehabilitation Project Area. The Presidio Elevation Change Model (Blind and Barnaal 2008) indicates that the area of proposed ground disturbance for the Theater project was subject to the removal of between 10 and 35 feet of native soil by the United States Army in the late nineteenth century (1893). Any archaeological deposits that had previously existed within the project area were almost certainly removed by this substantial land alteration. Archaeological monitoring of ground disturbance for Trust ongoing operations and adjacent building projects (e.g. Building 100) has confirmed the predictions of a massive cut in the area, revealing an immediate transition to Pleistocene-era subsoil (Colma).

IV. Assessment

The rehabilitation of the Theater will require excavation only within an area that has been substantially modified by the US Army. The potential to encounter significant archaeological resources during project activities is, therefore, very low. Further archaeological identification, treatment, or monitoring are not required for the project. Because there is a remote chance of encountering potentially significant materials that post-date the US Army land alterations (1893-present), the discovery protocol outlined in Section V should be followed during all construction activities.

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 project archaeologist should follow the steps outlined below:

- All contractors will immediately report to the project archaeologist if archaeological materials are uncovered during construction activities.
- Operations within the vicinity of the find should be temporarily halted until the archaeologist is consulted.
- In the majority of cases the project archaeologist should be able to make a determination of significance for the find.
- If a clear significance determination is not possible, the Presidio Trust Principal Archaeologist (Eric Blind) 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 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;
- 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.

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 Principal 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 Principal 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 Principal 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. Contact Information

In the event of a discovery, Juliana Fernandez, the designated project archaeologist, should be contacted. Most other inquiries can also be directed to Ms. Fernandez. Eric Blind, Principal Archaeologist, should be contacted if Ms. Fernandez is unavailable.

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

**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT AND MONITORING
PLAN
QUARTERMASTER REACH CULVERTS**

Prepared by

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Prepared for

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July 2015

ARCHAEOLOGICAL MANAGEMENT ASSESSMENT AND MONITORING PLAN

QUARTERMASTER REACH CULVERTS

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 Environmental Assessment (EA) for the Quartermaster Reach Project has been completed (Presidio Trust 2010); it outlines five archaeological mitigation measures for the project, including the preparation of this Archaeological Management Assessment and Monitoring Plan (CR-8). Procedures for compliance for the remaining measures are outlined in this AMA/MP.

II. Project Description

The project is at the northern end of the 271-acre Tennessee Hollow watershed. The project site is located within Mason Street in the Letterman District in the northeastern portion of the Presidio; it is bounded by Halleck Street to the west, Crissy Field Marsh to the north, Gorgas Street to the south, and Marshall Street to the east. The QMR Culverts project consists of installing 28 – 34’ x 5’ x 6’ precast concrete culverts and the paving, grading, utilities, and drainage necessary to install the below grade culverts. The project scope includes, but is not limited to sawcutting of asphaltic concrete (AC) pavement, grinding and recycling (removal) of existing AC pavement and baserock, selective removal of concrete curbs and sidewalks, temporary relocation of existing utilities, excavation, installation (and operation/maintenance) of dewatering systems, backfill and compaction of reinforced aggregate base, installation of cast-in-place reinforced concrete mat slab and placement of precast concrete culvert sections, installation of new utility joint trenches, installation of storm drainage systems, relocation of water line, construction of concrete curbs, ramps, and sidewalks, and installation of pavement, markings and traffic signs. This Archaeological Management Assessment and Monitoring Plan is based on the “Issued for Bid” construction drawings dated April 2015. Any subsequent modifications to these drawings may be subject to additional archaeological oversight or requirement and should be discussed with Trust Archaeology staff.

III. Archaeological Context

There are no known historical archaeological features in the Quartermaster Reach Culverts Project Area. There is the potential to uncover an historic feature, the Mason Street Rail Line and portions of the area are considered to be moderately sensitive for prehistoric cultural materials (i.e. Native Ohlone features and artifacts) based on modeling completed by the Presidio Archaeology Lab (Barnaal 2009).

Archaeological sites CA-SFR-6/26 and CA-SFR-129 are nearby Quartermaster Reach Culverts Project Area; CA-SFR-129 is immediately adjacent to the north. Both precontact archaeological sites are situated within the former marsh area of Crissy Field. The character of sites CA-SFR-6/26 and CA-SFR-129 is consistent with Jones's (1992) interpretation of late prehistoric settlement patterns, which implies the Presidio marshlands were used only logistically over the last 1,000 years, primarily for the procurement of shellfish and plant resources rather than for extended residential stays. 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. However, due to rough grading of the project site and construction associated with the replacement and rebuilding of Doyle Drive, all but the most deeply-buried prehistoric archaeological resources would already have been disturbed. Archaeological deposits associated with the precontact occupation of the Presidio are expected to be buried below historic fill brought in to fill the marshlands.

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 prehistoric archaeological deposits. Geoarchaeological testing also confirmed the predictions of the Presidio Elevation Change Model (Blind and Barnaal 2008) by demonstrating that the remediation area is 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 10-11 feet below ground surface.

Archaeological testing (Jones and Stokes 2002; GANDA 2013) and geoarchaeological modeling for the Doyle Drive Project (GANDA 2013) 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 that would support long-term precontact occupation. Extensive archaeological monitoring of ground disturbance across the APE for the Doyle Drive project has not identified any additional precontact deposits.

IV. Assessment

There is a low potential that buried precontact archaeological remains are present within the Quartermaster Reach Culverts Project Area. If present, they are likely to be deeply buried. Geotechnical testing conducted for design of the Quartermaster Reach Culverts Project suggests that excavation for the culverts will proceed through historic fill and into upper bay mud and marine sand layers (URS 2010). Because the excavation is planned to continue to a depth of over 16 feet below current ground surface, the potential for inadvertent discovery of precontact archaeological deposits, while low, remains.

There is also the potential to discover intact portions of the Mason Street Rail Line, a historic surface feature, which is expected to be buried shallowly below asphalt. As outlined in the Quartermaster Reach EA, the majority of this resource was removed by the US Army. The line will be removed as part of the current project, if present.

Three steps are required to ensure that historic features and archaeological deposits are treated appropriately during project activities:

- A preconstruction archaeological briefing shall be held before the initiation of mass excavation.
- A qualified archaeologist shall perform monitoring during mass excavation. Inadvertent discovery protocols shall be followed during all project activities.
- The Mason Street Rail Line shall be documented before removal.

Preconstruction Archaeological Briefing

Prior to the initiation of mass excavation for the Quartermaster Reach Culverts Project, a qualified archaeologist shall provide a briefing to the general contractor and any subcontractors responsible for ground disturbing activities. Supervisory personnel, foremen, 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.

Archaeological Monitoring

A qualified archaeologist shall be contracted to conduct full-time archaeological monitoring for the duration of ground disturbing activities required for the project. The archaeological monitor is required to 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**. The Presidio Trust Archaeologist should be immediately contacted in the event of 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 Archaeological Monitoring Report.

Documentation of Historic Mason Street Rail Line

The archaeological monitor shall be present during the removal of asphalt to document the Mason Street Rail Line, if present. Documentation should note the materials and condition of the feature and its general location within the project area. Photo-documentation is considered sufficient and should be included in the Archaeological Monitoring Report prepared for the project.

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 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;
- 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 4-5 feet of materials in Quartermaster Reach Culverts Project Area suggest that it is largely late nineteenth and 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.

References

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**ARCHAEOLOGICAL MONITORING PLAN
MACARTHUR MEADOW WETLAND RESTORATION**

Prepared by

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Prepared for

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July 2015

ARCHAEOLOGICAL MONITORING PLAN

MACARTHUR MEADOW WETLAND RESTORATION

I. PURPOSE AND DESCRIPTION

Archaeological monitoring is the observation of ground-disturbing activities that have the potential uncover archaeological remains. The term 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 MacArthur Meadow Wetland Restoration Project (Project) are treated appropriately in accordance with the Archaeological Management Assessment (AMA) prepared for the Project (Jones 2012a). As recommended in the AMA, archaeological identification testing was completed in July and August 2012 (Lynch and Jones 2013). This identification effort did not result in the discovery of any intact archaeological deposits. Neither the predicted Sanchez Adobe and Gardens Archaeological Area of the Presidio National Historic Landmark District (NHL) nor any prehistoric resources were encountered.

A portion of one buried cultural landscape feature, a cobble channel, was identified. Subsequent excavation of the feature indicated it is likely a 1940s channel contemporary with similar extant surface features at El Polin Spring, just south in the Tennessee Hollow Watershed (Jones 2013). The feature was badly deteriorated and had been previously impacted by multiple utility excavations. This cobble channel does not retain significant integrity to require further consideration as part of the Project.

While no archaeological features or deposits were discovered in the 138 augers, 3 controlled excavation units, and 7 backhoe trenches excavated for the archaeological identification testing effort, there is still residual 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). This AMP serves to guide the archaeological monitor in the field and to outline unanticipated discovery protocols for the monitor and all construction personnel.

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, foremen, 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 major grading for the construction of a wetland, excavation for utilities, and site amenities including a new wooden boardwalk . A plan for the location and frequency of archaeological monitoring of these ground-disturbing activities is provided below. All monitoring requirements are referenced to 100% construction drawings dated 7/10/2015. Any amendments to these plans or construction-phase modifications that require ground disturbance should be submitted to the Presidio Archaeology Lab for review so that any modifications can be incorporated into this monitoring plan.

The archaeological monitor is required to 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**. 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 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. Full-time archaeological monitoring will be required only in the portions of the project that are generally to the south of the main east-west running historic cobble channel (to be fully retained) and generally to the west of the north-south running historic cobble channel (portions to be removed). This area corresponds to the MacArthur Avenue Locus identified by Barbara Voss in her initial identification efforts (Voss 1999) and depicted in the Figure 1 of the MacArthur Meadow Wetland Restoration Archaeological Identification Plan (Jones 2012b).

Activities for which full time monitoring is required include:

- 1) Major grading as depicted on Sheet C3.0
- 2) Storm drain excavation as depicted on Sheet C4.0 and profiled at C4.2
- 3) Excavation for sewer pipe supports and channel cutoff walls depicted at C6.0

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 her ongoing observations of adjacent subsurface conditions. Periodic monitoring will be required in the area generally east of the main north-south running cobble channel (to be removed). Results of archaeological testing strongly suggest reduced potential for archaeological deposits as the Project moves to the north. Potential for archaeological deposits north of Lovers Lane path is very low. Monitoring in this area can be less frequent.

Activities for which periodic monitoring is required include:

- 1) Major grading as depicted on Sheet C4.0
- 2) Excavation for a new boardwalk as laid out on L1.0 and detailed on L3.2

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 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, shell beads, etc.;
- Architectural foundations made of stone, brick, wood, or concrete
- Concentrations of 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. CONTACT INFORMATION

In the event of a discovery that requires consultation with the Presidio Archaeology Lab, Juliana Fernandez, the project archaeologist, should be contacted. Most inquiries should be directed to Ms. Fernandez. If Ms. Fernandez is unavailable, Montse Osterlye, Heritage Technician, should be contacted. Megan Kane, Collections Specialist, can be contacted for information relating to the collection and/or discard of archeological materials. Hans Barnaal, GIS Specialist, can be contacted for GIS or mapping assistance.

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Juliana Fernandez <i>Heritage Technician</i> <i>Project Archaeologist</i>	2114	(415) 231-4893	jfernandez@presidiotrust.gov
Montse Osterlye <i>Heritage Technician</i>	2113	(415) 635-5035	mosterlye@presidiotrust.gov
Megan Kane <i>Collections Specialist</i>	4251	(415) 385-4227	mkane@presidiotrust.gov
Hans Barnaal <i>GIS Specialist</i>	4835	(415) 760-0127	hbarnaal@presidiotrust.gov

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**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT
NEW PRESIDIO PARKLANDS PROJECT**

Prepared by

Kari Jones

Archaeologist

Presidio Heritage Program

Presidio Trust

June 2015

ARCHAEOLOGICAL MANAGEMENT ASSESSMENT

NEW PRESIDIO PARKLANDS PROJECT

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 New Presidio Parklands Project is in the concept phase. For the purposes of this assessment, the New Presidio Parklands Project Concept Design prepared by James Corner Field Operations and dated May 2015 is used as a baseline for potential project plans (JCFO 2015). This assessment is intended to be flexible to accommodate subsequent planning and design efforts. Concept and design-phase changes to project plans will be incorporated into future planning documents (AIP and AMP) to ensure that there are no adverse effects to archaeological resources. As of May 2015, the project proposes to enhance the new parklands created by the completion of the Presidio Parkway’s (former Doyle Drive) Main Post Tunnel. The concept plan calls for an extension of the Anza Esplanade, a series of new overlooks (Central, Eastern, and Western) and “Zocalo” along the upper bluff area. This is connected to a “Learning Landscape” and associated “Field Station” at the lower area adjacent to Mason Street by a “Cliff Walk” along the bluff. Buildings 210 (future Visitors’ Center), 215 (Transit Center), 211 (Observation Post), 603 (Crissy Field Center), and 201 would be retained in the concept plan. A building of 5000 square feet near the Crissy Field Center (Field Station) is proposed as new construction. A series of “Potential Enhancements” are also proposed in the Concept Design (JCFO 2015). These include construction of a new program facility at the top of the bluff with the removal of Building 211 (Observation Post), which would be planned for a future phase of work. In addition, a landscape intervention at the new program facility, a cantilevered masonry Western Overlook, a stepped masonry Eastern Overlook, an interpretive “Compass Rose” and terraced seating and stairs at the embankment above the Learning Landscape,

enhanced play features in the Learning Landscape, an extension at the northwest corner of the site that would include a “Western Portal Picnic Shelter”, and, finally, a series of enhanced pavings, lighting, plantings, interpretive features and signage throughout the landscape. All of these project elements are considered in this assessment. Only those that have the potential to impact known or predicted archaeological areas are called out in the sections that follow. Most elements of the project fall into newly constructed areas and have very little potential to impact archaeological areas.

III. Archaeological Context

The Presidio of San Francisco was found to be of national significance and designated a National Historic Landmark in 1962. The Presidio’s Landmark status was updated in 1993 to include many historic properties from the U.S. Army-occupation period and was expanded to become a National Historic Landmark District (NHLD) (Alley et al. 1993). The 1993 NHLD update identified 51 historic-era archaeological resources as contributing elements to the District. The period of significance for historic-era archaeological resources within the Presidio NHLD was determined to be primarily from 1776 to 1890, although it was also recognized that under certain circumstances the period of significance could extend to 1917. Features post-dating 1890 were considered to have progressively less potential for significance due to the increased historical documentation available to supply information about the Presidio and the people who lived and worked here. The Presidio Trust is completing an update of the NHLD documentation, which is currently in draft form (Presidio Trust n.d.). This AMA incorporates the new background research and updated GIS-based mapping generated by the draft update. Feature naming and numbering conventions, however, follow the 1993 NHLD documentation.

The Stream Ravine Dump, Quartermaster Dump, and Quartermaster Complex archaeological areas, all of which contribute to the NHLD, are within the proposed project area. Additionally, a portion of the project area is considered to be sensitive for prehistoric archaeological deposits. Figure 1 depicts the archaeological areas of the NHLD in relationship to the May 2015 Concept Plan (JCFO 2015).

Figure 1. JCFO Base Scheme with NHLD Areas

Contributing Features of the Presidio NHD

PHAF #18: Quartermaster Complex 1870s-1910s

The Quartermaster Complex archaeological area is *predicted* based on historic maps and documentary evidence. The complex was located at the north end of the Main Post and consisted of a series of buildings and structures such as stables, a bakery, blacksmiths, shops, and storehouses.

The role of the Quartermaster Corps in the U.S. Army was crucial to the survival of the soldier and the post. The Quartermaster Department was a part of the earliest American contingent to occupy the Presidio in 1847 and was in charge of regulating and completing all building and renovation projects. Other duties of a Quartermaster included, but were not limited to, animal husbandry and forage, sanitation and waste disposal, gardening, forestry, and supplying the basics of military life such as general supplies, transportation, food, uniforms and mortuary services. Thus, many of the early accounts of the Presidio were provided via the Quartermaster Corps through the general inventories, building records and correspondence.

The lengthy records from the Quartermaster Department give a detailed view of the work performed by the department. These records include lists of structures within the Quartermaster Complex such as stables, blacksmith shops, and storehouses. Several maps of the late 19th century depict the areas that were allocated to the quartermaster.

On the 1870 map, the complex is located at the northwestern end of the old parade ground, and by 1880 the Quartermaster had expanded his facilities to the north end of the Main Post, including barns, sheds, stables, a weight scale, farriers' shop, pig sties, corrals and a cottage. By the turn of the 20th century, a garbage cremator was located in the vicinity of the Quartermaster Complex along Halleck Street near the Presidio Wharf. A total of 21 buildings and structures were part of the complex.

Most of the buildings were removed prior to 1915 but a few remained in use through World War I. The footprint of the Quartermaster Complex lies under the following extant 20th century buildings: former guardhouse, fire station, former bakers' and cooks' school and barracks, cafeteria, bus shelter (Buildings 210, 218, 220, 211, and 215 respectively), and a series of parking lots. In the current project concept, a portion of the new landscape intervention west of the Visitor Center (210), the Visitor Center (210), the Observation Post (211), the Anza Esplanade Extension, the Zocalo, the Transit Center (215), the new

Program Facility enhancement, and additional landscaping are within the Quartermaster Complex Archaeological Area.

Significance: NHL/NRHP criteria - 6/D Information Potential

The Quartermaster Complex is eligible under Criterion D for its data potential. Specifically, archaeological research within the Quartermaster Complex has the potential to closely examine the design and technology of the Presidio's development under the United States Army from the earliest days of US occupation. This is also an important area for reconstructing undocumented architectural features of specialized buildings and structures (such as the weighbridge) and assessing the relationship between available technologies and their local acceptance. Investigation of the role of material culture and consumerism in the contexts of military institutions, and the transition to industrial capitalism and the networks and supply chains within the greater Bay region and the West can also be addressed. The area has the potential to provide data regarding military supplies, such as food and clothing, which could shed light on the lives and experiences of a poorly understood group (soldiers) and contribute information regarding the regional variation of supplies provided to the soldiers.

While it has rich data potential, in conjunction with archival research, the Quartermaster complex retains few aspects of integrity beyond its location and a strong association with the development of the Presidio as a supply and support post. The setting has been altered dramatically after the demolition of the Quartermaster Buildings, the construction of Doyle Drive and the separation of the top of the northern bluff with the Quartermaster refuse deposit below. A combination of the transformation of functions for the northern end of the Main Parade and the demolition of the Quartermaster building has diminished the integrity of feeling. It is possible that remains of specialized buildings retain integrity of design, materials, and workmanship but archaeological identification efforts would be required to test this. The proposed project has potential to reveal the integrity of the area through the removal of asphalt and landscaping that covers much of the area currently.

Physical Integrity: Unknown

The physical integrity of the Quartermaster Complex is expected to be low to moderate. Parts of the Quartermaster Complex were probably impacted by the construction of various twentieth-century structures, compromising the integrity of the archaeological deposits. The construction of the parking lots may have diminished the integrity of the archaeological features. Conversely, paving may have helped preserve the area by protecting subsurface deposits. Archaeological monitoring of the Bank

Street Project in 1997 was targeted to find trash deposits associated with the Quartermaster Complex but instead identified refuse derived from other areas of the Presidio (Ambro 1997). These deposits have subsequently interpreted to be associated with the Stream Ravine Dump Archaeological Area (discussed below). However, a cement floor and associated brick gutter that were encountered could possibly be remnants of the Quartermaster complex stables. Archaeological testing by Jones & Stokes in 2002 revealed a series of complex fill episodes and recovered a series of non-diagnostic and diagnostic materials. The recovered materials included fragments of pipes, porcelain, mammal bone, brick, glass, white improved earthenware, wire nails, and porcelain buttons.

PHAF #19: Quartermaster Dump 1890-1915

The Quartermaster Dump archaeological area is *known* to contain archaeological deposits based on investigations in Area A during the Crissy Field Archaeology Project (Clark and Ambro 1999; Barker and Barnaal 2008) and an inadvertent discovery in Area B (in the current project area) during remediation efforts (Massey 2010). The area consists of a series of landfills dispersed over as much as 18 acres of the bayfront landscape of the Presidio.

During the 19th century, the Quartermaster Corps was responsible for crucial duties in the construction, supply, and maintenance of U.S. Army posts, including oversight of sanitation and refuse disposal. At the Presidio, the Quartermaster Complex (Archaeological Area 18, discussed above) was the locus for many of these activities. The nearby Quartermaster Dump was the site of a very late 19th century garbage dump where refuse from the post was deposited into the bay shore marsh. Previously, trash disposal on the post had occurred close to the site of its production, in privies, yards, borrow pits, and local geographic features such as ravines, bluff and cliff edges, and waterways, although some companies were also being directed to discretely dispose of their refuse in the marshlands.

Beginning in the 1890s, garbage disposal at the Presidio began to occur in a more closely managed, consolidated fashion. By the turn of the 20th century, a garbage cremator was located in the vicinity of the Quartermaster Dump, along Halleck Street near the Presidio Wharf. Combustible garbage was burned while noncombustible materials such as tin cans, stable waste and ashes were disposed of south of the corral at the Bay's edge. Increasingly, marshy areas were filled in with garbage, driven by health and sanitation concerns as well as interest in landfilling as a means to generate additional useable land. Historic maps and records indicate a number of areas adjacent to the Quartermaster Dump where landfilling occurred in a deliberate manner. These efforts culminated in a plan devised in 1909 by Major William Harts to reclaim the remaining marshlands by constructing a large drill ground. This plan was

realized in 1912 when sand was mechanically pumped over the Quartermaster Dump and other adjacent areas in preparation for the Panama Pacific International Exhibition of 1915.

The Crissy Field Center, the Field Station, and the Learning Landscape proposed for the current project are all at least partially within the Quartermaster Dump Archaeological Area.

Significance: NHL/NRHP criteria - 6/D Information Potential

The Quartermaster Dump is significant for its archaeological information potential. Previous excavation has demonstrated the potential to use Quartermaster Dump materials to examine the Presidio's function as a military institution, with particular regard to sanitation and waste disposal practices. Investigation of the role of material culture and consumerism in the contexts of military institutions, and the transition to industrial capitalism are also fruitful research themes. The area has the potential to provide data regarding military supplies, such as food and clothing, that could shed light on the lives and experiences of a poorly understood group (soldiers).

While the Quartermaster Dump retains integrity of location and a strong association with the Post Improvement era, the demolition of the Quartermaster Complex, the subsequent filling of Crissy Field Marsh, and the late 20th century restoration of the area have dramatically transformed the setting and feeling of the area from a large trash dump into a recreational area with restored marsh. Because of the nature of the resource, no other aspects of integrity are applicable. Because the significance of the resource is almost exclusively in its information potential, physical integrity is of principal concern.

Physical Integrity: Moderate to High

The physical integrity of the Quartermaster Dump is expected to be moderate to high and artifact densities are expected to be very high. Portions of the Dump in Area A were removed during the restoration of Crissy Marsh by the National Park Service (NPS) during the late 1990s (Clark and Ambro 1999; Barker and Barnaal 2008). The NPS's Crissy Field Archaeology Project conducted excavations in advance of the marsh's construction, sampling a significant portion of the site and generating a collection of over one million artifacts. A portion of the Quartermaster Dump was also encountered during archaeological monitoring for a Presidio Trust Remediation Project (Massey 2010) in 2008. A limited controlled excavation was undertaken adjacent to the area of inadvertent discovery, resulting in the collection of just over 1,000 objects.

Integrity of the remaining portions of the site may have been impacted by modern utilities and buildings. The addition of fill and the construction of several parking lots over portions of the dump may have preserved subsurface deposits by capping them in place.

Archaeological evidence of the Quartermaster Dump was first encountered between 1997 and 1999 as part of a U.S. Army remediation project at Crissy Field in Area A. The National Park Service's Crissy Field Archaeology Project (1999-2000) was responsible for investigations of a series of landfills in the Crissy Field restoration project area, including the Quartermaster Dump (Clark and Ambro 1999). Earlier geotechnical investigation had provided some evidence of historic materials, such as glass, in fill deposits, but the Crissy Field Archaeology Project used a large excavator to cut trenches to gather additional data about the dump. In addition, this trenching unearthed prehistoric resources, evidence of the Presidio's first "trash cremator" and a series of landfills over an estimated 18 acres of the bayfront landscape. Over one million artifacts were recovered during the excavations, including a large number of organic materials consisting of leather, wood, rubber, paper, and bone. Deposits are encountered at varying depths below ground surface. The 2008 ASC investigations in Area B (Massey 2010) revealed at least 3.5 feet of overburden (non-historic fill) over the deposit. This investigation, along with the Presidio Elevation Change Model (Blind and Barnaal 2008), suggest that most of the deposit in the currently proposed project area will be buried below 3 feet below current ground surface.

The environment of the Quartermaster Dump has contradictory effects on the feasibility of archaeological investigation at the site. The water table and local geology have impeded excavation and recording efforts in the past, yet the submerged environment has also been extremely beneficial in preserving organic materials that would have otherwise decomposed. The presence of modern utilities and the land use control for remediation of hazardous waste across the site is a complication for future archaeological investigations.

PHAF #17: Stream Ravine Dump 1776-1893

The Stream Ravine Dump archaeological area is *predicted* based on the presence of a stream ravine that bisected the area of what is known today as the Main Parade Ground (currently a lawn). Given trash disposal practices of the 19th Century, it is likely that trash was deposited in the stream ravine to be washed away, preventing trash buildup on the post. Additionally, the Presidio needed to provide space not only for military activities but also for domestic work and the Stream Ravine Dump Area would have been an attractive and convenient location for such activities. Work carried out in the Stream Ravine may have included washing clothes and preparing food. The deposits associated with these activities are

not expected to be uniformly distributed across the Stream Ravine Dump archaeological area. Instead, localized deposits and features are expected.

The location of the Stream Ravine Dump area is predicted from historic maps that depict the course of the stream ravine before it was filled by the Army in 1893. The ravine was located between Laundresses' Row and Anza Street and it contained one of two streams that flowed from the southern hills to the north and drained into a marsh north of the Main Post (the other stream was the drainage of the Tennessee Hollow Watershed). Historical maps indicate that company kitchens, the Sutlery and laundresses' housing were next to the stream ravine. The stream was likely used throughout the life of the fort by the Spanish, Mexican and American occupants until it was filled in 1893. Once the area was capped, it was used as an artillery practice and drill field until the 1930s when it became the New Parade Ground. In the 1950s it was paved with asphalt and functioned as a large parking lot until 2011, when the pavement was removed and the area converted to lawn. The current project plans call for a new landscape intervention west of Building 210, which is over the Stream Ravine Dump archaeological area.

Significance: NHL/NRHP criteria - 6/D Information Potential

The Stream Ravine Dump archaeological area has excellent potential for examining the material culture of the Spanish-colonial, Mexican and American occupations. Specifically, the material may be used for assessing the structure and development of Native American involvement with the Spanish-colonial/Mexican Presidio, investigating the role of material culture and consumerism in the contexts of military institutions, and understanding the transition to industrial capitalism. If intact domestic features are present, there is also the potential for documenting working conditions and soldiers'/civilian employees' use of space, obtaining data for reconstruction of historic foodways and dietary patterns and documenting the lives and experiences of poorly understood groups. Taken together, the larger deposit and the features have the potential to provide data for reconstructing plant succession and environmental change in the Presidio

Physical Integrity: Unknown

The Stream Ravine Dump Area was substantially filled to create a level surface in 1893. This capping of the deposit may have preserved the archaeological features, including work spaces, midden and sheet refuse deposits. The Stream Ravine Dump Area is currently capped by the Main Parade Lawn over much of its course. In the current project area, it is capped by fill and an open area of informal landscaping.

Archival research revealed geological test results within the area that confirm the fill soils include historical cultural materials that may constitute a cultural resource. Research also indicates that the fill material may contain or cover intact historic features from the 1870s or earlier. A water line upgrade project, which included Anza Street, revealed a trash deposit located approximately 40 feet northwest of Building 34, suggesting that other trash deposits could be within the area as well (Presidio Trust 2010). Geoarchaeological analysis identified sensitive areas around the Stream Ravine Dump for archaeological deposits dating to prehistoric and/or historic periods (Kaijankoski 2008). Six soil core samples were analyzed but only one sample taken west of Anza Street and north of Owen Street recovered historic archaeological materials. Additionally, trash recovered at depths during the Bank Street Project (Ambro 1997) and the Doyle Drive Replacement Project (reports forthcoming) are likely associated with the Stream Ravine Dump. Both the Bank Street Project and the Doyle Drive Project are directly adjacent to the current project area.

Before the ravine was filled, flowing water would have washed away lighter elements of the refuse while leaving the heavier items. Because of this, the stream bed is not expected to be an undisturbed midden but a moderately intact historic trash dump. Because of the nature of filling in the ravine to make it level ground, the depth of the cultural deposit varies across the area. On the edges of the ravine, where work activities may have taken place, the fill is thinner and features could be located at relatively shallow depths. These deposits also have greater potential to have been disturbed by more recent historical activities including utilities and other infrastructure. Fill increases toward the middle of the ravine, which was packed with up to 25 feet of material to create the flat Main Parade surface. In this area, archaeological deposits will be deeply buried and are expected to retain a high degree of integrity.

Prehistoric Archaeological Sensitivity

The Presidio of San Francisco is within the traditional territory of the Ohlone, a Penutian-speaking group that anthropologist hypothesize migrated into the San Francisco Bay region from the Central Valley. The exact timing of this migration is not known, but estimates range from around 1000 B.C. (Moratto 1984) to 500 A.D. (Levy 1978). Two archaeological sites, CA-SFR-6/26 and CA-SFR-126, have been identified on either of the current project area. It is thought that CA-SFR-129 (ca. 1300-1780sAD) may represent the ethnohistorically-known village of *Petlenuc*, which is associated with the Yelamu local tribe that inhabited the northern end of the San Francisco peninsula at Spanish arrival (Milliken 1995). CA-SFR-6 appears to be an earlier phase of Native Californian occupation (ca. 750- 1350AD) located very close to CA-SFR-129 and also on the bayshore estuary.

The lower bluff elements of the current project area are within an area that has been designated sensitive for precontact archaeological deposits, given the proximity to CA-SFR-6/26 and CA-SFR-129 and a similar to bayshore environment. The tops of any archaeological deposits are predicted to be covered by substantial historic fill that was placed either as trash or as hydraulic fill in preparation for the Panama Pacific Exposition (PPIE) in 1915. Project elements that are within areas that are considered to be sensitive for precontact archaeological deposits include the Learning Landscape (and its enhanced play features), Crissy Field Center, the Field Station, and the northwest extension enhancements including the Western Portal Picnic Shelter.

IV. Assessment

In order to ensure that the project does not have an adverse effect on archaeological deposits associated with either the precontact occupation of the area, the Quartermaster Complex, Quartermaster Dump, or Stream Ravine Dump, archaeological oversight will be required during the design and construction phases of the project. This oversight is intended to guide the design of the project to ensure adverse impacts are avoided and to provide a plan of action in the event of an inadvertent discovery. Each archaeological area of the NHL is discussed individually below to account for variable site conditions, archaeological expectations, and to accommodate flexibility in the design of proposed New Presidio Parklands Project elements within each.

Quartermaster Complex

In the current project concept, a portion of the new landscape intervention west of the Visitor Center (210), the Visitor Center (210), the Observation Post (211), the Anza Esplanade Extension, the Zocalo, the Transit Center (215), the new Program Facility enhancement, and additional landscaping are within the Quartermaster Complex Archaeological Area.

The Quartermaster Complex is expected to be a series of shallowly buried building elements (foundations) and associated trash deposits. Previous archaeological testing of the upaved areas did not locate intact archaeological deposits that could be securely associated with the Quartermaster Complex (Jones and Stokes 2002). Pavement over a large portion of the area prevents archaeological identification testing prior to construction for the New Presidio Parklands Project and core project elements proposed are largely shallowly dug features (new landscaping) that replace existing elements that are assumed, for the purposes of this assessment, to be approximately the same grade. Therefore, archaeological monitoring of ground disturbance during construction is the best approach to identify archaeological deposits associated with the Quartermaster Complex. Archaeological features that retain

integrity and contribute to the significance of the Quartermaster Complex Archaeological Area would be identified, documented, and preserved in place during construction.

If project elements are proposed to be at substantially lowered grades or if construction of new buildings outside the footprints of existing buildings are incorporated into design, archaeological identification testing may be necessary prior to construction. It is assumed that the inclusion of the proposed New Program Facility may require more substantial excavation for construction.

Archaeological oversight should be included in the design of the New Program Facility if it is pursued as part of the project. Construction of Building 211 has almost certainly already removed archaeological deposits within the building footprint. Demolition of Building 211 is, therefore, predicted to have a very low potential to impact archaeology. Locating any new construction within the existing footprint of Building 211 would eliminate the need for additional archaeological identification testing and protect any potential surrounding buried archaeological deposits. If the New Program Facility requires new construction outside of the footprint of the demolished Building 211, elements should be shallow and discrete to the extent possible within the predicted archaeological area. Archaeological identification testing would be required prior to construction if the New Program Facility is pursued and requires substantial excavation (horizontal or vertical) outside of the Building 211 footprint. If testing identifies archaeological features with integrity that contribute to the significance of the Quartermaster Complex, redesign of the New Program Facility may be required.

Quartermaster Dump

The Crissy Field Center, the Field Station, and the Learning Landscape proposed for the current project are all at least partially within the Quartermaster Dump Archaeological Area.

The Quartermaster Dump Archaeological Area is expected to be a very dense deposit of trash buried below at least 3 feet of fill. In order to avoid adverse effects to this deposit, design efforts for the New Presidio Parklands Project should focus on keeping required project elements within the upper 3 feet below current ground surface or using imported fill to raise grades across the site. This may require that foundation elements for proposed new construction within the archaeological area (southern portion of Field Station) be designed to spread horizontally rather than penetrate deeply. Any other required project elements, such as utility upgrades, should also be designed to avoid archaeological areas and stay within the upper 3 feet of fill or within new imported fill. If foundations and associated utilities are designed to cover a large horizontal area and penetrate below 3 feet of current ground surface, archaeological identification testing may be required prior to construction. Archaeological oversight will

be provided during all phases of design to decide the most appropriate approach to ensure avoidance of archaeological deposits.

The Learning Landscape and associated features should be designed to be shallow and should not exceed 3 feet below ground surface. If deeper elements are required, archaeological identification testing would be necessary to determine if archaeological deposits are present. If archaeological that contribute to the Quartermaster Dump Archaeological Area of the NHL are identified, redesign could be necessary to ensure that adverse effects are avoided. Identification testing would be completed in accordance with an Archaeological Identification Plan (AIP) prepared for the New Presidio Parklands Project.

Current concept plans suggest that interventions can be designed to be shallow and discrete, avoiding the archaeological site. Archaeological monitoring will be required during construction to ensure that any archaeological deposits that are inadvertently discovered are documented and treated appropriately.

Stream Ravine Dump

The current project plans call for a new landscape intervention west of Building 210, over the Stream Ravine Dump archaeological area. Any archaeological deposits associated with the Stream Ravine dump are expected to be buried at depth (5+ feet below current ground surface) and will not be impacted by the proposed project. If project plans change to include substantial excavation, additional archaeological consultation will be required.

Precontact Sensitivity Area

Project elements that are within areas considered to be sensitive for precontact archaeological deposits include the Learning Landscape (and its enhanced play features), Crissy Field Center, the Field Station, and the northwest extension enhancements including the Western Portal Picnic Shelter. Archaeological deposits associated with the precontact occupation of the Presidio are expected to be buried below historic fill brought in to fill the marshlands. Archaeological testing (Jones and Stokes 2002; GANDA 2013) and geoarchaeological modeling for the Doyle Drive Project (GANDA 2013) suggest that the potential to locate precontact deposits in the project area is low and that any deposits with physical integrity would likely be deeply buried. Archaeological monitoring will be required during construction to ensure that any precontact archaeological deposits that are inadvertently discovered are recorded and protected in place for future investigation.

Conclusion

In addition to the specific monitoring requirements outlined above, archaeological monitoring of ground disturbing activities during construction will be necessary across the project to ensure that there are no adverse effects to any of the archaeological areas discussed or any deposits that are inadvertently discovered during construction. An Archaeological Monitoring Plan (AMP) will be developed to guide this monitoring once design is complete and before construction commences. This plan will specify the location, frequency, and duration of required archaeological monitoring and the steps to ensure appropriate treatment of any resources discovered during construction.

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Appendix G

**AMENDMENT TO
THE PROGRAMMATIC AGREEMENT AMONG
THE PRESIDIO TRUST,
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
THE NATIONAL PARK SERVICE, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
FOR
THE MAIN POST UPDATE TO THE PRESIDIO TRUST MANAGEMENT PLAN
PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK,
SAN FRANCISCO, CALIFORNIA**

WHEREAS, the Agreement was executed in December 2010;

WHEREAS, in 2015 the Presidio Trust sought to include a provision whereby projects under this agreement document could participate in the Federal Historic Preservation Tax Incentives program;

NOW, THEREFORE, in accordance with Stipulation VI.A of the Agreement, the Presidio Trust, National Park Service, California State Historic Preservation Officer and Advisory Council on Historic Preservation agree to amend the Agreement as follows:

II.C.3. MPU Undertakings and the Federal Historic Preservation Tax Incentives Program.

A. For an undertaking described under Stipulation II.A.1 that also seeks Federal Historic Preservation Tax Incentives, the Trust shall substitute the following steps for the process described in Appendix K.

This process shall proceed as follows:

- i. The Trust shall prepare a consultation package in order to notify signatory and concurring parties to this agreement in writing that an Applicant has come forward with a proposal to rehabilitate a building identified in Stipulation II.A.1 and to participate in the Federal Historic Preservation Tax Incentives program.
- ii. In addition to the notification the consultation package shall include the following information:
 - a. Confirmation that the appropriate Historic Structure Report (HSR) and Archaeological Management Assessment are adequate and complete in support of the undertaking in accordance with Stipulation II of this PA;
 - b. The Trust will propose in writing to the signatory and concurring parties a revision of the previous finding of adverse effect (Revised Finding of Effect) to a finding of “no adverse effect” with conditions (in accordance with 36 CFR 800.5(b)) for the proposed rehabilitation undertaking seeking Federal Preservation Tax Credit certification. The Trust will cite that the conditions for achieving this finding of “no adverse effect” will be;

- i. Certification of the project through the Federal Historic Preservation Tax Incentive review process, ensuring consistency with the Secretary's Standards for the Treatment of Historic Properties (Standards); and
 - ii. Concurrence from the signatory parties with the Trust's assessment that the undertaking avoids indirect and cumulative adverse effects to the NHL.
- c. Documentation to support the finding as specified in 36 CFR 800.11, including a description of the undertaking and an assessment of indirect and cumulative effects;
- d. A request for signatory, concurring party, and public comment on the proposed Revised Finding of "no adverse effect with conditions" for the proposed rehabilitation undertaking, along with the Trust's assessment of indirect and cumulative effects within 30 days of receiving the consultation package;
- e. A request for formal concurrence from the Signatory Parties that the undertaking will not cause indirect or cumulative adverse effects; and
- f. A date for a Public Information Session on the undertaking proposal. The date of the Public Information Session shall be no fewer than 30 days after the date of the consultation package.
- g. Direct effects will be assessed through the tax credit review process as described in 36 CFR Part 67.
- iii. In coordination with the release of the consultation package, the Trust will announce the Public Information Session via eNews or equivalent, and make the contents of the package available on the Trust's website.
- iv. The Applicant shall submit Parts 1 and 2 of the Tax Credit application in coordination with the release of the consultation package.
- v. The Trust shall hold a Public Information Session to present the proposed rehabilitation undertaking. Information presented at the Public Information Session shall include:
 - a. A description of the proposed rehabilitation undertaking; and
 - b. A summary of the Trust's assessment of the proposed rehabilitation undertaking's indirect and cumulative effects based on the proposal.
- vi. Comments received in writing regarding the proposed rehabilitation undertaking during the 30-day comment period and at the Public Information Session will be posted to the Trust's website and considered by the Trust.
- vii. The signatory parties will have 15 days following the Public Information Session to consider all comments, and to concur with the Trust's finding that the proposed

rehabilitation undertaking will not have indirect or cumulative adverse effects. A signatory party may request an extension on this period not to exceed an additional 15 days.

- a. If the signatory parties do not concur, the signatory parties will provide reasons for not concurring with the Trust's assessment, and continue to consult until concurrence is reached for how to modify the proposal to avoid adverse indirect or cumulative effects. Consultation shall not exceed 30 days.
- b. If concurrence is not reached on the finding, consultation should proceed according to the terms of Stipulation V (Dispute Resolution).

viii. If the proposed rehabilitation undertaking receives approval of the Part 2 application through the Federal Preservation Tax review, the Trust will notify the signatory parties that the proposal meets the Standards and will not have direct adverse effects on the property.

ix. Once approval of the Part 2 application has been received, and concurrence on indirect and cumulative effects has been reached under part viii above, Section 106 review is complete.

x. In the event that the Part 2 application is not approved through the Federal Historic Preservation Tax Incentive review process, further review of the undertaking will revert to the process described under Appendix K appropriate to the project, or the project may be modified or completely withdrawn.

B. Monitoring and Modifications

i. The Trust shall monitor the proposed rehabilitation undertaking during the construction phase for compliance with the Finding of No Adverse Effect.

ii. If the Applicant proposes an Amendment to the approved Tax Credit Project Scope of Work, the Trust and Applicant shall proceed as follows:

- a. The Applicant will submit an Amendment for review under the Tax Credit Review Process for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to avoid direct adverse effects.
- b. Trust will assess if the Amendment constitutes a change to the finding of no adverse indirect or cumulative effect.

- 1. If the Trust determines that the Amendment will not constitute an adverse indirect or cumulative effect, it will notify signatory parties of this finding via electronic mail.

- i. If the signatory parties do not concur, the signatory parties will provide reasons for not concurring with the Trust's assessment via electronic mail within five business days.

ii. Signatory parties will continue to consult until concurrence is reached for how to modify the proposal to avoid adverse indirect or cumulative effects. Consultation shall not exceed 30 days.

iii. If concurrence is not reached on the finding, consultation should proceed according to the terms of Stipulation V (Dispute Resolution).

2. If the Trust determines that the Amendment constitutes an indirect or cumulative adverse effect, the Trust will notify signatory parties of this finding via electronic mail, and will work with the Applicant to modify the proposal to avoid the adverse indirect or cumulative effect.

3. If the Applicant cannot or will not modify the Amendment to avoid the adverse indirect or cumulative effect, the Trust will notify signatory parties of the adverse effect finding and request consultation on ways the project could be changed to avoid the adverse effect. Consultation on the resolution measures shall not exceed 30 days.

c. If the amendment is not approved through the Tax Credit Review and won't be modified to meet approval, or if the consultation to resolve indirect or cumulative effects is unsuccessful, and the Trust intends to proceed with the undertaking, consultation to resolve the adverse effect should proceed according to 36CFR 800.6.

iii. The Trust shall document the work, along with the rest of the undertaking, in its annual Section 106 report in accordance with Stipulation IV.A of this PA.

Process for Reviewing PA-MPU Projects in Coordination with the Federal Historic Preservation Tax Incentives Program:

CLR, Design Guidelines	HSR, AMA	Revised FOE + announcement of the Public Information Session (30-day comment period: public, concurring, signatory comment)	Public Information Session (public, concurring, signatory participation)	Part 2 certified, concurrence on cumulative and indirect effects reached (30 days or more)	Amendments (as necessary)
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EXECUTION of this Amendment by the Trust, NPS, and SHPO 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.

SIGNATORY:

Presidio Trust

 Date

Michael Boland, Acting Executive Director

INVITED SIGNATORY:

National Park Service

_____ Date

Pacific West Regional Director

SIGNATORY:

California State Historic Preservation Officer

_____ Date

Julianne Polanco, California SHPO

SIGNATORY:

Advisory Council on Historic Preservation

_____ Date

Mr. John M. Fowler, Executive Director