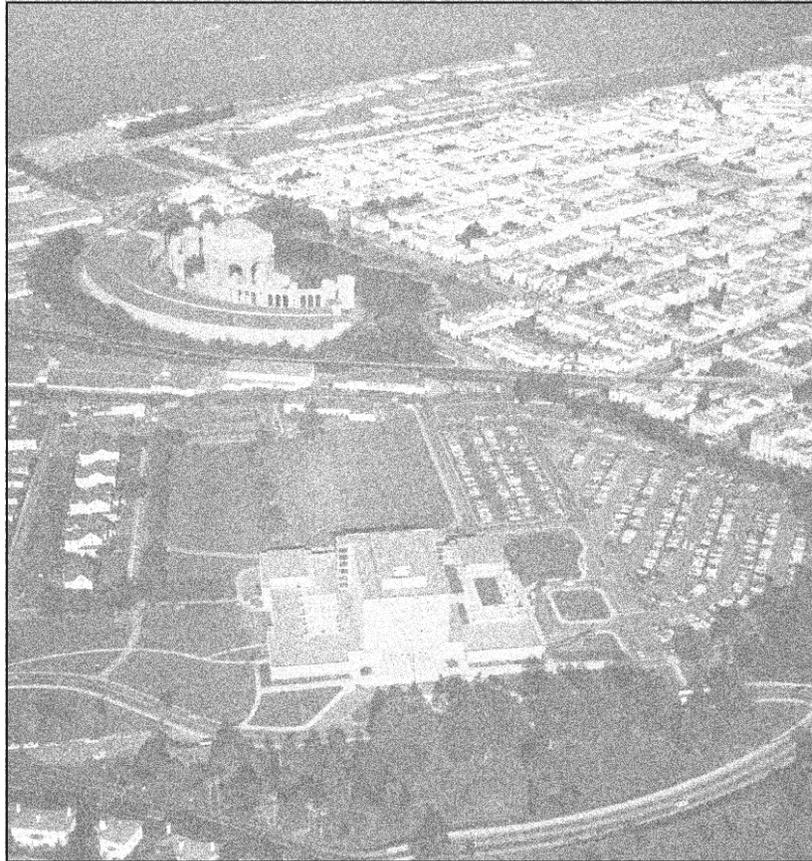

F. LETTERMAN COMPLE PROGRAMMATIC AGREEMENT



1 The attached Programmatic Agreement is a true copy of the final executed agreement. A copy of
2 the signed version of the final Programmatic Agreement is available for review at the Presidio Trust.

3 PROGRAMMATIC AGREEMENT

4 AMONG THE PRESIDIO TRUST, THE ADVISORY COUNCIL ON

5 HISTORIC PRESERVATION, THE NATIONAL PARK SERVICE AND THE CALIFORNIA

6 STATE HISTORIC PRESERVATION OFFICER

7 REGARDING DECONSTRUCTION, NEW CONSTRUCTION, AND THE

8 EXECUTION OF ASSOCIATED LEASES AT THE LETTERMAN COMPLEX,

9 PRESIDIO OF SAN FRANCISCO, CALIFORNIA

10
11 WHEREAS, the Presidio Trust, pursuant to the Presidio Trust Act, Title I of
12 PL 104-333, proposes deconstruction, new construction, and the execution of
13 leases associated with such new construction (Undertakings), on the 60 acre
14 site of the Letterman Complex within Area B at the Presidio of San Francisco,
15 California depicted on the map attached hereto as Appendix A-1 (the Letterman
16 Complex); and

17
18 WHEREAS, the Presidio Trust is the Agency with sole responsibility for the
19 Undertakings and for compliance with the National Historic Preservation Act
20 with regard to the Undertakings; and

21
22 WHEREAS, the Undertakings currently proposed by the Presidio Trust are the
23 deconstruction and new construction activities and execution of leases
24 associated with such new construction contemplated under that certain
25 document entitled Final Environmental Impact Statement and Planning

1 Guidelines for New Development and Uses within the Letterman Complex (the
2 Letterman FEIS); and

3
4 WHEREAS, the Presidio Trust has determined that the Undertakings may have an
5 effect on the Presidio of San Francisco, a National Historic Landmark, and
6 has consulted with the Advisory Council on Historic Preservation (Council)
7 and the California State Historic Preservation Officer (SHPO) pursuant to
8 § 800.14(b)(3) and § 800.10 of 36 CFR Part 800, regulations implementing
9 Section 106 of the National Historic Preservation Act, as amended (16 U.S.C.
10 §470f), and pursuant to Section 110f of the same Act; and

11
12 WHEREAS, the National Parks and Conservation Association and the National
13 Trust for Historic Preservation have been invited to concur in this PA; and

14
15 WHEREAS, the Presidio Trust, the Council and the SHPO have consulted with the
16 National Park Service (NPS) regarding the Undertakings and have invited NPS
17 to sign this Programmatic Agreement (PA) pursuant to 36 CFR 800.6(c)(3);

18
19 NOW, THEREFORE, the Presidio Trust, the Council, NPS and the SHPO agree that
20 upon the Presidio Trust's decision to proceed with the Undertakings, the
21 Undertakings will be administered in accordance with the following
22 stipulations to satisfy the Presidio Trust's Section 106 and Section 110f
23 responsibilities for all aspects of the Undertakings.

1
2 STIPULATIONS
3

4 I. APPLICABILITY OF THE PA
5

6 The Presidio Trust shall comply with the stipulations set forth in this PA
7 for all aspects of the Undertakings covered by this PA at the 60 acre
8 Letterman complex. With the exception of the execution of leases associated
9 with new construction, the reviews established by this PA shall be completed
10 before the Presidio Trust proceeds with any Undertaking that could adversely
11 affect historic properties. The Presidio Trust shall be guided by 36 CFR §
12 800.5(a)(1-2) in determining whether an action may adversely affect historic
13 properties. Nothing in this PA shall preclude the Presidio Trust from
14 proceeding with materials, soils and archeological testing that complies with
15 the intent of 36 CFR § 800.1(c) or from deconstructing the Letterman Hospital
16 and the Letterman Army Institute of Research to existing grade level.
17

18 II. AREA OF POTENTIAL EFFECTS
19

20 The Area of Potential Effect (APE), as defined in 36 CFR § 800.16(d), for
21 deconstruction, new construction and leases associated with such new
22 construction on the 23-acre portion of the 60-acre site as contemplated under
23 the Letterman FEIS has already been delineated and agreed upon by the parties
24 hereto. The map at Appendix A-2 depicts that APE. The Presidio Trust will
25 delineate an APE in consultation with the SHPO, NPS, and the Council for any
other Undertaking covered by this PA when a scope of work has been defined.

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III. PROFESSIONAL QUALIFICATIONS STANDARDS

The Presidio Trust shall ensure that all historic preservation activities prescribed by this PA are carried out by or under the direct supervision of a person or persons meeting at a minimum the "Secretary of the Interior's Professional Qualifications Standards" (48 FR 44738-39) in the relevant disciplines.

IV. INITIAL REVIEW

A. The Presidio Trust has conducted a public planning session to solicit comments on initial draft Design Guidelines for New Construction in the Letterman Complex (IDG). The Trust will submit to the Council, SHPO, and NPS for review and comment, a consultation package for new construction in the Letterman Complex. Consultation packages will be submitted at least 21 calendar days prior to a consultation meeting as scheduled by the Presidio Trust and shall include, but not necessarily be limited to, Final Planning Guidelines as presented in the Letterman FEIS, the IDG, written comments on the IDG received from the public, the Presidio Trust's record of commentary from the public planning session and a draft document combining Final Planning Guidelines and Design Guidelines (the Guidelines) that have been incorporated into one document in response to public comment. The Presidio Trust shall ensure that the IDG and the Guidelines conform to the "Secretary of the Interior's Standards for the Treatment of Historic Properties with

1 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
2 Historic Buildings," 1995 (Standards).

3
4 B. A consultation meeting will be held, in person or by telephone, with
5 SHPO, NPS, the Council and the Trust to discuss the IDG and the Guidelines
6 and to seek a consensus among those parties that the IDG and the Guidelines
7 conform to the Standards. If no consensus is reached at the conclusion of the
8 consultation meeting, the Presidio Trust will proceed in accordance with
9 paragraph E. of this stipulation.

10
11 C. Within 14 calendar days following successful conclusion of the
12 consultation, the Presidio Trust will distribute to the SHPO, NPS, and the
13 Council for comment a final draft (Final Draft Guidelines or FDG) reflecting
14 the consensus reached pursuant to paragraph B. of this stipulation and
15 incorporating such comments received from the public pursuant to paragraph A.
16 above that the Presidio Trust deems appropriate. Those parties will have 14
17 calendar days following the date of receipt to provide comments to the Trust
18 regarding what changes, if any, are necessary to cause the FDG to reflect the
19 consensus reached pursuant to paragraph B of this stipulation.

20
21 D. If the Presidio Trust, pursuant to paragraph C. of this stipulation,
22 modifies the FDG in accordance with Council, SHPO and NPS comments, the
23 Presidio Trust may finalize the FDG and will immediately provide each of the
24 other parties with a copy of the Final Guidelines for New Construction in the
25 Letterman Complex (Final Guidelines). The Final Guidelines will not be
subject to further review.

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E. Should the Presidio Trust decide not to modify the FDG in accordance with any Council, SHPO or NPS comments regarding conformity with the Standards, or if a consensus on the IDG and the Guidelines is not reached pursuant to paragraph B. of this stipulation, the Presidio Trust will promptly notify the other parties in writing of the Trust's decision or of the failure to reach consensus, include documentation that explains the basis for the Trust's decision or summarizes the reasons for failure to reach consensus, and immediately initiate consultation with the Council, SHPO and NPS to address the Trust's decision regarding the FDG or the failure to reach consensus regarding the IDG and the Guidelines. The time frame for this consultation shall not exceed 14 calendar days. If the issues pertaining to the Trust's decision are resolved or a consensus is reached within this time frame, then the FDG, the IDG, or the Guidelines shall be modified if necessary by the Presidio Trust in accordance with the resolution or consensus. Thereupon, the Presidio Trust may proceed in accordance with paragraphs C. or D., as applicable, of this stipulation. If the issues pertaining to the Trust's decision are not resolved or a consensus is not reached within this time frame, the Presidio Trust will forward all documentation relevant to the dispute to the Council for response within 30 calendar days in accordance with Stipulation XI, below, governing the resolution of disputes.

F. Failure of the Council, the SHPO or NPS to comment in writing within the times frames established by this stipulation on any document submitted

1 for review pursuant to this stipulation, will be deemed approval of the
2 document.

3
4 V. PROJECT DOCUMENT REVIEW

5
6 A. The Presidio Trust will ensure that all or any combination of the
7 documents that may be developed for new construction within the Letterman
8 Complex at the following stages conform to the fullest reasonable extent to
9 the Final Guidelines: conceptual design, schematic design, and construction
10 documents. The Trust will hold a public planning workshop to gather public
11 comment on conceptual design drawings. The Trust will consider public
12 comments on the conceptual design drawings.

13
14 B. The Presidio Trust will submit all conceptual design documents and all
15 schematic design documents (Project Documents) to the SHPO, NPS, and the
16 Council for review and comment regarding conformity to the Final Guidelines.
17 At the conceptual design review, submittals will also include any written
18 comments made by the public on the conceptual design drawings and the
19 Presidio Trust's record of commentary from the public planning workshop. All
20 parties shall have 21 calendar days after receipt to comment upon documents
21 at the conceptual design stage. The SHPO, NPS, and the Council will have 21
22 calendar days after receipt at the schematic stage to comment.

23
24 C. The Presidio Trust will consider all comments regarding conformity of
25 the Project Documents to the Final Guidelines, including issues of scale,
configuration, massing, height, bulk, siting, orientation, exterior cladding,

1 fenestration, circulation and landscaping, from the SHPO, NPS, and the
2 Council and may consider any other comments from the SHPO, NPS, and the
3 Council.

4
5 D. At its discretion, the Presidio Trust may modify Project Documents, to
6 the extent it deems appropriate, in accordance with comments from the public.
7 If the Presidio Trust modifies Project Documents in accordance with public
8 comments, the Trust will provide SHPO, NPS and the Council with copies of the
9 modified Project Documents. Those parties will have 14 calendar days
10 following date of receipt to provide comments to the Presidio Trust. The
11 Presidio Trust may modify the Project Documents to the fullest reasonable
12 extent in accordance with SHPO, NPS, and any Council comments pursuant to
13 paragraphs B. and C. above. If the Presidio Trust, modifies Project
14 Documents in accordance with SHPO, NPS, and any Council comments, the
15 Presidio Trust will promptly notify the SHPO, NPS, and the Council, and
16 include with the notification, copies of the modified Project Documents
17 (including such changes made based on comments from the public that the
18 Presidio Trust deems appropriate). Such Project Documents will not be
19 subject to further review.

20
21 E. Should the Presidio Trust decide not to modify Project Documents in
22 accordance with SHPO, NPS and any Council comments regarding conformity of
23 the Project Documents to the Final Guidelines with respect to scale,
24 configuration, massing, height, bulk, siting, orientation, exterior cladding,
25 fenestration, circulation, and landscaping, the Presidio Trust will promptly
notify the SHPO, NPS and the Council, of the decision in writing, include

1 documentation that explains the basis for the decision, and immediately
2 initiate consultation with the SHPO, NPS, and Council to address the
3 decision. The time frame for this consultation shall not exceed 14 calendar
4 days. If the issues pertaining to the decision are resolved within this time
5 frame, the Presidio Trust will modify if necessary the Project Documents in
6 accordance with the terms of the resolution. If the Project Documents are so
7 modified, the Presidio Trust will proceed in accordance with paragraph D. of
8 this stipulation. If the resolution stipulates that no modification is
9 necessary, the Project Documents will not be subject to further review. If
10 the issues pertaining to the Trust's decision are not resolved within this
11 time frame, the Presidio Trust will forward all documentation relevant to the
12 dispute to the Council for response within 30 calendar days in accordance
13 with Stipulation XI, below, governing the resolution of disputes.

14
15 F. Failure of the SHPO, NPS, or, if participating, the Council, to comment
16 in writing within the time frames established by this stipulation on any
17 Project Documents submitted for review pursuant to this stipulation, will be
18 deemed approval of the Project Documents. Failure to comment authorizes the
19 Presidio Trust to proceed with the next stage of design.

20
21 VI. RECORDATION

22
23 A. Prior to the start of any deconstruction covered by this PA, including an
24 Undertaking affecting Building 1055 or the two tennis courts within the APE,
25 the Presidio Trust shall complete recordation documentation in accordance with
Historic American Building Survey (HABS) standards (level 2). This recordation

1 shall be the sole mitigation necessary prior to the deconstruction of Building
2 1055 or the two tennis courts. During deconstruction, the Presidio Trust shall
3 follow the relevant procedures of Appendix B regarding archeological matters.
4 The Presidio Trust shall contact the National Park Service (NPS) c/o HABS, 600
5 Harrison Street, Suite 600, San Francisco, CA 94107-1372 to obtain guidance
6 regarding the specifications for completing the documentation. All
7 documentation will be submitted to SHPO. The Presidio Trust shall submit the
8 documentation to the Presidio National Park Service Archives and a duplicate
9 copy to the San Francisco History Room in the San Francisco Main Library.

10 B. Recordation documentation for any deconstruction covered by this PA shall
11 include but shall not be limited to large-format (4"x 5" or larger negative
12 size) black and white photographs of all sides of the exterior of historic
13 resources to be deconstructed or altered. Contextual photographs and the
14 significant interiors of historic resources to be deconstructed or altered
15 shall also be recorded and processed for archival permanence in accordance with
16 the Historic American Building Survey Photographic Specifications.

17
18 C Until the recordation documentation, as set forth above, is completed
19 and submitted to NPS, the Presidio Trust shall continue to implement
20 reasonable measures to ensure that historic properties which will be
21 deconstructed or altered are secure and protected against further damage or
22 deterioration.

1
2 VII. CONSULTATION REGARDING FUTURE PLANS FOR DECONSTRUCTION
3

4 If the Presidio Trust proposes to alter, deconstruct or remove any historic
5 structures other than Building 1055 or the two tennis courts, the Presidio
6 Trust shall comply with 36 CFR 800.5 and 800.6 for each such undertaking.
7 Alternatively, the Presidio Trust may comply with Section 106 through an
8 amendment to this PA or the execution of a subsequent agreement document that
9 establishes a process the parties agree will adequately substitute for
10 individual consultation. In any situation where it is agreed that recordation
11 will serve as all or part of the mitigation, procedures for recordation shall
12 be as outlined in Stipulation VI.

13 VIII. CONSTRUCTION MONITORING
14

15 A. The Presidio Trust will ensure that all construction documents and all
16 new construction work within the Letterman Complex conform to the Final
17 Guidelines and approved Project Documents.
18

19 B. If construction monitoring identifies any conflicting conditions, or if
20 changes to approved project construction documents are proposed (i.e., change
21 orders), the Presidio Trust will review the proposed changes. If the
22 Presidio Trust denies the proposed changes, or if the Presidio Trust approves
23 the proposed changes and the approved changes do not relate to issues of
24 scale, configuration, massing, height, bulk, siting, orientation, exterior
25 cladding, fenestration, circulation, or landscaping, no further consultation
will be required. If the Presidio Trust does not deny the proposed changes,

1 and the changes do relate to the issues listed in the preceding sentence, the
2 Presidio Trust, in consultation with the SHPO, NPS, and the Council will
3 determine whether the proposed changes conform to the fullest reasonable
4 extent to the Final Guidelines. Such consultation shall not exceed 7
5 calendar days. If the parties agree that the proposed changes conform to the
6 fullest reasonable extent to the Final Guidelines or agree that the proposed
7 changes do not conform to the Final Guidelines but will not adversely affect
8 historic properties, the construction may proceed as modified hereunder in
9 scope or manner.

10
11 C. If the parties do not reach an agreement pursuant to paragraph B. of
12 this stipulation, the Presidio Trust will render a decision regarding the
13 disagreement within 14 calendar days following closure of the 7-day
14 consultation period. The Presidio Trust will notify the other parties of its
15 decision in writing within this time frame. In reaching its decision, the
16 Presidio Trust will take all comments from the other parties into account.
17 Thereafter, the Presidio Trust may authorize construction in accordance with
18 the terms of its decision.

19
20 IX. ARCHEOLOGICAL PROPERTIES

21
22 The Presidio Trust will address archeological properties within the Letterman
23 Complex in accordance with Appendix B of this PA. If archeological
24 properties are discovered during implementation of Undertakings, such
25 properties will be addressed in accordance with Appendix B, as modified by
any agreements reached pursuant to Stipulation X., below.

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X. DISCOVERIES AND UNFORESEEN EFFECTS

A. The Presidio Trust will notify the SHPO and NPS as soon as practicable if it appears that an Undertaking will affect a previously unidentified property that may be eligible for inclusion in the National Register of Historic Places (NRHP) or affect a known historic property in an unanticipated manner. The Presidio Trust may stop construction in the vicinity of the discovery and will take all reasonable measures to avoid or minimize harm to the property (as authorized under the "Monitoring" provision of Appendix B to this PA) until the Presidio Trust concludes consultation with the SHPO and NPS. The Presidio Trust may assume that the property is NRHP eligible for purposes of this PA. The Presidio Trust will consult with SHPO and NPS to develop actions that will take the effects of the Undertaking on the property into account. The Presidio Trust will notify the SHPO and NPS of any time constraints, and the Presidio Trust, the SHPO and NPS will mutually agree upon time frames for this consultation which in no event shall exceed 14 calendar days. The Presidio Trust will provide the SHPO and NPS with written recommendations reflecting the consultation. If the SHPO or NPS do not object to the Presidio Trust's recommendations within the agreed upon time frame for response to recommendations, the Presidio Trust will modify the scope of work for the Undertaking as necessary to implement the recommendations and may proceed with the Undertaking as modified hereunder.

1 B. The Presidio Trust may assume that failure by the SHPO or NPS to
2 respond within the agreed upon time frame constitutes concurrence with the
3 Presidio Trust's recommendations.

4
5 C. If the SHPO or NPS object to the Presidio Trust's recommendations
6 within the agreed upon time frame, the parties shall consult for no more than
7 5 calendar days to resolve the objection. If the objection is resolved, the
8 Presidio Trust will modify the scope of work for the Undertaking as necessary
9 to implement the resolution reached by the parties and may proceed with the
10 Undertaking as modified hereunder. If the objection is not resolved within
11 the 5 day consultation time frame stipulated herein, the Presidio Trust will
12 render a decision regarding the objection and notify the other parties in
13 writing of its decision within 2 calendar days following closure of the
14 consultation time frame. In reaching its decision, the Presidio Trust will
15 take all comments from the other parties into account. Thereafter, the
16 Presidio Trust may proceed with the Undertaking in accordance with the terms
17 of its decision.

18
19 XI. DISPUTE RESOLUTION

20
21 A. Any signatory to this PA may object at any time, to the manner in which
22 the terms of this PA are being implemented, or to any document prepared in
23 accordance with the terms of this PA. Where stipulated in this PA,
24 objections shall be governed by specified time frames. Otherwise, a
25 signatory may object in a reasonable and timely manner to the manner in which

1 the terms of this PA are being implemented, or to any document prepared in
2 accordance with the terms of this PA.

3
4 B. The Presidio Trust will consult with the objecting party for no more
5 than 14 calendar days following receipt of notice of the objection to resolve
6 the objection. If the Presidio Trust determines at the end of this time
7 frame, that the objection cannot be resolved, the Presidio Trust will forward
8 all documentation relevant to the dispute to the Council, including the
9 Presidio Trust's proposed response to the objection. Within 30 calendar days
10 after receipt of all pertinent documentation, the Council will:

11 1. advise the Presidio Trust that it concurs in the Presidio Trust's
12 proposed response, whereupon the Presidio Trust will respond to the objection
13 accordingly; or

14 2. provide the Presidio Trust with recommendations pursuant to 36 CFR §
15 800.2(b)(2), which the Presidio Trust will take into account in reaching a
16 final decision regarding the dispute; or

17 3. notify the Presidio Trust that it will comment pursuant to 36 CFR §
18 800.7(c) and proceed to comment on the subject in dispute.

19
20 C. Any Council comment provided in response to the Presidio Trust's
21 request will be taken into account by the Presidio Trust in accordance with
22 36 CFR §800.7(c)(4) with reference only to the subject of the dispute. The
23 Presidio Trust's responsibility to carry out all actions under this PA that
24 are not the subject of the dispute will remain unchanged. The Presidio Trust
25 may implement the action in dispute under this stipulation after receiving

1 and taking into account, pursuant to 36 CFR § 800.7(c)(4), any Council
2 comment issued in accordance with this stipulation.

3
4 D. If the Council fails to comment within the time frame specified in this
5 stipulation, the Presidio Trust may implement the action in dispute under
6 this stipulation in accordance with its proposed response to the objection.

7
8 XII. AMENDMENTS AND TERMINATION

9
10 A. If any signatory believes that this PA should be amended, that
11 signatory shall immediately consult with the other signatories for no more
12 than 21 days to consider amendments to this PA. The signatories may agree to
13 a longer consultation period. This PA may be amended only upon the written
14 concurrence of all signatories. Amendments shall be executed in accordance
15 with 36 CFR § 800.6(c).

16
17 B. This PA may be terminated unilaterally by the Presidio Trust. It may
18 be terminated jointly by any two of the other three signatories if these two
19 signatories determine that the terms of this PA are not being met. The
20 signatory(ies) proposing termination shall notify all parties to this PA
21 explaining the reasons for proposing termination. Prior to termination, the
22 signatories shall consult for no more than 21 days to consider alternatives
23 that would avoid termination. The signatories may agree to a longer
24 consultation period. Should such consultation fail, the signatory(ies)
25 proposing termination may terminate this PA by so notifying all parties to
this PA in writing.

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C. If this PA is terminated the Presidio Trust shall proceed in accordance with 36 CFR 800 Subpart B with regard to individual undertakings covered by this PA. If all undertakings covered by this PA have not been implemented by January 1, 2013, this PA shall terminate. The signatories may thereafter consult to develop a new agreement.

XIII. DURATION OF THE PA

Unless otherwise terminated pursuant to Stipulation XII, this PA will be in effect through the Presidio Trust's implementation of the Undertakings covered by this PA, and will terminate and have no further force or effect when the Presidio Trust, in consultation with the Council, the SHPO and NPS, determines that the terms of this PA have been fulfilled in a satisfactory manner. The Presidio Trust will provide all signatories with written notice of its determination and of termination of this PA.

XIV. INVOLVEMENT OF THE SECRETARY

The Trust shall notify the Secretary of Interior pursuant to 36 CFR 800.10 of any consultation and invite the Secretary's participation where there may be an adverse effect.

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XV. PUBLIC OBJECTION

At any time, should a member of the public object in writing to the Presidio Trust regarding the manner in which the terms of this PA are being implemented, the Presidio Trust will immediately notify the other signatories in writing of the objection. The Presidio Trust shall promptly consult to address the objection with the objecting party and with any other signatory that informs the Trust within 5 days of receipt of notification it wishes to participate in the consultation. The consultation period shall last no longer than 14 calendar days. Within 14 calendar days following closure of the consultation period, the Presidio Trust will render a decision regarding the objection and notify all parties of this decision in writing. In reaching its final decision, the Presidio Trust will take into account all timely comments received from the parties regarding the objection. The Presidio Trust's final decision regarding the objection will be dispositive.

XVI. EFFECT OF THE PASSAGE OF TIME

In any case where a party fails to comment or act within a time frame that is specified herein or otherwise agreed upon by the parties, the Presidio Trust may thereafter immediately proceed in the matter at issue without further regard to comments or actions by that party.

EXECUTION AND IMPLEMENTATION of this PA evidences that the Presidio Trust has afforded the Council a reasonable opportunity to comment on the Undertakings

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CONCURRING PARTIES:

THE NATIONAL TRUST FOR HISTORIC PRESERVATION

BY: _____

TITLE: _____

NATIONAL PARKS AND CONSERVATION ASSOCIATION

BY: _____

TITLE: _____

APPENDIX B

ARCHEOLOGICAL MANAGEMENT ASSESSMENT AND MONITORING PROGRAM

Initial Archeological Management Assessment

An Archeological Management Assessment (AMA) has been conducted for the 60 acre Letterman Complex. Four archeologically sensitive zones have been identified which may contain features or sites which would either contribute to the Presidio National Historic Landmark District or be individually eligible for listing on the National Register of Historic Places. These zones are:

PAS-2: Presidio Marsh Archeological Sensitivity Area. Originally identified in the 1993 National Historic Landmark update as part of predicted zone P-2, Estuary Bluff, and revised in 1999. This is an area identified as potentially containing prehistoric sites along the edge of the bluff and the shoreline of the old marshland extending along the bay front of the Presidio and sweeping southward into the northern portions of the Letterman Complex. Historic refuse features may also exist in this zone.

PAF-30: The Presidio House.

The Presidio House was a public hostelry on the eastern boundary of the Presidio just inside and to the north of the Lombard Gate vicinity. The site may have existed in this area of the Letterman Complex between 1866 and 1915.

PAF-51: Earthquake Relief Camp 1 and Hot Meal Kitchen.

One of four relief camps established in the Presidio following the earthquake of April 18, 1906, Camp 1 contained up to 1400 people along with a central hot meal kitchen area.

PAF-56: Spring Valley Water Company Flume/Pipeline.

In operation roughly between 1857 and 1890, this water system provided water to San Francisco from Lobos Creek along the Baker Beach Bluffs through Fort Point and along the Presidio Marsh Bluffs through the Letterman Complex area.

Future Archeological Management Assessment Program

The Trust will cause to be conducted an "Archeological Management Assessment and Monitoring Program" (AMA and Monitoring Program) for all undertakings within the Letterman Complex of the Presidio of San Francisco. This will ensure that all planned undertakings will be reviewed by a qualified archeologist prior to final design. Ground disturbing maintenance activities and construction projects will be closely observed in the vicinity of sensitive archeological areas to discover, document, protect and manage the archeological record of the Presidio.

The 1993 Presidio of San Francisco National Historic Landmark District Update (Alley et al. 1993), the GOGA/PORÉ Archeological Overview and Assessment 2000 (Barker et al.

1999), and the Archeological Management Assessment: Letterman Complex (Barker 1999) will serve as the basis for predicting the likelihood of encountering archeological resources during ground disturbing activities at the Letterman Complex of the Presidio of San Francisco. These reports define the contextual significance of known and predicted archeological sites, while the maps indicate specific identified sites and predicted areas of archeological sensitivity.

Additional sources that will be used include:

Historic Resource Study for Spanish-Mexican Period (Langellier & Rosen 1994)

Historic Resource Study for American Period (Thompson 1997)

Archeological Resources Management Plan (Adams 1994)

Cultural Landscape Analyses

Archeological Testing and Data Recovery Reports

Archeological Monitoring Records

Given the extensive background research which went into these studies it is not considered necessary to undertake additional archival research to initiate this monitoring program. Future amendments to the park's Geographic Information System (GIS), databases, and reference documents will be used to upgrade the sensitivity areas and inventory the Letterman Complex. Nonetheless, it is recognized that limited new archival research may occasionally be required to substantiate the identification or the significance of a discovery made while monitoring, or to clarify issues for an AMA.

Development of prehistoric or historic research designs, detailed archival research, test excavation or data recovery plans to resolve adverse effects to archeological resources under 36 CFR 800.6 would not be part of the monitoring program under this Agreement, but would be considered within the archeological management assessment prepared for each undertaking within the area of the Agreement.

An annual report will be provided to all signatories with detailed summaries of all actions conducted through the AMA and Monitoring Program including the assessments conducted, monitoring results, and specialized actions to avoid adverse effects to known or discovered archeological resources.

A monitoring program similar to that proposed herein has been used on the Presidio since 1995 and has proven an efficient way of ensuring that predicted and discovered archeological resources can be documented, conserved, and given consideration while keeping significant features and sites from adverse effect. Monitoring also has provided a means of documenting minor archeological features within the Letterman Complex area like partially exposed historic infrastructure and building elements (cobblestone streets, coopered wooden drains, walls, brick foundations, surface scatters of artifacts beneath historic buildings).

Archeological Management Assessment (AMA) Process

An Archeological Management Assessment report or documentation will be completed for each undertaking with potential to impact archeological resources. To the extent possible the AMA reporting will be nested with existing Trust review processes such as NEPA (Project Review), Section 106 of the NHPA (5X), or the Dig Permit.

The AMA will examine existing archeological inventory and predicted sensitivity zones, previous monitoring or excavation work conducted in the Area of Potential Effect (APE) for the undertaking, and provide a determination if archeological monitoring of the undertaking is needed and appropriate. Each AMA will be prepared by a qualified archeologist. Comments will also include recommendations for additional actions to clarify or ensure resource identification and protection, and proposed methods of monitoring, start-of-work notification, and the schedule of the undertaking.

Additional studies separate from monitoring might be recommended in the AMA. These might include, among other actions, ground-probing, historic research, or test excavations. Such studies might result in monitoring, or they might result in undertaking redesign. The AMA is the documented process of ensuring that actions to recognize and conserve archeological resources are conducted by the Trust internally, and those undertakings which cannot avoid adverse effects can be elevated to other regulatory consultations.

Monitoring

The type of monitoring will depend upon:

- a) The nature of predicted resources based on the likelihood of encountering intact structural remains or features as opposed to individual artifacts or artifact scatters that lack a meaningful contextual association.
- b) The amount of previous disturbance in the immediate area which in some cases can be determined from drawings of existing utility locations
- c) The type of activity taking place. For example, previous monitoring of geotechnical sampling has shown that certain types of soil extraction are more conducive to archeological examination than others due to the amount of mixing, compaction, and other factors.

Monitoring procedure for ground-disturbing activities are described below. Any cultural remains noted in the soil profiles, trench floors, or core samples will be mapped, photographed and recorded. The final record of each action will include completed monitoring, profile, and other relevant forms. Project and monitoring data will be collected and incorporated into the Golden Gate National Recreation Area Cultural GIS.

The archeological monitor will have the authority to suspend construction for sufficient time to collect, photograph, map or otherwise document any features found in wall profiles or trench floors. Should human remains or archeological features be discovered during construction, all work in the immediate vicinity will halt regardless of whether an archeological monitor is present.

All Trust issued permits, contracts, and similar approval devices, which may involve ground disturbance, shall include discovery stipulations for archeological features or sites, or human remains.

Monitoring Procedure Guidelines

1. Those areas previously disturbed or for which the likelihood of encountering intact archeological deposits is low will include examination of trench profiles or core samples by a qualified archeologist prior to backfilling.
2. Trenches, exposed areas and core samples in those areas which are not considered archeologically sensitive will be inspected using a statistical sample of not-to-exceed 10% coverage in order to verify the accuracy of the predicted sensitivity.
3. Trenches and other actions which expose areas below existing ground surface which have been previously disturbed but which still have the likelihood of providing scientific data will be monitored during the ground disturbing activity or inspected following the activity.
4. Testing of highly sensitive areas, which have not been previously disturbed will require archeological excavation test units, additional archival research, soil augering, or remote sensing prior to construction to determine whether there are undisturbed archeological deposits.
5. All archeological sites, features or isolates will be recorded on the appropriate California Historic Resources Information System (CHRIS) forms or their equivalent.
6. All artifacts will be curated by the NPS in accordance with 36 CFR 79 and the Native American Graves Protection and Repatriation Act.
7. Copies of all archeological monitoring, testing or excavation reports will be filed with the California Information Center of the CHRIS, in addition to copies provided by the Trust to the California Office of Historic Preservation, the Advisory Council on Historic Preservation, and the Golden Gate National Recreation Area.
8. Information regarding specific archeological site locations will be subject to confidentiality requirements in order to protect the sites from vandalism or looting.
9. The Trust will comply with all provisions of the Native American Graves Protection and Repatriation Act (NAGPRA), and the Archeological Resources Protection Act (ARPA).

In the event of the discovery of Native American human remains or funerary objects, the Trust shall comply with NAGPRA regulations at 43 CFR 10.4 (Inadvertent discoveries).