



40 **WHEREAS**, the Signatories executed the PA for the Main Post Update to the Presidio Trust  
41 Management Plan Presidio of San Francisco National Historic Landmark, San Francisco, California (PA-  
42 MPU) in 2010; and

43 **WHEREAS**, the PA-MPU expired in October 2020 with undertakings not completed; and

44 **WHEREAS**, the Trust has notified the Secretary of the Interior (SOI) in accordance with 36 C.F.R. §  
45 800.10(c), and the NPS’s Regional Office Interior Regions 8, 9, 10 and 12 (NPS Regional Office), and  
46 the GGNRA are representing the SOI, and the NPS has been invited to sign this PA as an invited  
47 signatory, and that both the NPS Regional Office and GGNRA will receive information and participate in  
48 consultations; and

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

50 **WHEREAS**, on January 19, 2024, the Trust invited the concurring parties from the PA-MPU to sign this  
51 PA as concurring parties; and

52 **WHEREAS**, on February 1 and September 19, 2024, the Trust notified the public through its regular  
53 “eNews” electronic mail distribution list of the consultation for the development of this PA, and afforded  
54 them the opportunity to comment; and

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

59 **WHEREAS**, the Trust has determined that the routine operation, management, and implementation of the  
60 agency's programs and policies and issuance of permits and authorizations entail undertakings that may  
61 affect historic properties (as defined at 36 CFR § 800.16(1)), including properties listed in or that may be  
62 eligible for listing in the National Register of Historic Places, which are therefore subject to review under  
63 section 106 of the NHPA (54 USC § 306108) and implementing regulations (36 CFR Part 800); and

64 **WHEREAS**, the Trust, in consultation with the SHPO, NPS and the ACHP, has determined that the  
65 Trust’s Section 106 requirements for Area B of the Presidio of San Francisco National Historic Landmark  
66 District can be more effectively and efficiently implemented if a programmatic approach is used in  
67 accordance with 36 C.F.R. § 800.14(b)(2); and

68 **WHEREAS**, in accordance with the regulations of 36 CFR § 800.14(b)(2), the Trust has notified and  
69 invited the ACHP to participate in the development of this PA, and the ACHP responded regarding their  
70 participation in their correspondence dated March 8, 2024; and

71 **WHEREAS**, the remaining area of the Presidio depicted as Area A, Appendix C, dated 2024 remains  
72 under the administrative jurisdiction of the NPS and is not subject to this PA; and

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

81 **WHEREAS**, the Trust, SHPO, NPS, and the ACHP consulted on the PTMP, including its Principles and  
82 PDG, and executed an agreement document in 2002, which the NTHP and PHA signed as concurring  
83 parties, that expired on April 30, 2014; and

84 **WHEREAS**, the Trust, SHPO, NPS, and the ACHP initiated consultation on the renewal of the 2014  
85 agreement document on January 12, 2024; the 2014 agreement document has been amended to expire  
86 upon execution of this 2024 agreement; and

87 **WHEREAS**, the Trust and NPS have conducted numerous surveys and evaluations to identify NRHP-  
88 eligible and NHLD-contributing properties for the entire Presidio NHLD, including archaeological  
89 surveys, and regardless of administrative jurisdiction; the most complete survey to date is the 1993 NHLD  
90 update; the Trust has documented potential contributors to the NHLD via the draft 2008 NHLD update,  
91 which considers eligibility of post-1945 resources, but does not re-evaluate resources listed in the 1993  
92 NHLD update; and

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

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

103 **WHEREAS**, the Trust has consulted with the SHPO, NPS and the ACHP regarding ways to ensure that  
104 the Trust’s operation, management, and administration of the NHLD provides for management of the  
105 Presidio’s historic properties in accordance with the relevant sections of the NHPA; and

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

109

**STIPULATIONS**

110 The Trust shall ensure that the following measures are carried out:

111 **I. ROLES AND RESPONSIBILITIES**

112 A. The Trust

- 113 1. The Trust’s Chief Executive Officer (CEO) shall be responsible for funding the agency’s  
114 preservation program and assigning qualified staff and other resources to carry out  
115 identification and management responsibilities effectively.
- 116 2. The CEO shall designate a Federal Preservation Officer (FPO) who shall be responsible for  
117 coordination of the preservation program and implementation of the terms of this PA. The  
118 FPO will have sufficient authority and control over internal processes to ensure that  
119 decisions made pursuant to this PA are carried out. The FPO shall meet the requirements  
120 for a Preservation Officer as defined in “The Secretary of the Interior’s Standards and  
121 Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National  
122 Historic Preservation Act,” have five years or more experience in historic preservation and  
123 meet the professional qualifications for Archaeologist, Historian, Architectural Historian or  
124 Historic Architect included in “The Secretary of the Interior’s Historic Preservation  
125 Professional Qualification Standards.” The FPO shall coordinate with the National  
126 Environmental Policy Act (NEPA) Compliance Manager and Historic Compliance  
127 Coordinator in carrying out the provisions of Stipulations IV and V.
- 128 3. All work pursuant to this PA regarding historic properties will be performed by, reviewed  
129 by, or under the supervision of, a person or persons having five years or more experience in  
130 historic preservation and meeting the professional qualifications for Archaeologist,  
131 Historian, Architectural Historian, or Historic Architect included in “The Secretary of the  
132 Interior’s Historic Preservation Professional Qualification Standards.”
- 133 4. The Trust shall ensure that the agency’s operation, management, and administration of the  
134 Presidio’s historic properties are carried out in accordance with Section 112 of the NHPA.

135 B. SHPO, NPS, and the ACHP

- 136 1. The SHPO and the NPS will review and comment on undertakings in accordance with  
137 Stipulations IV, V, VI, VII, VIII and IX, may raise and resolve objections according to  
138 Stipulation X, and may amend or terminate this agreement according to Stipulations XI and  
139 XII.
- 140 2. The ACHP may raise and resolve objections according to Stipulations IV and X, and may  
141 amend or terminate this agreement according to Stipulations XI and XII.

- 142 C. Concurring Parties
- 143 Concurring parties may review and comment on undertakings pursuant to Stipulations III  
144 and IV, and may raise objections according to Stipulation X.
- 145 D. The Public
- 146 The public may participate in public comment periods and review undertakings according  
147 to Stipulation IV, and review and comment on the Trust’s annual report in accordance with  
148 Stipulation XV.

149 **II. CONTINUING EDUCATION**

- 150 A. The Trust shall provide ongoing and appropriate training to Trust personnel involved in the  
151 maintenance, repair, and rehabilitation of historic buildings, structures and housing units, and  
152 for all personnel responsible for making decisions regarding maintenance, repair, and  
153 rehabilitation at the Presidio.
- 154 B. The Trust shall regularly organize, facilitate, or partner with outside organizations to provide  
155 specialized crafts training programs in practical application of “The Secretary of the Interior’s  
156 Standards for the Treatment of Historic Properties” (Secretary’s Standards) and other subject  
157 matter related to management of the NHLD to applicable Trust staff.
- 158 C. The Trust shall provide training in conservation practices as applied to historic structures and  
159 archaeological sites to Trust personnel for work at the Presidio.
- 160 D. The Trust shall develop and implement an in-house training program to advise Trust personnel  
161 of this PA and procedures, techniques, and related matters regarding the preservation of the  
162 historic properties located within Area B within six months of execution of this PA. The  
163 training will be repeated every other year thereafter.
- 164 E. The Trust shall provide guidance and available research materials, reports, NRHP forms,  
165 condition assessments, the Tenant Handbook, design standards, and all such materials in its  
166 possession that will assist tenants or other parties in designing projects that may affect historic  
167 properties at the Presidio, including the following:
- 168 1. Provide guidance in Presidio design and construction standards as indicated in the Tenant  
169 Handbook and other verbal and written guidance materials.
- 170 2. Provide guidance in the professional areas of historic preservation, architecture,  
171 engineering, fire and life/safety, security, building construction, materials conservation,  
172 historic architecture, historic landscape architecture, archaeology, and history as  
173 appropriate.
- 174 3. Provide ongoing review in the disciplines of historic architecture, historic landscape  
175 architecture, and archaeology, on historic building and landscape rehabilitation designs,

176 and advise project proponents as designs progress and on modifications to scopes of work  
177 that will bring them into compliance with the Secretary’s Standards.

178 F. The Trust shall detail the scope of professional development undertaken each year as part of the  
179 Trust’s annual report in accordance with Stipulation XV.

180 **III. DOCUMENTATION, IDENTIFICATION, EVALUATION & ANALYSIS OF HISTORIC**  
181 **PROPERTIES**

182 A. Documentation, Identification & Evaluation of Historic Properties

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

189 2. If a property in Area B that was not previously listed as a contributor to the NHLD or  
190 determined eligible for listing on the NRHP is determined by the Trust to be eligible, the  
191 Trust shall treat that property as eligible for purposes of this PA. The Trust shall consult on  
192 such decisions with the NPS and SHPO. Consultation on these decisions should not exceed  
193 30 days unless another time period is agreed to by the signatories. Any such consultations  
194 will be documented in the Trust’s annual report in accordance with Stipulation XV below,  
195 and according to appropriate documentation protocols determined in consultation with  
196 SHPO and the NPS.

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

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

- 212 5. If the Trust, NPS, and SHPO disagree about a property the Trust has determined eligible or  
213 ineligible, the Trust will submit the matter to the Keeper of the National Register in  
214 accordance with 36 C.F.R. Part 63(d).
- 215 6. Should a concurring party to this PA or a member of the public believe that a property  
216 found ineligible under this stipulation is eligible as a contributor to the NHLD or for listing  
217 in the NRHP, that party or person may contact the Trust, SHPO, and NPS to request  
218 consultation on the determination. Consultation should not exceed 30 days. Should the  
219 consultation fail to reach concurrence on the determination, that party or person may  
220 contact the Keeper of the National Register and request a determination of eligibility under  
221 36 C.F.R. § 63.4.
- 222 7. Within one year following the publication by the NPS of the 2026 Golden Gate National  
223 Recreation Area Historic Resource Study (GGNRA HRS), the Trust shall initiate the next  
224 comprehensive update to the NHLD. The Trust will notify the signatory parties by  
225 electronic mail when the NPS has published the GGNRA HRS. Within 30 days of  
226 publication the Trust will send the Regional Office a Letter of Inquiry to initiate the  
227 process of updating the NHL nomination. The nomination will be ready for presentation to  
228 the Landmarks Committee within 5 years of the NPS response to the Letter of Inquiry  
229 unless an extension is agreed to in writing by the signatory parties.

230 B. Analysis of Historic Properties

- 231 1. The Trust may, at its discretion, prepare analysis documents and issue-oriented plans in  
232 order to inform maintenance plans or consultation around rehabilitation or management  
233 strategies for historic properties. These documents shall include, but not be limited to, sub-  
234 district or site-specific design guidelines, Historic Structure Reports (HSRs), Cultural  
235 Landscape Reports (CLRs), or issue-oriented plans (e.g., Vegetation Management Plan,  
236 Historic Forest Character Study).
- 237 a) The Trust shall prepare CLRs according to the format recommended by Chapter 7  
238 (Management of Cultural Landscapes) of *NPS 28: Cultural Resource Management*  
239 *Guideline* (or current iteration).
- 240 b) All HSRs shall be written in accordance with the standards established in *Preservation*  
241 *Brief 43: The Preparation and Use of Historic Structure Reports* (NPS, 2005, or  
242 current iteration). The HSRs will include a history of the property/building,  
243 construction history, archaeology, architectural evaluation, conditions assessment,  
244 maintenance requirements, recommendations for proposed work, copies of original  
245 drawings and specifications (if available), current drawings if different from the  
246 original, and historic and current photographs.
- 247 c) Sub-district or site-specific design guidelines shall remain consistent with applicable  
248 Principles and PDGs to the maximum extent possible.

- 249 2. The Trust shall notify parties of its intent to prepare a document under this stipulation via  
250 electronic mail once a project has been initiated.
- 251 a) Upon completion of a first draft, the FPO shall provide copies of the document to  
252 signatory and concurring parties for a 30-day review and comment period, unless  
253 another time period is agreed to by the signatories, prior to finalization. Documents  
254 will be sent in electronic or hard copy according to the recipient organization's  
255 requirements.
- 256 b) Comments received within the comment period will be considered in the finalization  
257 of the documentation.
- 258 c) The FPO will circulate a summary of all comments received during the review period  
259 and the Trust's responses along with final copies of the documents.
- 260 d) Final copies of the documents shall be posted to the Trust's website ([www.presidio.gov](http://www.presidio.gov)  
261 –Public Documents page) and described in the Trust's annual report in accordance with  
262 Stipulation XV.
- 263 3. Completion of an analysis document that contains treatment recommendations shall not  
264 substitute for review of an undertaking involving applicable historic properties under  
265 Stipulation IV. Rather, the documents prepared under this stipulation are intended to inform  
266 the Trust's and consulting parties' ability to assess and reach determinations of effect for  
267 undertakings reviewed under Stipulation IV.

#### 268 **IV. REVIEW OF UNDERTAKINGS**

##### 269 **A. Determine the Undertaking**

- 270 1. Early in the planning process, consistent with 36 CFR 800.1(c), the FPO shall determine if  
271 a proposed project, which may originate from the Trust, Trust's permittees, federal or non-  
272 federal tenants, or other parties, constitutes an undertaking.
- 273 a) If the FPO determines the proposed project has no potential to cause effects to historic  
274 properties, then the Trust has no further obligations under this Stipulation.
- 275 b) If the FPO determines the proposed project is an undertaking with the potential to  
276 cause effects on historic properties, the FPO will proceed to the next step in the review  
277 process in accordance with Stipulation IV(A)(2).
- 278 2. The FPO shall assign one of the following categories to the undertaking.
- 279 a) Undertakings that are repetitive and low impact in nature (as described in Appendix A;  
280 to be reviewed in accordance with Stipulation IV(A)(3)).
- 281 b) Undertakings that relate to the ongoing operation and maintenance of the Presidio that  
282 include the following: maintenance, rehabilitation of historic properties, repair,  
283 moving, interim and long-term leasing, road modifications or improvements, and work



- 284 regarding grounds and associated landscaping, traffic and parking improvements,  
285 utility and infrastructure work, natural resource restoration, environmental  
286 remediation and forestry work, permits, leases, or other agreements issued by the  
287 Trust (as described further in Appendix A). These undertakings will be reviewed  
288 through the N<sup>2</sup> process that includes joint NHPA and NEPA (at the Categorical  
289 Exclusion, or CE, level) in accordance with Stipulation IV(C)(1).
- 290 c) Undertakings that relate to stand-alone new construction, substantial additions to  
291 historic buildings or landscapes, partial or full demolition of historic properties, a  
292 rehabilitation that includes any of the previous actions as part of its scope, or  
293 undertakings that are not associated with the PTMP, an issue oriented plan, or site  
294 specific design guidelines, within Area B. These undertakings will be reviewed by  
295 coordinating NHPA and NEPA (at the Environmental Assessment/Environmental  
296 Impact Statement (EA/EIS) level in accordance with Stipulation IV(C)(2)).
- 297 • Undertakings involving stand-alone new construction or substantial additions to  
298 historic buildings not already addressed in the PTMP, an issue oriented plan, or  
299 site specific design guidelines, and that are not subject to review by an EA or EIS,  
300 will follow the NHPA-specific steps beginning with Stipulation IV(C)(2)(c)(1).
- 301 d) Undertakings that seek to obtain certification under the Federal Historic Preservation  
302 Tax Incentives Program (known as Tax Credit Reviews), and reviewed in accordance  
303 with Stipulation V.
- 304 e) Undertakings described under the 2010 Main Post Update to the PTMP shall be reviewed  
305 in accordance with Stipulation VI.
- 306 f) Undertakings that may affect historic properties, but do not fit into one of the above  
307 categories listed in Stipulation IV(A)(2)(a) through (d) shall be reviewed in  
308 accordance with 36 C.F.R. § 800.
- 309 3. If the FPO determines the undertaking is an activity that is listed in Appendix A, the FPO  
310 will document this determination for inclusion in the Trust's annual report (Stipulation  
311 XV), and the Trust has no further obligations under this Stipulation.
- 312 4. If the FPO determines the undertaking is not an activity that is listed in Appendix A, the  
313 FPO will continue on in the analysis and review process, beginning with Stipulation IV(B).
- 314 B. Define the Area of Potential Effects and Identify Historic Properties
- 315 1. The FPO shall determine and document the undertaking's APE taking into account direct,  
316 indirect, and cumulative effects.
- 317 2. The FPO will identify historic properties within the APE using the 1993 Update, the draft  
318 2008 Update, subsequent NHL updates, or additional surveys if warranted. If there are  
319 unevaluated properties in the APE that may be eligible individually or as contributors to the  
320 NHLD, the Trust shall consult with the SHPO and NPS according to Stipulation III.

- 321 3. If the FPO determines that the APE contains no contributing or eligible resources, the FPO  
322 shall consider the effect the project may have on the NHLD as a whole. If the FPO  
323 determines that the NHLD or other historic properties will not be affected, this  
324 determination shall be documented for inclusion in the Trust’s annual report (Stipulation  
325 XIV).
- 326 4. If the FPO identifies a historic property that may be directly, indirectly, or cumulatively  
327 affected within the APE, the FPO will continue on in the review process.
- 328 C. Assessment of Effects from the Undertaking and Resolution of Adverse Effects  
329 The FPO will assess the effects of the proposed undertaking, including cumulative effects, on  
330 historic properties using the criteria of adverse effects (36 C.F.R. § 800.5(a)(1)) and the Trust  
331 will complete the review process using one of the following compliance pathways.
- 332 1. N<sup>2</sup> Review Process (National Environmental Policy Act and Section 106 of National Historic  
333 Preservation Act)
- 334 a) The Trust will assign a Project Manager (PM) or Trust Designated Representative  
335 (TDR) responsible for each undertaking. The PM or TDR, who will represent the  
336 Trust, Trust’s permittees, federal or non-federal tenants, or other parties, shall submit a  
337 package describing the proposed undertaking to the Historic Compliance Coordinator  
338 for review by the FPO and Trust NEPA Compliance Manager. The package will  
339 consist of a project summary document (known as a “Planning Review Submittal”),  
340 plans, drawings, specifications, photos, and any other information useful for  
341 describing the proposed undertaking.
- 342 b) The FPO shall add a description of the APE, in accordance with Stipulation IV(B)(1),  
343 to the Planning Review Submittal Form.
- 344 c) The FPO shall add identified historic properties, in accordance with Stipulation  
345 IV(B)(2), to the Planning Review Submittal Form.
- 346 d) If necessary, the FPO shall consult with the PM, TDR and other staff qualified  
347 according to Stipulation I(A)(3) in order to ensure that the undertaking can achieve a  
348 finding of no adverse effect.
- 349 e) In collaboration with the Trust’s Archaeologist or other qualified archaeologist, the  
350 FPO shall ensure that an appropriate level of archaeological identification, assessment,  
351 or monitoring is performed for undertakings on top of or in proximity to  
352 archaeological areas of the NHLD (see Appendix D), in accordance with an  
353 Archaeological Management Assessment (AMA) prepared for the undertaking in  
354 accordance with Stipulation VII.
- 355 f) The FPO shall make one of the following determinations (see Appendix E for a flow  
356 chart of the below steps):

- 357 (i) Historic Property Affected, No Adverse Effect (Administrative Review) - If the  
358 above process results in the FPO determining there is no adverse effect, the  
359 FPO will document that finding in the undertaking's administrative record,  
360 along with stipulations to ensure that any unanticipated adverse effects are  
361 avoided, and ensure that the finding is included within the Trust's annual report  
362 in accordance with Stipulation XV, and the undertaking may be implemented
- 363 (ii) Historic Property Affected, No Adverse Effect through **Conditions** - If the  
364 above process results in the PO's finding that the proposed undertaking will  
365 have no adverse effect on historic properties with conditions, the FPO will place  
366 the item on the agenda for the weekly N<sup>2</sup> review, which will consist of the  
367 following:
- 368 (1) The PM or TDR will prepare a Project Screening Form (Appendix I)  
369 The FPO will prepare a project summary for circulation via electronic mail  
370 to qualified Trust staff that will participate in the review, signatory parties,  
371 except the ACHP, and concurring parties no later than the Monday before  
372 the regular Thursday morning meetings (occurring each week at 10:00 am  
373 Pacific Time). The project summary shall include information describing  
374 how the undertaking has been designed to avoid adverse effects. The Trust  
375 will make Project Screening Forms available online ([www.presidio.gov](http://www.presidio.gov) -  
376 Public Documents page).
- 377 (2) Signatory, concurring parties and the public may submit comments or  
378 questions about the project ahead of the Thursday meetings; signatory and  
379 concurring parties may also attend the meeting in person. Trust staff  
380 qualified under Stipulation I(A)(3) will review the project documents  
381 ahead of time and be present at the meeting to contribute to the discussion  
382 and development of conditions.
- 383 (3) Trust compliance staff will document meeting minutes and conditions  
384 required to support the no adverse effect determination, and circulate these  
385 draft minutes to signatory and concurring parties via electronic mail for  
386 comment or questions within five (5) business days of the meeting. The  
387 minutes and conditions shall reflect input from the FPO and qualified Trust  
388 staff, as well as comments received from signatory and concurring parties  
389 or the public.
- 390 (4) Within five (5) business days following circulation of the meeting minutes  
391 and project conditions, the FPO will distribute final minutes via electronic  
392 mail and then prepare a Certificate of Compliance (CoC) and Categorical  
393 Exclusion (CE) to be included in the undertaking's administrative record.
- 394 (5) The Trust will include the project description and finding in the Trust's  
395 annual report in accordance with Stipulation XV and make the finding  
396 available upon request to any party or the public.

- 397 (6) Following the issuance of the CE and/or CoC, and absent objection by any  
398 consulting party or member of the public, the undertaking may proceed  
399 without further review per this Stipulation.
- 400 (7) Because the Trust coordinates its NEPA and NHPA review, projects may  
401 appear on the N<sup>2</sup> agenda that have only NEPA implications (e.g. approval  
402 of new herbicides for use in Area B), and do not constitute an undertaking.  
403 In these cases, the Trust will note on the agenda that the project has no  
404 potential to affect historic properties and thus will not be subject to NHPA  
405 review.
- 406 (iii) Historic Property Affected, Adverse Effect - If the FPO finds that the proposed  
407 undertaking will have an adverse effect on historic properties, the FPO shall  
408 consult with the NPS and SHPO to determine if the adverse effect may be  
409 avoided.
- 410 (1) Where the Trust, SHPO, and the NPS agree on measures to avoid adverse  
411 effects, they shall document their agreement in the administrative record  
412 for the project, and include a summary of avoidance measures for the  
413 undertaking in the annual report in accordance with Stipulation XV. The  
414 undertaking may proceed without further review per this Stipulation.
- 415 (2) If the FPO finds the proposed undertaking will result in an adverse effect  
416 and consults with NPS and SHPO but fails to reach agreement pursuant to  
417 paragraph IV(C)(1)(f)(iii)(1) above, then the FPO shall also consult with  
418 ACHP and the concurring parties to resolve the adverse effect in  
419 accordance with 36 CFR 800.6.
- 420 2. Coordination with an Environmental Assessment (EA) or Environmental Impact Statement  
421 (EIS) Process
- 422 a) If the Trust is preparing an EA or an EIS for NEPA it shall follow recommendations in  
423 the Council on Environmental Quality (CEQ)/ACHP Guidance, Section IV “Road  
424 Map for Coordination,” relative to development of a comprehensive communication  
425 plan, creation of an integrated strategy for completing studies to fill data gaps that  
426 meet information standards and timing requirements for both NEPA and NHPA  
427 processes, and – where appropriate – descriptions of mitigation commitments in the  
428 decision record. The Trust will include a project-specific description of its intended  
429 “Road Map for Coordination” as part of the scoping notice for NEPA and initiation of  
430 NHPA consultation under this stipulation.
- 431 b) The Trust shall ensure that the undertakings reviewed under this compliance pathway  
432 conform to the Secretary’s Standards, the Principles, and any applicable PDG to the  
433 maximum extent possible.

- 434 c) First Consultation Package - In coordination with the opening of public scoping for the  
435 NEPA process and consistent with 36 CFR 800.1(c), the Trust shall provide the  
436 SHPO, the NPS, and concurring parties with an initial consultation package.
- 437 (i) The First Consultation Package shall include the following: a determination of  
438 the project to be an undertaking (Stipulation IV(A)(2)), a graphic and written  
439 justification for the proposed APE and list of historic properties identified in the  
440 proposed APE (Stipulation IV(B)(1) and (2)), and a preliminary assessment of  
441 effect based on the undertaking's consistency with the Secretary's Standards,  
442 Principles, and relevant PDGs.
- 443 (ii) Provided the purpose and need describes a project that has been determined to  
444 be an undertaking (in accordance with Stipulation IV(A)(2)), the preliminary  
445 assessment of effect shall be one of the following: (1) Historic Property  
446 Affected, No Adverse Effect, (2) Historic Property Affected, No Adverse Effect  
447 through Conditions, or (3) Historic Property Affected, Adverse Effect. The  
448 comment period on this consultation package shall be coordinated with the  
449 NEPA scoping period, and will be specified in the cover letter. The comment  
450 period shall not be fewer than thirty (30) days.
- 451 d) Second Consultation Package & Process - In coordination with the release of a draft  
452 EA/Finding of No Significant Impact (FONSI) or draft EIS, the Trust will distribute to  
453 the SHPO, the NPS, and concurring parties for comment a second consultation  
454 package.
- 455 (i) For undertakings with a preliminary finding of "historic property affected, no  
456 adverse effect" or "historic property affected, no adverse effect through  
457 conditions", the Second Consultation Package will contain the following: a final  
458 APE, summary of scoping comments and the Trust's responses, and a  
459 determination of effect regarding the undertaking on historic properties. The  
460 Trust will include supplemental information in the second consultation package  
461 that describes the historic properties and an analysis of how the undertaking will  
462 affect them. The package will also contain a request for a consultation meeting  
463 among the signatory parties in order to discuss the Trust's finding and seek a  
464 consensus that the undertaking will not adversely affect historic properties,  
465 conforms to the Secretary's Standards, the Principles and any applicable PDGs  
466 to the maximum extent possible.
- 467 (1) The concurring parties will have thirty (30) days following the date of  
468 receipt of the second consultation package to provide written comments to  
469 the Trust for the signatory parties' consideration during this consultation.  
470 The Trust shall provide these comments to the signatory parties.
- 471 (2) The signatory parties will have thirty (30) days following the date of  
472 receipt of the second consultation package to provide written comments to  
473 the Trust regarding the determination of effect and changes, if any, that are

474 needed for the undertaking to avoid adverse effects, meet the Secretary's  
475 Standards, the Principles and applicable PDGs.

476 (3) The consultation meeting to discuss these comments will be held in person  
477 or virtually within ten (10) days of the close of the thirty (30) day comment  
478 period described under Stipulation IV(C)(2)(d)(i)(2), or from the close of  
479 any extended comment period. The Trust shall provide a summary of all  
480 comments from the public gathered via review of the draft EA or EIS to  
481 the signatory parties prior to the consultation meeting. The signatory  
482 parties may decide to forego the consultation meeting if they have  
483 indicated concurrence with the Trust's findings in their comments.

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

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

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

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

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

- 513 (3) The consultation meeting to discuss these comments will be held in person  
514 or virtually within ten (10) days of the close of the thirty (30) day comment  
515 period described under Stipulation IV(C)(2)(d)(i)(2), or from the close of  
516 any extended comment period. The Trust shall provide a summary of all  
517 comments from the public gathered via review of the draft EA or EIS to  
518 the signatory parties prior to the consultation meeting.
- 519 (4) Where the Trust, SHPO, and the NPS agree on how to avoid adverse  
520 effects, they shall document their agreement in the administrative record  
521 for the undertaking, the Trust may finalize the EA/EIS to include the  
522 revised description of the undertaking and immediately provide each of the  
523 other parties with copies of the final materials. The Trust shall document  
524 this determination for inclusion in the Trust's annual report (Stipulation  
525 XV), and the Trust has no further obligations under this Stipulation.
- 526 (5) If the FPO consults with NPS and SHPO but fails to reach agreement, then  
527 the FPO shall also consult with ACHP and the concurring parties to  
528 resolve the adverse effect in accordance with 36 CFR 800.6.
- 529 3. Failure of NPS, SHPO, ACHP, or the concurring parties to comment within the timeframes  
530 established by this stipulation or within timeframes otherwise agreed to by those parties on  
531 any document submitted for review pursuant to this stipulation will be deemed a waiver of  
532 the opportunity to comment, and the Trust may proceed without considering comment(s)  
533 that might otherwise have been made. However, the Trust shall consider the reasonable  
534 request via written or electronic mail of any signatory party for a modification of the  
535 timeframes established by this stipulation.

536 **V. Coordination with the Federal or California State Historic Preservation Tax Incentives**  
537 **Program**

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

- 543 A. Applicants seeking to participate in the Federal or California State Historic Preservation Tax  
544 Incentives Program for a historic property or properties located in Area B shall follow the  
545 process delineated in 36 CFR Part 67 (for Federal Tax Credits) or the California State corollary  
546 regulations. For Tax Incentive project review, applicants are encouraged to engage in early  
547 conversations and coordination with the SHPO. Applicants will be responsible for submitting  
548 Parts One, Two, and Three electronic applications and amendments to SHPO for review and  
549 approval.
- 550 B. The Trust shall accomplish Section 106 review for all Tax Incentive projects proposed by an  
551 Applicant through the processes described in Stipulation IV above. Consultation under

552 Stipulation IV will address direct, indirect and cumulative effects. The Trust shall supplement  
553 consultation packages described under subparts IV(C)(1)(f)(ii)(1) and IV(C)(2)(c) and (d) with  
554 information from the Parts One and Two submittals that may assist in the review and comment  
555 of participating parties.

556 1. If the Applicant receives Part Two approval from the NPS-Technical Preservation Services  
557 (NPS-TPS) without conditions, the rehabilitation described in the Part Two application will  
558 be considered to conform to the Standards; and if Section 106 review under Stipulation IV  
559 results in no adverse direct, indirect, or cumulative effects from the undertaking, and  
560 Section 106 consultation under Stipulation IV will be concluded.

561 2. If conditions are placed on the Part Two approval, the Applicant shall be obligated to  
562 comply with those conditions.

563 a) The conditions may be resolved through compliance with the condition(s) or a Part  
564 Two amendment submitted to SHPO for review and approval. If the conditions are  
565 met and/or the amendment approved, the rehabilitation described in the Part Two  
566 application will be considered to conform to the Standards; and if the Section 106  
567 review under Stipulation IV results in no adverse direct, indirect or cumulative effects  
568 from the undertaking, and Section 106 consultation under Stipulation IV will be  
569 concluded.

570 b) In the event that the Applicant cannot or will not modify the project to comply with  
571 the conditions, the Applicant may abandon the project or complete Section 106 review  
572 solely in accordance with Stipulation IV.

573 3. SHPO and NPS shall be responsible for coordinating comments on consultation packages  
574 submitted during the 106 review with comments on tax credit submittals among the  
575 separate reviewing offices (e.g., NPS- Regional Office Interior Regions 8, 9, 10 and 12  
576 (NPS Regional Office) and NPS-Technical Preservation Services).

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

579 1. The Trust will preliminarily review copies of Applicants' Parts One, Two and Three  
580 applications, and amendments to Part Two applications, prior to submittal to SHPO. The  
581 Trust will review these documents for their accuracy and consistency with Trust codes,  
582 regulations, planning documents, guidelines and general design direction as described in  
583 the Tenant Handbook and other such descriptive materials adopted or produced by the  
584 Trust for Area B. The Trust shall review these documents for no more than fifteen (15)  
585 calendar days and submit comments to the Applicant in writing prior to the Applicant's  
586 submittal of final documents to SHPO.

587 2. The Trust shall assist the Applicant in making a determination regarding Functionally  
588 Related Structures (FRS) according to 36 CFR 67.6(b)(4), and ensure the Applicant



589 submits adequate documentation to NPS-TPS to confirm the determination in conjunction  
590 with the Part One application submittal.

591 a) If the NPS-TPS confirms that the tax credit project is an FRS, any other work within  
592 the complex of historically functionally related buildings that is not subject to the tax  
593 credit project must be submitted to the Trust for Section 106 review through  
594 Stipulations IV or V and demonstrated to meet the Standards. Such determinations  
595 will be documented in the Trust's annual report in accordance with Stipulation XV  
596 below.

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

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

605 a) The FPO shall employ the review process described under Stipulation IV for any  
606 substantive actions proposed involving a Certified Rehabilitation during the five (5)  
607 year recapture period.

608 b) The FPO shall direct the applicant to notify SHPO in writing to describe the nature of  
609 the proposed undertaking and request comment as to its appropriateness according to  
610 terms established via the Certified Rehabilitation. SHPO may consult with NPS-TPS  
611 as appropriate on the proposed additional work.

612 c) The FPO shall ensure that the additional work is carried out according to direction  
613 from the SHPO and NPS-TPS

614 d) The FPO shall document the work, along with the rest of the undertaking, in the  
615 Trust's annual Section 106 report in accordance with Stipulation XV.

## 616 **VI. Undertakings Described under the 2010 Main Post Update to the PTMP**

### 617 **A. Design Review Steps, Process for PA-MPU Projects**

618 1. Using site-specific and district-wide design guidelines, the design guidelines in the PTMP,  
619 and/or treatment recommendations from HSRs, the FPO will work with project proponents  
620 to develop designs for new construction and rehabilitation described under Stipulation  
621 VI.2.

622 2. The Trust is responsible for ensuring that design submittals are complete prior to  
623 distributing them for review. These designs will be submitted to signatory and concurring

- 624 parties, and the public, for further consultation and comment according to the processes  
625 described in Appendix H.
- 626 3. The FPO will be responsible for notifying participating parties of the intent to hold public  
627 meetings and on-site briefings in accordance with Appendix H at least thirty (30) calendar  
628 days prior to the event taking place.
- 629 B. Consultation on Treatment of Buildings 40 and 41
- 630 1. Prior to completion of schematic designs for El Presidio interpretive landscape, and  
631 following treatment recommendations in the 2012 Main Post CLR, the Trust will initiate  
632 consultation with signatory and concurring parties to determine the appropriate treatment  
633 of Buildings 40 and 41, and will consider all measures for avoidance, minimization or  
634 mitigation.
- 635 2. Because the landscape design for El Presidio will be phased, phases of the plan that do not  
636 propose to adversely affect Buildings 40 and 41 may proceed according to the process  
637 described in Appendix IV. Implementation of earlier phases of the treatment plan will not  
638 preclude any outcome as to the final treatment of Buildings 40 or 41.
- 639 3. The Trust FPO or designee will initiate consultation by notifying Signatory and concurring  
640 parties of its intent to hold a public meeting thirty (30) calendar days prior to scheduling  
641 the meeting. Trust staff will present proposals, with the full range of treatment options,  
642 related to the above-referenced project at the session and will solicit comment from  
643 attendees. Following the public meeting, the Trust, NPS, SHPO and concurring parties will  
644 meet to consider the proposals and comments from the meeting and discuss how effects  
645 should be resolved.
- 646 4. Where the Parties agree on how effects will be resolved, they shall document such  
647 agreement along with a process for implementing the terms of agreement (including, but  
648 not limited to, documentation, rehabilitation and/or relocation plans, or other mitigation  
649 measures).
- 650 5. If, after consultation, the Parties do not agree on how effects will be resolved, then the FPO  
651 shall notify the ACHP and treat the matter as an objection under the terms of Stipulation X  
652 Dispute Resolution.
- 653 C. Summary of Treatment Measures and Limits of New Construction  
654 For components of the Main Post Update determined to result in adverse effects to historic  
655 properties and to the cultural landscape as documented in the final Finding of Effect for the  
656 Main Post Update, measures to avoid, minimize and mitigate the adverse effects of the  
657 Undertaking are described below.
- 658 1. Project-Specific Treatments
- 659 a) El Presidio: The Birthplace of San Francisco  
660 The archaeological program at El Presidio may only proceed as follows:

- 661 (i) Standards and guidelines to direct archaeological efforts at El Presidio have  
662 been developed and will apply to all work undertaken at the site, including  
663 work by professional and academic partners of the Trust; terms and details for  
664 these standards and guidelines to direct archaeological methods at El Presidio  
665 are set forth in Stipulation VII.
- 666 (ii) Treatment recommendations will be developed for the phased implementation  
667 of an interpretive landscape at El Presidio, including:
- 668 (1) Reduction of parking from 252 daily stalls to 75 daily stalls, and;
- 669 (2) Measures to periodically close Moraga Avenue, Mesa and Graham Streets  
670 using removable bollards for ongoing excavation and special events, and;
- 671 (3) Representations of the dimensions and layout of the colonial settlement,  
672 and measures to rehabilitate the character-defining features of the *plaza de*  
673 *armas*. Review of schematic designs for above will be conducted  
674 according to terms set forth in Stipulation G.
- 675 (iii) Prior to implementing a course of action involving removal or relocation of  
676 NHL-contributing Buildings 40 or 41 the Trust will consult with signatory and  
677 concurring parties according to terms set forth in Stipulation VI.B.
- 678 (iv) In 2024, the Trust began a project to rehabilitate Building 40 for multi-tenant  
679 office use, with expected completion and occupancy by 2025. As of the same  
680 year, Building 41 is fully occupied for residential use.
- 681 b) Presidio Lodge  
682 Rehabilitation and new construction associated with the Presidio Lodge may only  
683 proceed as follows:
- 684 (i) Total new construction for lodging use on the site bound by Lincoln Boulevard,  
685 Sheridan Avenue, Graham and Anza Streets will not exceed 70,000 sq/ft  
686 (reference conceptual site plan attached as Appendix G).
- 687 (ii) New construction will be roughly based on the historic barracks layout that was  
688 present between Anza and Graham Streets (ca. 1860-1945), with heights not to  
689 exceed 30'; the southern edge of new construction will be set back no less than  
690 150' from Building 95 (reference conceptual site plan attached as Appendix G).
- 691 (iii) Designs for foundations, utility connections and underground parking using the  
692 basement footprint of former Building 34 will take into account the presence of  
693 subsurface archaeological features, and the Trust will seek solutions through  
694 the review process to avoid adverse effects associated with excavation.

- 695 (iv) Buildings 86 and 87 may be adaptively reused for lodging according to  
696 treatment recommendations in an HSR, developed according to terms set forth  
697 in Stipulation III and the Secretary's Standards.
- 698 (v) Prior to completion of schematic designs for the Presidio Lodge, an  
699 Archaeological Management Assessment (AMA) will be prepared (reference  
700 Stipulation VII. If the AMA anticipates an adverse effect to archaeological  
701 features, the Trust will draft a proposed Treatment Plan according to terms set  
702 forth in Stipulation VII.
- 703 (vi) Reviews of rehabilitation and new construction will be conducted according to  
704 terms set forth in Stipulation VI.A and will follow conceptual plans attached as  
705 Appendix G.
- 706 c) Presidio Chapel  
707 Rehabilitation and new construction associated with the Presidio Chapel (Building  
708 130) may only proceed as follows:
- 709 (i) In order to minimize the effect of an addition, Building 130 and its surrounding  
710 landscape will be rehabilitated and new construction designed according to the  
711 treatment recommendations in the 2012 HSR.
- 712 (ii) An addition not to exceed 4,000 sq/ft may be located to the west of Building  
713 130, with a height not to exceed the sills of the west elevation windows; the  
714 addition will be perpendicular to the west wall of the sanctuary, allowing a  
715 large portion of the west wall to be visible.
- 716 (iii) Designs for the addition will take into account the presence of subsurface  
717 archaeological features and the Trust will seek solutions through the review  
718 process to avoid adverse effects associated with excavation.
- 719 (iv) Review of rehabilitation and new construction will be conducted according to  
720 terms set forth in Stipulation VI.A, and will follow conceptual plans attached as  
721 Appendix G.
- 722 d) Pedestrian Access & Parking Improvements  
723 Pedestrianization of specified roads and development of the following parking  
724 facilities in the Main Post may only proceed in accordance with the Secretary's  
725 Standards and as follows:
- 726 (i) Traffic signals will not be installed at any location in the Main Post.
- 727 (ii) Portions of Arguello Boulevard (between Moraga and Sheridan Avenues) and  
728 Sheridan Avenue (between Graham and Montgomery Streets) will be closed to  
729 vehicular traffic using removable bollards; historic widths and alignments of  
730 these NHL-contributing resources will be retained and roads will be resurfaced

- 731 with a historically compatible paving material; reviews for treatment of historic  
732 roads will be conducted according to terms set forth in Stipulation VI.A.
- 733 (iii) The parking lot at Moraga Avenue will be developed to avoid adverse effects to  
734 Building 386, according to conceptual plans attached as Appendix G; treatment  
735 of archaeological resources will follow terms set forth in Stipulation VII.
- 736 (iv) The Main Post Bluff parking facility will be developed according to conceptual  
737 plans attached as Appendix G; an archaeological Identification Plan will be  
738 developed for the Main Post Bluff parking facility prior to completion of  
739 schematic designs. An AMA will be prepared based on any additional testing  
740 that may be required according to the Identification Plan. If the AMA  
741 anticipates an adverse effect to archaeological features, the Trust will draft a  
742 proposed Treatment Plan according to terms set forth in Stipulation VII.
- 743 (v) Reviews for the design of the parking facility will be conducted according to  
744 terms set forth in Stipulation VI.A.
- 745 e) Coordination with Design of the Main Parade
- 746 (i) Guidelines have been included in the 2011 Main Post Planning and Design  
747 Guidelines to ensure compatibility between the Presidio Lodge design and the  
748 rehabilitated Main Parade.
- 749 (ii) Project specific design guidelines for the Presidio Lodge will incorporate  
750 directives from the Main Post Planning and Design Guidelines ensuring  
751 compatibility between the new Lodge construction and the adjacent Main  
752 Parade.
- 753 (iii) Prior to finalizing schematic designs for the eastern edge of the Main Parade  
754 (also known as the “Anza Esplanade”, reference Appendix G), the Trust will  
755 hold a public meeting on the proposed design for that feature.
- 756 (iv) Following the public meeting the FPO will distribute a 90% design  
757 development submittal to the signatory and concurring parties for review. The  
758 design submittal will be made available via the Trust website  
759 ([www.presidio.gov](http://www.presidio.gov) – Public Documents page), or in hard copy mailed upon  
760 request.
- 761 (v) Written comments from the signatory parties on these design submissions  
762 received by the Trust within twenty-one (21) calendar days of the submission  
763 will be considered. If a party does not comment within twenty-one (21)  
764 calendar days, and does not notify the Trust and request an additional period to  
765 submit comments that shall not exceed ten (10) calendar days, the Trust may  
766 proceed.
- 767

768 **VII. ARCHAEOLOGY**

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

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

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

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

805 D. All material remains and associated records generated by such projects, and not subject to  
806 NAGPRA, will be accessioned, catalogued, and managed in accordance with 36 C.F.R. Part 79,  
807 “Curation of Federally Owned or Administered Archeological Collections,” the Trust’s  
808 *Archaeological Collections Policy* and the *Archaeological Collections Management Guidelines*.

- 809 1. In accordance with 36 C.F.R. Part 79, the Trust shall use “qualified museum professionals”  
810 to provide “professional, systematic, and accountable curatorial services on a long-term  
811 basis” so that the Trust’s collections are “managed and preserved” and “available for  
812 scientific, education, and religious uses.”
- 813 2. According to 36 C.F.R. Part 79 “material remains means artifacts, objects, specimens and  
814 other physical evidence that are excavated or removed in connection with efforts to locate,  
815 evaluate, document, study, preserve or recover a prehistoric or historic resource.”  
816 Likewise, “associated records means original records (or copies thereof) that are prepared,  
817 assembled and document efforts to locate, evaluate, record, study, preserve or recover a  
818 prehistoric or historic resource”; these include but are not limited to AMAs, monitoring  
819 plans and treatment plans as described in Stipulation VI.
- 820 3. Curatorial activities will be summarized in the Trust’s annual report in accordance with  
821 Stipulation XV.

822 **VIII. UNANTICIPATED EFFECTS & POST REVIEW DISCOVERY**

- 823 A. If after completion of an undertaking’s review pursuant to Stipulation IV(C)(1) through (3), or  
824 if during the implementation of any previously reviewed undertaking, the Trust finds it  
825 necessary to modify the project scope or construction documents, the FPO shall determine the  
826 necessary compliance pathway to address this modification in accordance with Stipulation  
827 IV(C).
- 828 B. The Trust shall utilize its Standard Archaeological Discovery Protocol (see Appendix B) for  
829 projects without any anticipated effects; this will be the only condition required prior to  
830 implementation. In the event of an archaeological discovery the Trust may assume eligibility for  
831 the purposes of treatment for the current undertaking. Should circumstances arise where the  
832 Trust cannot address discoveries in a manner consistent with the protocol, the Trust shall notify  
833 the SHPO and NPS of the discovery and any project-related time constraints, then agree upon  
834 reasonable time frames for consultation. The Trust shall take into account any timely comments  
835 prior to making a final decision on treatment. This protocol will describe the Trust’s methods to  
836 comply with the Archaeological Resources Protection Act (ARPA) and NAGPRA for  
837 discoveries.

838 **IX. EMERGENCY RESPONSE**

- 839 A. In the event that an emergency occurs at the Presidio that affects historic properties, the Trust  
840 may take actions without consultation to preserve life or property.
- 841 1. Trust will notify SHPO and NPS within 24 hours of the emergency or as soon as conditions  
842 permit.
- 843 2. The Trust will notify the SHPO and NPS of any actions taken to preserve life or property  
844 within five days of completing the action.

- 845 3. The Trust will include a summary of the emergency and any actions taken in the Trust's  
846 annual report in accordance with Stipulation XV.
- 847 B. In the event of a disaster or emergency declared by the President or the Governor of California,  
848 the Trust can undertake actions involving historic properties to prevent further damage within  
849 thirty (30) days from the declaration of the disaster or emergency.
- 850 1. Emergency response work will be conducted in a manner that avoids or minimizes effects  
851 on historic properties and, where possible, such emergency measures will be undertaken in  
852 a manner that does not foreclose future preservation or restoration.
- 853 2. The Trust shall notify the NPS and SHPO of the emergency within two (2) days of the  
854 declaration and include the steps being taken to address the emergency, and shall provide  
855 on-site monitoring of emergency response work by qualified personnel (safe working  
856 conditions permitting). NPS and SHPO may comment on the proposed steps in order to  
857 facilitate the Trust's emergency response plan while also avoiding adverse effects to  
858 affected properties.
- 859 3. The Trust will include a summary of the emergency and response taken in the Trust's  
860 annual report in accordance with Stipulation XV.
- 861 4. The thirty (30) day timeframe referred to in IX.B. may be extended with approval of the  
862 ACHP.
- 863 C. Actions as part of the recovery of a disaster or emergency shall be reviewed in accordance with  
864 Stipulation IV.

865 **X. DISPUTE RESOLUTION**

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

- 870 A. Notify signatory and concurring parties of the intent to resolve a dispute through the  
871 involvement of the ACHP, and forward all documentation relevant to the dispute, including the  
872 Trust's proposed resolution, to the ACHP. The ACHP shall provide the Trust with its advice on  
873 the resolution of the objection within thirty (30) days of receiving adequate documentation.  
874 Prior to reaching a final decision on the dispute, the Trust shall prepare a written response that  
875 takes into account any timely advice or comments regarding the dispute from the ACHP,  
876 signatories and concurring parties, and provide them with a copy of this written response. The  
877 Trust will then proceed according to its final decision.
- 878 1. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day  
879 time period, the Trust may make a final decision on the dispute and proceed accordingly.  
880 Prior to reaching such a final decision, the Trust shall prepare a written response that takes  
881 into account any timely comments regarding the dispute from the signatories and



882                   concurring parties to the PA, and provide them and the ACHP with a copy of such written  
883                   response.

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

886   **XI. AMENDMENTS**

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

890           B.   Any such amendment will be documented in the Trust's annual report in accordance with  
891           Stipulation XV.

892   **XII. TERMINATION**

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

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

902           C.   Once the PA is terminated, the Trust must review all undertakings identified post termination in  
903           accordance with 36 CFR §§ 800.3 through 800.7.

904   **XIII. DURATION**

905           A.   This PA shall become effective upon execution by the Trust, the SHPO, the NPS, and the  
906           ACHP and shall remain in effect until December 31, 2034, or unless terminated prior to that  
907           time in accordance with Stipulation XII.

908           B.   Prior to such time, the Trust may consult with the other signatories to reconsider the terms of  
909           the PA and amend it in accordance with Stipulation XI.

910   **XIV. DEFINITIONS**

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

912   **XV. ANNUAL REVIEW AND MONITORING**

- 913 A. On or before January 31st of each year so long as this PA is in effect, the Trust shall prepare and  
914 provide to all parties an annual report describing how the Trust is carrying out its responsibilities  
915 under this PA.
- 916 B. The Trust shall ensure that the Report is made available to the public and that potentially  
917 interested persons and members of the public are invited to provide comments to the SHPO,  
918 NPS, and the ACHP as well as to the Trust. At the request of the SHPO, NPS, or the ACHP, the  
919 Trust shall supplement this process through meeting(s) to address comments and/or questions.
- 920 C. The Report shall include, at a minimum:
- 921 1. A list of all undertakings reviewed under Stipulation IV.
- 922 2. Efforts to identify and/or evaluate potential historic properties, monitoring efforts, AMA or  
923 research designs, and treatment of historic properties.
- 924 3. Reports of any training given to Trust personnel pursuant to Stipulation II, identification of  
925 current Trust points of contact, and notification of any qualified personnel changes.
- 926 4. Any recommendations to amend this PA or improve communications among the parties.
- 927 D. The SHPO and NPS may monitor activities carried out pursuant to this PA, and the ACHP will  
928 review such activities if it deems necessary or is so requested. The Trust shall cooperate with  
929 the SHPO, NPS and the ACHP in carrying out their monitoring and review responsibilities.
- 930 E. The Trust shall coordinate a meeting of the signatory and concurring parties to be scheduled  
931 within ninety (90) days of distribution of the Annual Report, or another mutually agreed upon  
932 date, to discuss activities carried out pursuant to this agreement during the preceding year and  
933 activities scheduled for the upcoming year. This meeting, should it be deemed unnecessary, may  
934 be cancelled by mutual consent of the signatory parties.

935 **XVI. AVAILABILITY OF APPROPRIATIONS**

936 The Trust's obligations under this PA are subject to the availability of appropriated funds, and the  
937 stipulations of this PA are subject to the provisions of the Anti-Deficiency Act. The Trust shall make  
938 reasonable and good faith efforts to secure the necessary funds to implement this PA in its entirety. If  
939 compliance with the Anti-Deficiency Act alters or impairs the Trust's ability to implement the stipulations  
940 of this agreement, the Trust shall consult in accordance with the amendment and termination procedures  
941 found at Stipulations XI and XII of this agreement.

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

## APPENDIX A

### Undertakings addressed under Stipulation IV.A.2.b: REPETITIVE OR LOW IMPACT ACTIVITIES

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

- A. Maintenance of contributing buildings and structures which includes:
  - 1. Housekeeping, routine maintenance, building monitoring, and other such actions (such as repair/replacement of light switches, and rewiring existing fixtures in existing conduit, replacement of window putty) that do not damage historic fabric.
  - 2. Painting of historic structures (exterior and interior) to match existing color, consistent with approved Residential Paint Palette, or based on paint analysis by an architect or exhibit specialist.
- B. Maintenance operations for non-contributing buildings and structures in a historic district, except excavations and borings in archaeologically sensitive areas.
- C. Painting of non-historic buildings and structures (exterior and interior).
- D. Maintenance and repair or replacement of roofs or parts of a roof on historic and non- historic structures that are deteriorated beyond repair, when replacement matches existing or original material and design, and the Secretary's Standards, or maintenance scope of work that does not alter the integrity of the historic property.
- E. Grading of terrain adjacent to a building to achieve positive water runoff in areas not designated as archaeologically sensitive or having vegetation or other characteristics which contribute to the cultural landscape and would be affected by grading.
- F. Routine grounds maintenance such as grass cutting and treatment, maintenance of shrubs, and tree trimming, provided these activities are consistent with the Vegetation Management Plan and preservation of the cultural landscape.
- G. Maintenance of existing roads or existing parking areas, including repaving and grading, within previously disturbed areas, where the work does not affect the historic integrity and character defining features of roads that are historic properties.
- H. Rehabilitation, maintenance, or replacement of utility lines, transmission lines, and non- historic fences and walls within previously disturbed areas, not including known archaeological sites.
- I. Health and safety activities such as non-destructive testing for radon gas, asbestos, lead- based paint, lead pipes, and hazardous materials and wastes.
- J. Conducting non-ground disturbing elements of the applicable Integrated Pest Management program for control of pests such as termites, insects, and rodents.
- K. Maintenance of existing facilities that does not involve new or additional ground disturbance (e.g., maintenance or replacement of guard rails, barriers, traffic control devices, light fixtures, non-historic curbs and sidewalks).

- L. Maintenance (that does not change the configuration or appearance of the existing facilities) of existing electronic communication sites involving no ground disturbance.
- M. Drilling test wells outside the boundaries of known archaeological sites for such purposes as water, slope stability, and detection of contaminants when continuous core sample is submitted to archaeology lab.
- N. Mitigation or abatement of hazardous materials where this can be accomplished without impact to historic integrity or character-defining features of historic properties in situations such as the following:
  1. Removal of asbestos insulation from piping and around duct work in open areas;
  2. Removal of damaged asbestos floor tile and replacement with similar non- asbestos tile;
  3. Carpeting over damaged asbestos floor tiles which do not contribute to the historic significance of a structure;
  4. Encapsulation of lead-based paint in window trim and molding where there is no change to appearance.
- O. Conducting small-scale and select destructive testing in contributing buildings to expose and assess concealed structural conditions (such as removal of small areas of plaster wall finish) and/or to assess material capacities (such as masonry push testing or concrete slab coring) when performed in areas that are easily repairable or otherwise inconspicuous.

**Undertaking types reviewed under Stipulation IV.C.1: N<sup>2</sup> REVIEW PROCESS**

The following project types will be subject to review and a determination of “no adverse effect” by the Trust FPO in accordance with the process outlined in Stipulation IV.C.1.

Maintenance, including replacement in kind or upgraded building or park infrastructure, including projects involving ground disturbance

Rehabilitation of historic properties, including buildings, landscapes and other individually-eligible or contributing elements of the Presidio of San Francisco National Historic Landmark District (NHLD)

Repair or replacement of building systems, HVAC or utilities

Interim and long-term leasing of historic properties and landscapes

Modifications to NHLD-contributing roads, trails, or other landscape features for traffic and parking-related projects

Utility and infrastructure work

Natural resource and habitat restoration

Archaeological testing programs and research excavations

Commemorative works and public artwork in conformance with applicable Trust policies

Special events and public programming

Trail construction and repair

Environmental remediation and hazardous materials abatement in contributing buildings or landscapes

Historic forest rehabilitation, maintenance, and general forestry work, including tree hazard abatement

Issuance of permits, leases, or other agreements

Tenant improvements, including addition or creation of kitchenettes, restrooms, addition of new partitions, furniture/fixture/equipment (FF&E) alterations

Installation of tenant-specific, wayfinding, interpretive, traffic or other signage, in accordance with the Trust's Sign Guidelines

Installation of physical security infrastructure, including cameras, fences, gates and other physical barriers

Sustainability projects, such as electric car charging stations, renewable energy infrastructure

Building changes of permitted use that conform with PTMP

## APPENDIX B

### STANDARD ARCHAEOLOGICAL DISCOVERY PROTOCOL

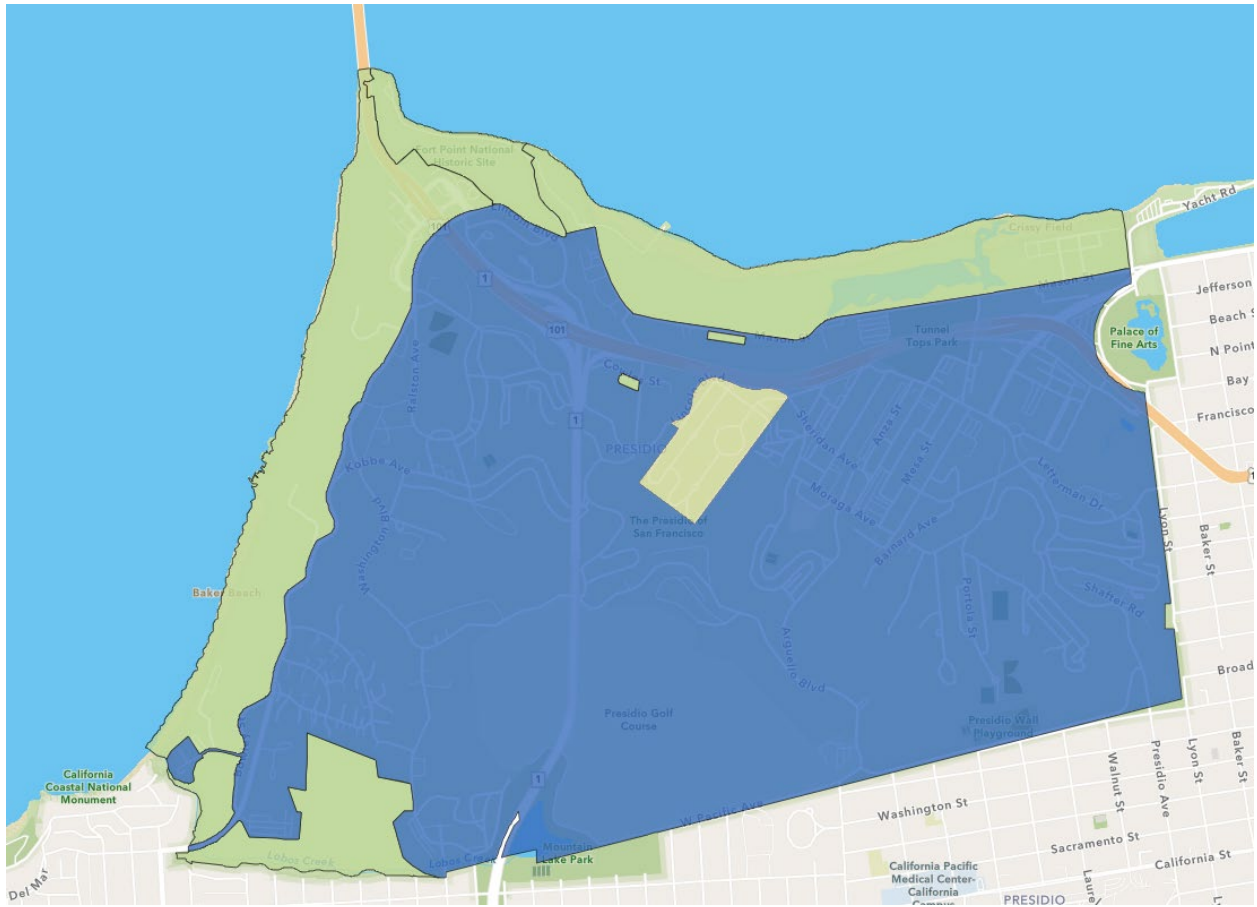
- A. There are three types of discoveries that are covered by this protocol.
1. Human remains of Native American or other derivation.
  2. Cultural resources that have the potential to be significant.
  3. Cultural resources not requiring further consideration.
- B. An unanticipated discovery refers 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 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)
  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, un-mortared 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 FPO. 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 discover 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 in 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 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



**Area A** & **Area B**, reflecting adjustments made in 2015



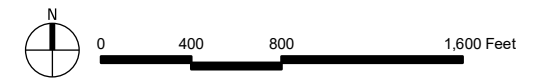


# APPENDIX D

## Archaeological Sensitivity Map

### Archaeological Sensitivity Rating

- 1 - High
- 2 - Med
- 3 - Low
- 4 - None



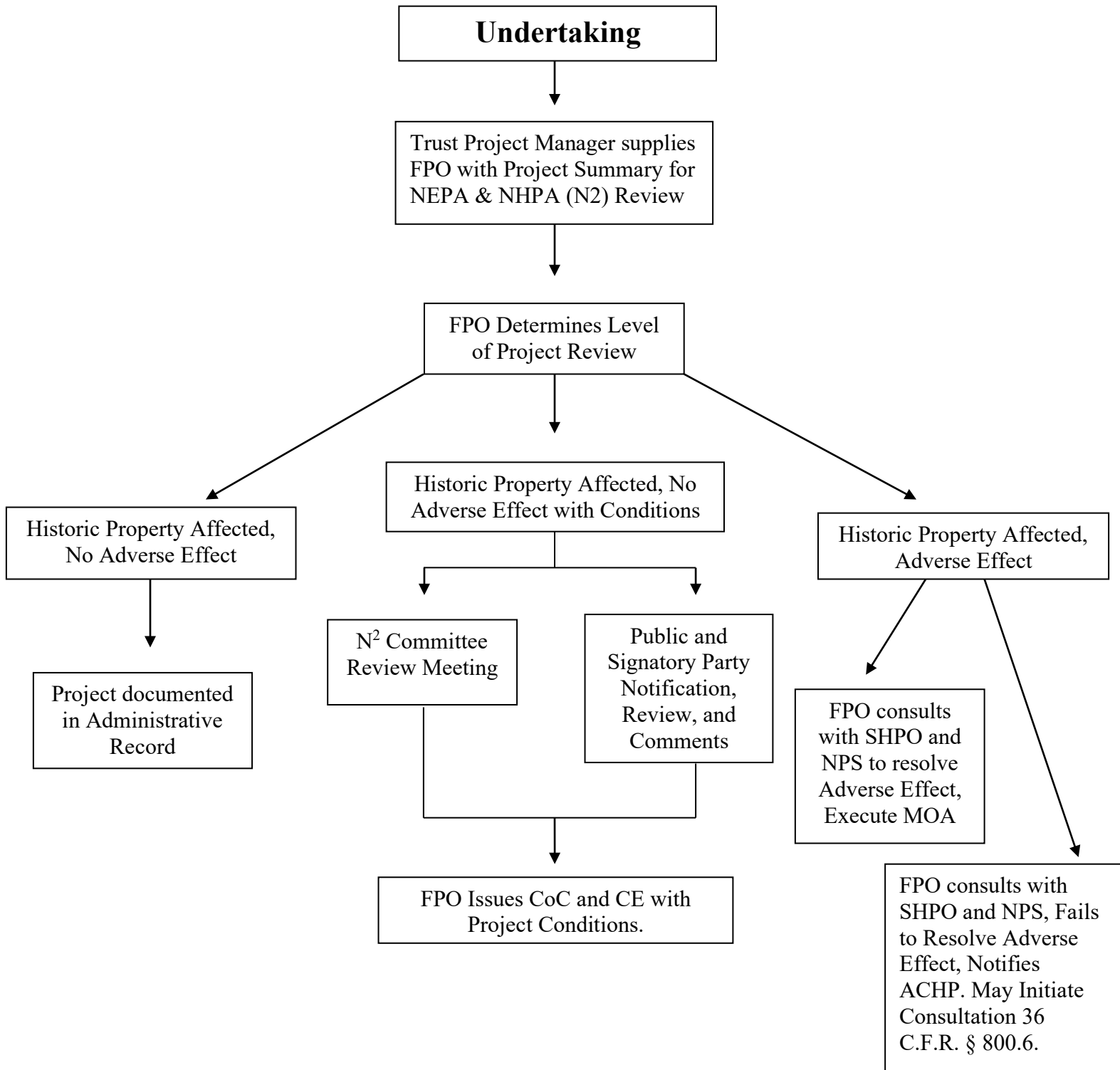
BY: Kari Jones, Hans Barnaal  
 DATE: 1/19/2024  
 SHEET NO: 1 of 1

**PRESIDIO TRUST**



# APPENDIX E

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



All Findings are documented in the Presidio Trust Annual Report in Accordance with Stipulation XIV

**APPENDIX F**  
**LIST OF PARTIES NOTIFIED DURING THE CONSULTATION PROCESS**  
**(December 2023 - December 2024)**

**Concurring Parties to the 2014 PTPA, notified, comments requested DATE: Jan 19, 2024**

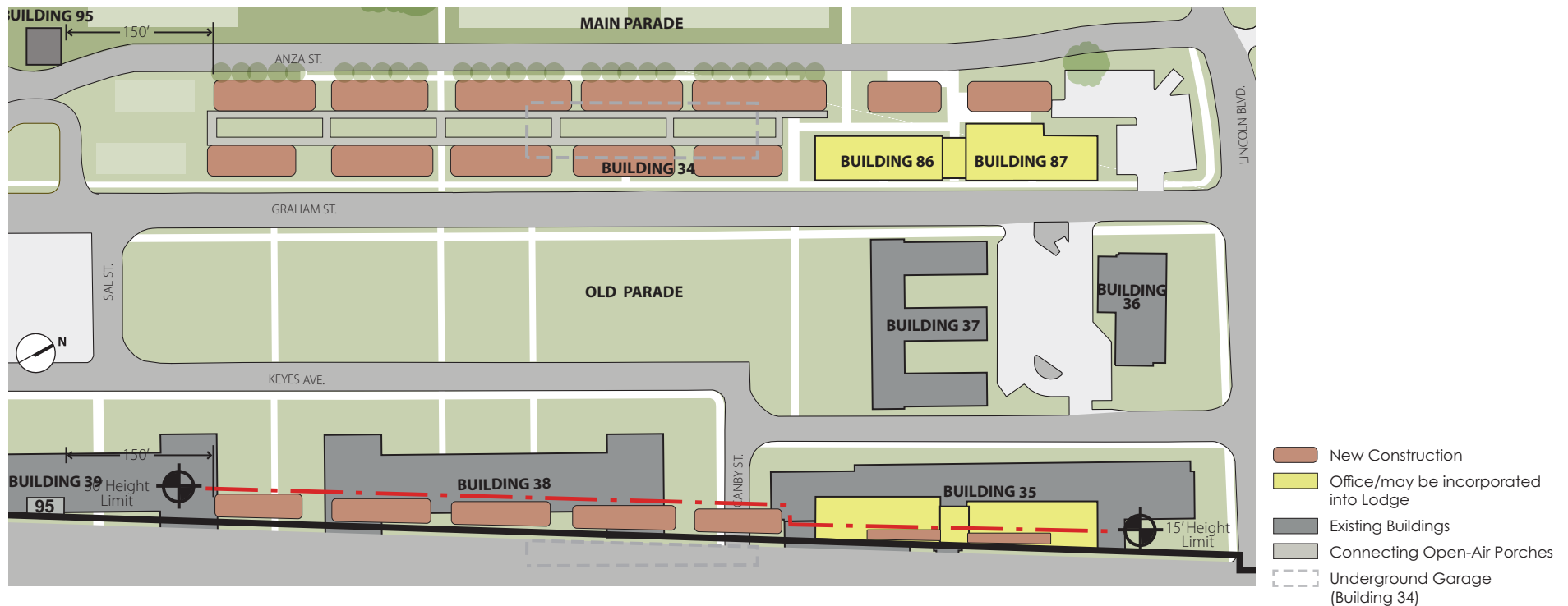
National Trust for Historic Preservation  
Presidio Historical Association

**Participating Parties to the 2014 PTPA notified and invited to participate DATE: Jan 19, 2024**

National Trust for Historic Preservation  
Presidio Historical Association  
San Francisco Architectural Heritage  
People for a Golden Gate National Recreation Area  
National Parks Conservation Association  
Sierra Club  
Descendants of the de Anza and Portola Expedition  
Neighborhood Associations for Presidio Planning  
Cow Hollow Association  
Laurel Heights Improvement Association  
Marina Community Association  
San Francisco Film Society  
Interfaith Center at the Presidio

**eNews Announcements to 9,000 subscribed members of the public on Feb 1 and Sept 19, 2024,  
notifying them of the process and inviting comment**

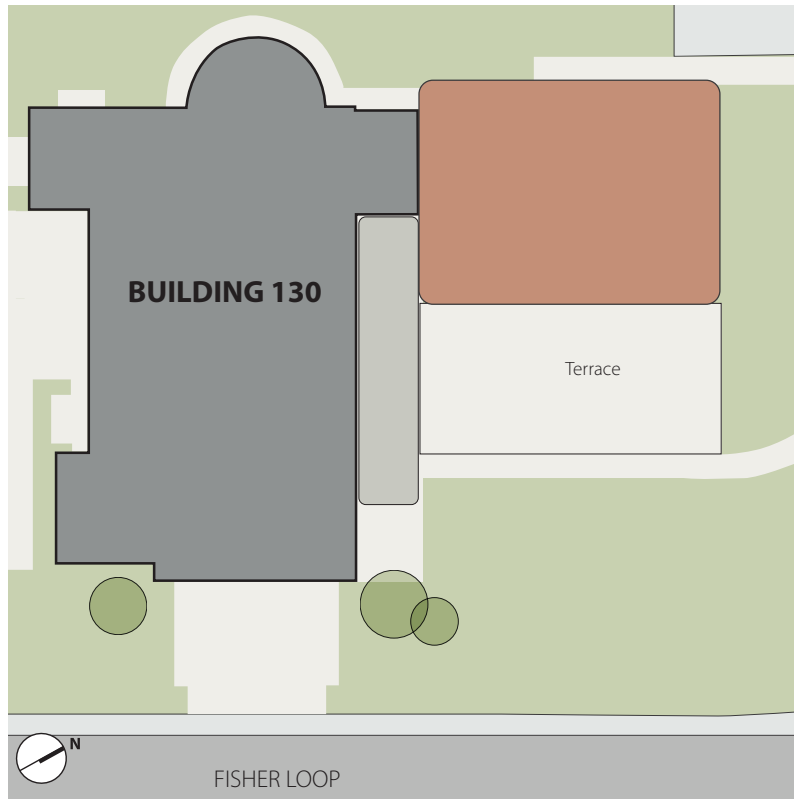
# APPENDIX G: PRESIDIO LODGE



## PROJECT PARAMETERS

- Demolish non-NL 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.

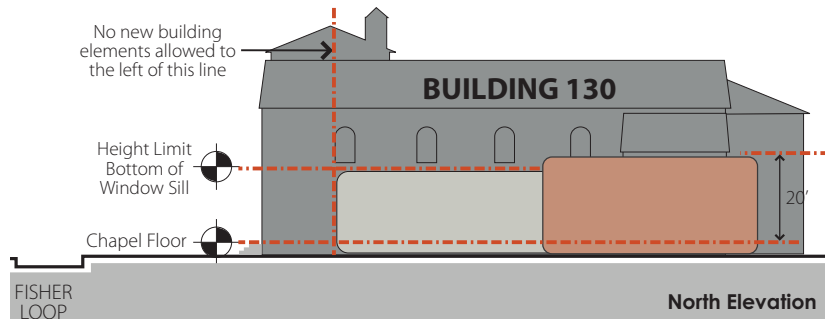
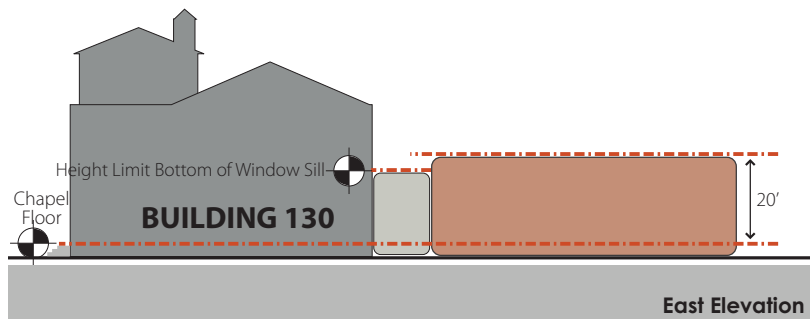
# APPENDIX G: PRESIDIO CHAPEL



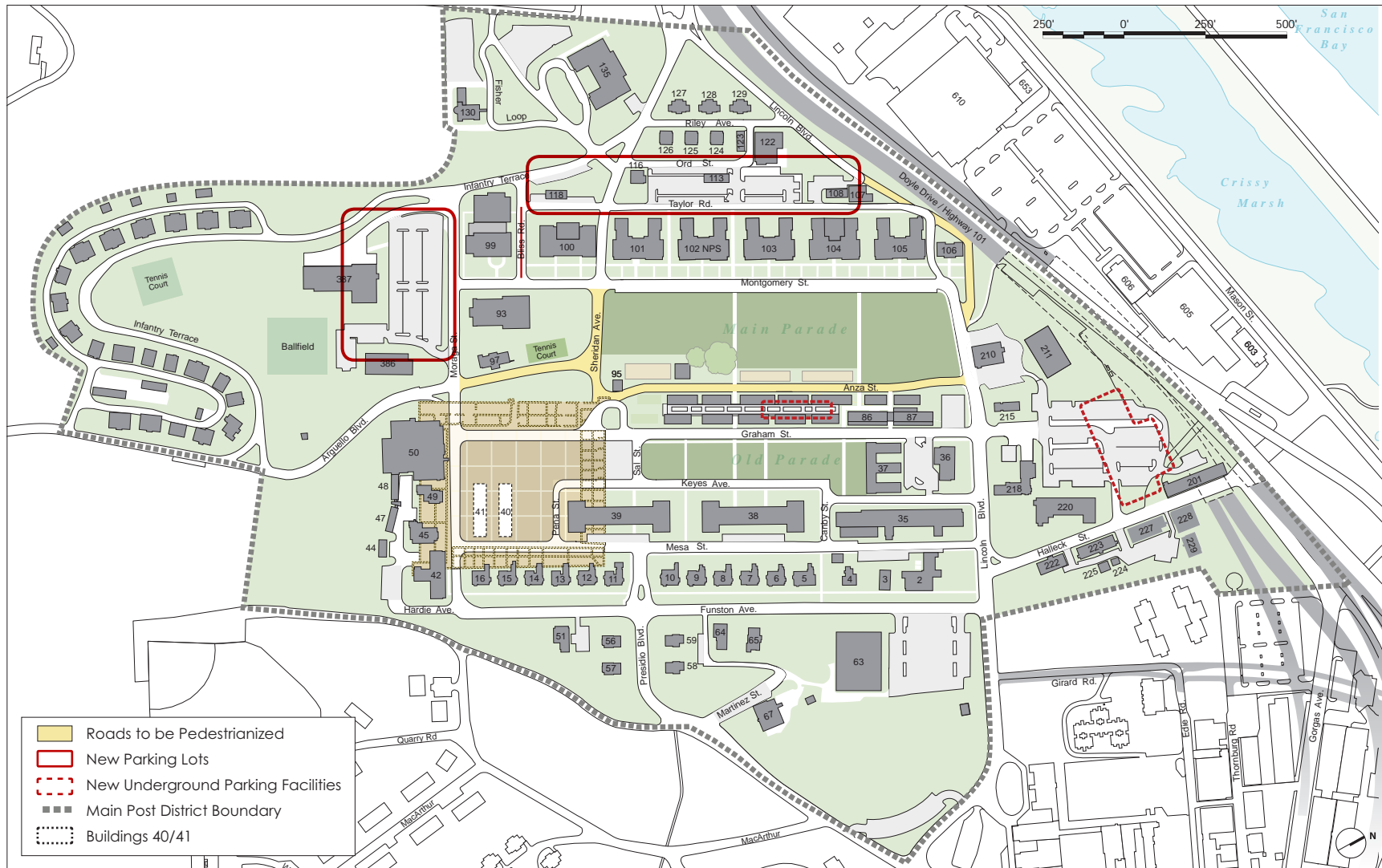
## PROJECT PARAMETERS

- 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



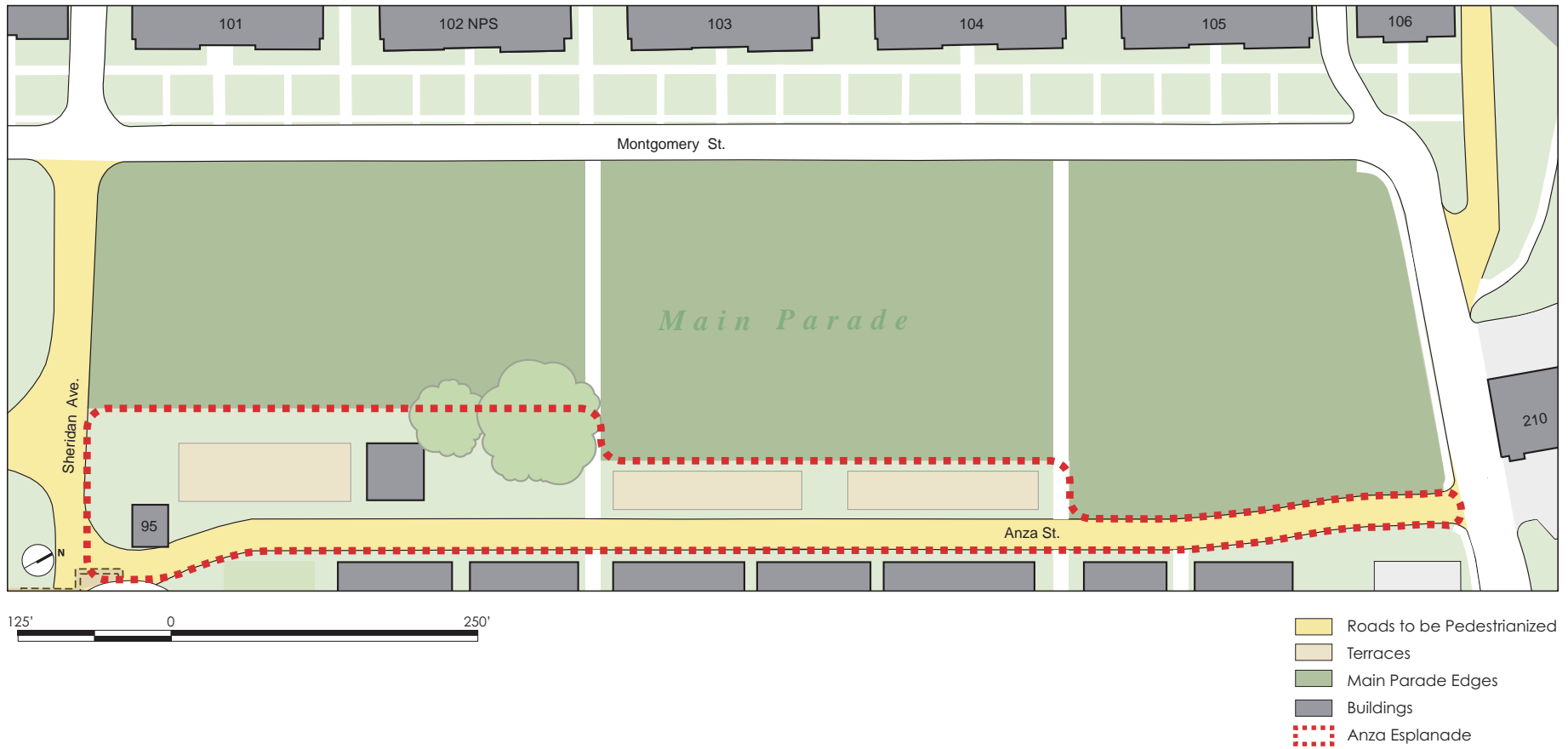
# APPENDIX G: PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS



## 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 G: CONCEPTUAL DESIGN FOR MAIN PARADE REHABILITATION



**Appendix H: Design Review Steps, Process for MPU Projects**

**MPU Projects:**

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

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

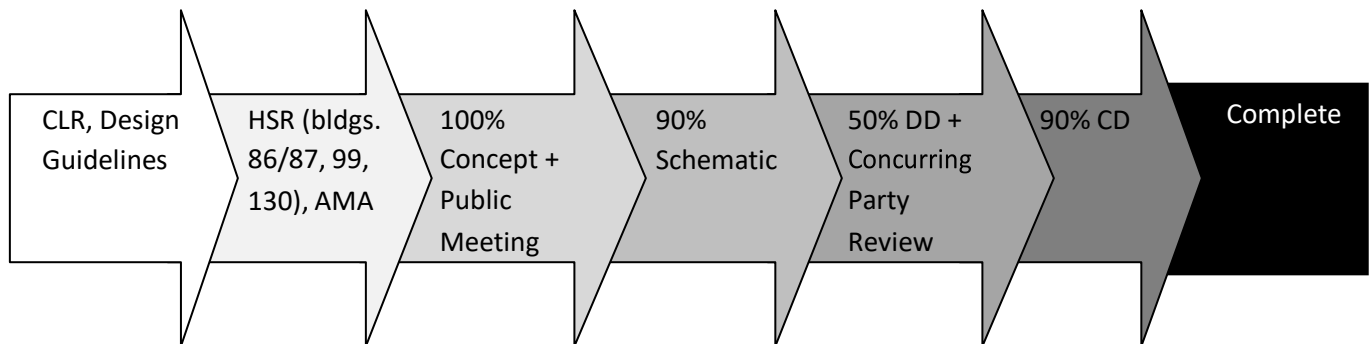
The Trust FPO will be responsible for distributing design submissions and/or information for review. Design submittals and/or information will be made available via the Trust website ([www.presidio.gov](http://www.presidio.gov)), or in hard copy mailed upon request.

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 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:

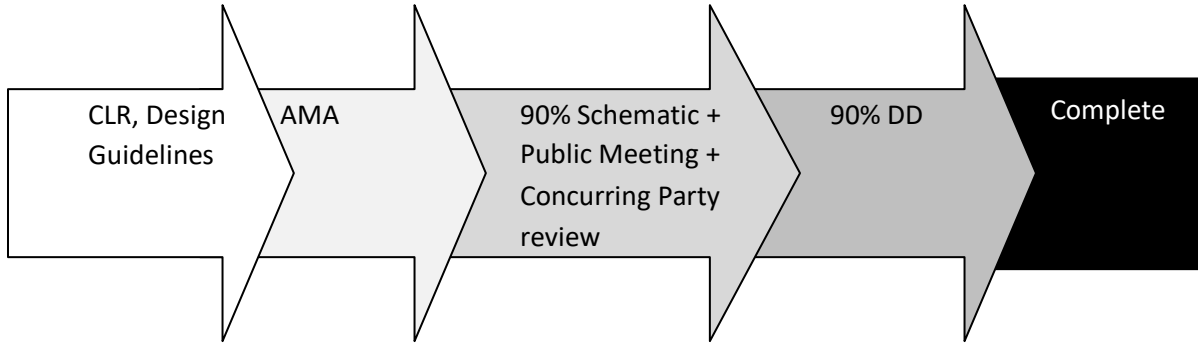




**Group B:**

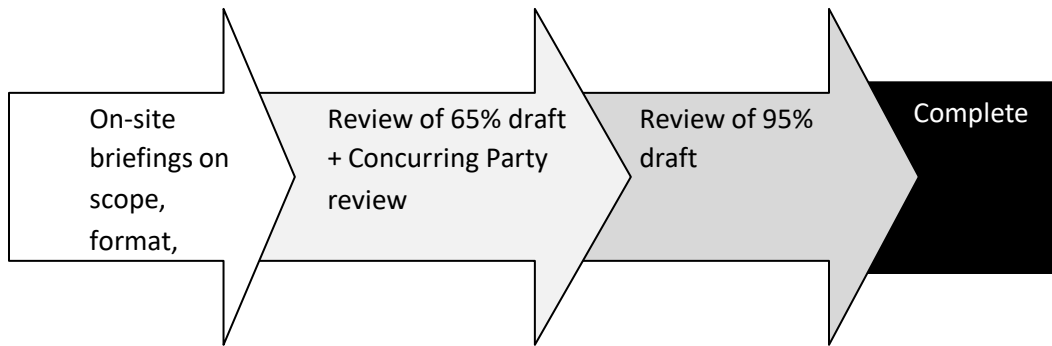
Project(s): Parking Improvements (Moraga Avenue Parking Lot), Pedestrian Access (Historic Road Conversions)

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:



**Process for Development of HSR's (for buildings 86/87), Archaeological Treatment Plans,**

**Review timelines for each phase: 21 days**



# Appendix I – N2 Screening Form



PLEASE SUBMIT TO:  
 Historic Compliance Coordinator  
 103 Montgomery Street  
 San Francisco, CA 94129  
 compliance4@presidiotrust.gov  
 415-635-4800

# PLANNING REVIEW

N<sup>2</sup> • DESIGN REVIEW • PERMITTING

## NEPA / NHPA (N<sup>2</sup>) PROJECT SCREENING FORM

The filing of this Project Screening Form is in compliance with Section 1010.1(a) of the Presidio Trust’s Regulations implementing the National Environmental Policy Act (NEPA) and Section IV.C.1. of the Programmatic Agreement among the Presidio Trust, National Park Service, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer regarding the Presidio Trust Management Plan and various operation and maintenance activities for Area B of the Presidio of San Francisco, Golden Gate National Recreation Area, and pursuant to Section 106 of the National Historic Preservation Act (NHPA). To access this form and other N<sup>2</sup> compliance information, go to <https://presidiotrust.sharepoint.com/:u:/r/sites/PCD/SitePages/NEPA%20and%20NHPA.aspx?csf=1&web=1&e=2HXsl2>

### PROJECT INFORMATION

PROJECT TITLE:

TRUST DESIGNATED REPRESENTATIVE:

PHONE NUMBER:

EMAIL ADDRESS:

TO BE COMPLETED BY N2 ADMINISTRATOR	SUBMITTAL DATE:	PROJECT NO.:	NEPA	NHPA
--	-----------------	--------------	------	------

### A. PROJECT COORDINATION

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

- |  |     |    |
|--|-----|----|
| 1. Require a Building Permit and/or an Excavation Clearance?   | YES | NO |
| <i>Explain:</i>  |     |    |
| <br>   |     |    |
| 2. Require outside review/consultation (California Environmental Quality Act, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, Native American tribes, etc.)? | YES | NO |
| <i>Explain:</i>  |     |    |
| <br>   |     |    |
| 3. Be within Area A or have the potential to affect Area A lands, and require National Park Service notification?  | YES | NO |
| <i>Explain:</i>  |     |    |

- |   |            |                    |                  |
|---|------------|--------------------|------------------|
| <p><b>4. Disturb soil in the drip line of a building?</b><br/>                 If so, has the remediation program for lead-based paint soil? been initiated?<br/> <i>If unknown, consult the Remediation Project Manager at 561-5421</i><br/> <b>Explain:</b></p>   | <p>N/A</p> | <p>YES<br/>YES</p> | <p>NO<br/>NO</p> |
| <p><b>5. Generate controversy or questions from the public, and hence require public outreach, education or notice?</b><br/> <b>Explain:</b></p>  |            | <p>YES</p>         | <p>NO</p>        |
| <p><b>6. Be within an environmental land use control zone?</b><br/> <i>If unknown, consult the N<sup>2</sup> Administrator at 635-4800</i><br/> <b>Explain:</b></p>   |            | <p>YES</p>         | <p>NO</p>        |
| <p><b>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?</b><br/> <i>If unknown, consult the Design Review Committee Coordinator at 961-7776</i><br/> <b>Explain:</b></p> |            | <p>YES</p>         | <p>NO</p>        |
| <p><b>8. Implement or terminate a restriction, condition, public use limit or closure, requiring a written determination by the Board or Chief Executive Officer justifying the action?</b><br/> <i>If unknown, consult the Compliance Manager at 561-5365.</i><br/> <b>Explain:</b></p>  |            | <p>YES</p>         | <p>NO</p>        |

**B. ALTERNATIVES CONSIDERED**

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

**C. CONSULTATION**

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

**D. RESOURCE EFFECTS TO CONSIDER**

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

- |  |            |           |
|--|------------|-----------|
| <p>1. Alter, destroy, disturb or remove any portion of historic structures, archaeological resources, cultural landscape features or other contributors to the National Historic Landmark District (NHLD)?<br/><i>If unknown, consult the Historic Compliance staff at 561-2758 or 635-4800.</i><br/><i>Explain:</i></p> | <p>YES</p> | <p>NO</p> |
| <p>2. Introduce elements out of character with the NHLD?<br/><i>If unknown, consult the Historic Compliance staff at 561-2758 or 635-4800.</i><br/><i>Explain:</i></p>   | <p>YES</p> | <p>NO</p> |
| <p>3. Substantially alter any ground cover or vegetation? Affect a species of special concern (plant or animal; state or federal listed or proposed for listing) or essential or important habitat?<br/><i>Explain:</i></p>  | <p>YES</p> | <p>NO</p> |
| <p>4. Attract animal or insect pests or introduce or promote non-native species (plant or animal)?<br/><i>Explain:</i></p>   | <p>YES</p> | <p>NO</p> |
| <p>5. Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability?<br/><i>Explain:</i></p>   | <p>YES</p> | <p>NO</p> |

- |   |                   |                  |
|---|-------------------|------------------|
| <p><b>6. Involve handling, storage or disposal of potentially hazardous substances (such as toxic substances, flammables or explosives)?</b><br/><i>Explain:</i></p>  | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>7. Degrade surface or ground water quality? Alter streamflow characteristics?</b><br/><i>Explain:</i></p>   | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>8. Affect wetland, riparian or coastal habitat?</b><br/><i>Explain:</i></p>   | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>9. Be inconsistent with existing or formally proposed land use plans or policies (Presidio Trust Management Plan, Vegetation Management Plan, Trails and Bikeways Plan, etc.)?</b><br/><i>If unknown, consult the Compliance Manager at 561-5365.</i><br/><i>Explain:</i></p> | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>10. Impact recreation resources (visitation, activities, etc.) or visitor access (parking, trails, roads, etc.)?</b><br/><i>Explain:</i></p>  | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>11. Greatly increase the demand for parking?</b><br/><i>Explain:</i></p>  | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>12. Substantially increase traffic congestion, traffic volume, or adversely affect traffic safety for vehicles, pedestrians and bicyclists?</b><br/><i>Explain:</i></p>   | <p><b>YES</b></p> | <p><b>NO</b></p> |

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| <p><b>13. Substantially increase vehicle emissions or emissions of other air pollutants? Generate nuisance dust or odors?</b><br/> <i>Explain:</i></p> | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>14. Perceptibly increase existing noise levels or expose people to loud noise?</b><br/> <i>Explain:</i></p>                                      | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>15. Substantially increase the amount of energy or water used?</b><br/> <i>Explain:</i></p>  | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>16. Substantially increase the amount of solid waste or litter generated?</b><br/> <i>Explain:</i></p>   | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>17. Increase light or glare?</b><br/> <i>Explain:</i></p>  | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>18. Block an existing view, be visually intrusive or contribute to a degraded visual condition?</b><br/> <i>Explain:</i></p>                     | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>19. Maintain or create a public or employee safety or health hazard, or an attractive nuisance?</b><br/> <i>Explain:</i></p>                     | <p><b>YES</b></p> | <p><b>NO</b></p> |
| <p><b>20. Substantially increase demand for municipal services (police, fire, water, sewage, etc.)?</b><br/> <i>Explain:</i></p>                       | <p><b>YES</b></p> | <p><b>NO</b></p> |