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G L O S S A R Y

Adverse Effect – Harm to historic properties, directly or indirectly caused by a federal agency's action. The regulations set forth criteria of effect and adverse effect at 36 CFR § 800.9.

Air Pollutant – Any foreign or natural substance that is discharged, released or over-generated into the atmosphere that may result in adverse effects on humans, animal, vegetation or materials. Also known as an air contaminant. Examples include but are not limited to, smoke, charred paper, dust, soot, grime, carbon, fumes, gases, odors, particulate matter, acids or any combination thereof.

Air Quality Management District – Local agency charged with controlling air pollution and attaining air quality standards. The Presidio is included in the Bay Area Air Quality Management District.

Ambient Air Quality Standard – Health- and welfare-based standards established by the state or federal government for clean outdoor air that identify the maximum acceptable average concentrations of air pollutants during a specified period of time.

Ambient Noise – The background noise associated with a given environment, usually a composite of sounds from many sources near and far.

Ambient Noise Level – The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.

Archeological Resources – The physical remains of past human activity, including evidences of such activity on the environment.

Area A – The coastal area of the Presidio under the management of the National Park Service.

Area B – The Presidio Trust's area of responsibility, defined in Title I of the Trust Act, which includes nearly all built areas of the park.

Area of Potential Effects – The geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist there. This area always includes the actual site of the undertaking, and may also include other areas where the undertaking will cause changes in land use, traffic patterns, or other aspects that could affect historic properties.

Asbestos – A noncombustible, nonconducting, and chemically resistant mineral. Friable (easily crushed) asbestos, such as that contained in certain types of blown-on insulation or ceiling tiles, that is damaged, deteriorated, or easily accessible, represents a potential threat to human health.

Attainment – Achievement of air quality standards.

Best Management Practice (BMP) – Schedules of activities, prohibitions of practices, maintenance procedures and other management practices to prevent or reduce water pollution. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, waste disposal or drainage from raw material storage.



G L O S S A R Y

Building Height – The vertical distance between finished grade and the top of a building. Building top is defined as the top of the finished roof in the case of a flat roof, and the average height of the rise in the case of the pitched or stepped roof. On a sloping site, this measurement is taken at the median grade height for each building face. Total building height is calculated by determining the average height of all individual building faces.

Carbon Monoxide (CO) – A colorless, odorless toxic gas produced by the incomplete combustion of carbon-containing substances. It is emitted in large quantities in the exhaust of gasoline-powered vehicles.

Conformity – A process mandated in the federal Clean Air Act to insure that federal actions do not impede attainment of the federal health standards. General conformity sets out a process that requires federal agencies to demonstrate that their actions are neutral or beneficial to air quality.

Contingency Plan – A plan that is developed to provide a decision framework to address the potential for unidentified contamination discovered during construction activities. The plan allows for the management of contaminants in a timely manner that is protective of human health and the environment.

Construction Site – The location of construction activity.

Cooperating Agency – A federal agency, other than the one preparing the NEPA document (the lead agency), which has jurisdiction over the proposal by virtue of law or special expertise and which has been deemed a cooperating agency by the lead agency. Under some circumstances, state or local governments and/or Indian tribes may be designated cooperating agencies.

Criteria Air Pollutants – Air pollutants for which the federal or state government has established ambient air quality standards or criteria for outdoor concentration in order to protect public health.

Cultural Landscape – The organization and interrelationships of the natural and designed features of a site by use reflecting cultural values and tradition, and changes to those features over time. At the Presidio, this character is inextricably linked to its continuous military occupation since 1776.

Cultural Resources – An aspect of a cultural system that is valued by or significantly representative of a culture or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible entities at the Presidio include archeological resources, cultural landscapes and historic structures.

Cumulative Effects – Effects that are a result of incremental impacts of an action, when added to other past, present, and reasonably foreseeable future actions, regardless of which agency (federal or nonfederal) or person undertakes such actions.

dB or dBA – A decibel is the standard unit of sound amplitude, or loudness; decibels are measured on a logarithmic (i.e., non-linear) scale. The A-weighted scale is adjusted for human sensitivity. For decibels, each increase in 10 dB multiplies the previous value by 10; for example, 50 dBA is 10 times louder than 40 dBA, while 60 dBA is 100 times louder than 40 dBA.



G L O S S A R Y

Deconstruction – The dismantling of a structure in a fashion that maximizes the recovery of materials and recycling.

Direct Effect – An impact that occurs as a result of the proposed action or alternative in the same place and at the same time as the action.

Endangered Species – Any species that is in danger of extinction throughout all or a significant portion of its range.

Environmental Impact Statement (EIS) – A detailed NEPA document prepared when a proposed action or alternatives have the potential for significant impact on the human environment.

Environmental Justice – The fair treatment for people of all races, cultures, and incomes, regarding the development of environmental laws, regulations, and policies.

Environmental Screening Process – The analysis that precedes a determination of the appropriate level of NEPA documentation.

Exceedance – A monitored level of concentration of any air contaminant higher than national or state ambient air quality standards.

Financial Management Program – A long-range projection based on the direction of the Trust Act and the implementing policies and financial assumptions outlined in the report.

Fire Flows – Water flows available for fighting fires. Fire flows at the Presidio can be deficient due to undersized water mains, bottlenecks created by pressure release valves or water meters, unusable piping or spacing of fire hydrants farther apart than permitted by the Uniform Fire Code.

Fugitive Dust – Dust particles which are introduced into the air through certain activities such as excavation and site preparation during construction or some demolition activities, off-road vehicles, or any vehicles operating on open fields or dirt roadways.

General Management Plan Amendment – Developed through a four-year public planning process and adopted by the NPS in 1994, the plan outlines the vision for the Presidio as a national park in an urban area.

General Objectives of the GMPA – A directive of Congress incorporated into the Trust Act with which the Trust must comply. Because the GMPA text does not explicitly identify general objectives, the Presidio Trust Board ascertained and adopted General Objectives of the GMPA in Trust Board Resolution 99-11. The General Objectives of the GMPA guide Presidio Trust policy and decisions about resource protection and land and building use in Area B of the Presidio.

Greensward – A linear landscape element consisting primarily of lawn and planted trees which serves as an open space in a built-up or urban setting.



G L O S S A R Y

Ground Lease – The right to use a land parcel for a definite length of time by a tenant who invests the necessary capital to develop and construct improvements on the site.

Ground Rent – The rent paid for the use of land under the terms of a ground lease.

Groundwater – Subsurface water that occurs beneath the water table in soils and geologic formations that are fully saturated.

Guaranteed-Ride-Home Program – A program that assures an employee not arriving in his or her personal vehicle of a trip home. For example, an employee may have to work later than the departure time of his carpool or the last bus to his destination. The program would then provide the employee with a ride home in a company vehicle, subsidized taxicab or similar type vehicle.

Hazardous – Substances that are potentially harmful to human health or the environment.

Hazardous Wastes – A compound or compounds remaining for disposal or reclamation after use or after release to the environment.

Heritage Landmark Trees – Trees that have historic value, are outstanding botanical specimens, display unique traits, or serve a particular aesthetic function in the landscape.

Historic Designed Landscape – One that is consciously designed by a landscape architect, master gardener, architect or horticulturist according to established design principles.

Historic Views – Those views and view corridors which existed at the Letterman Complex during its period of significance.

Historic Property – Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register. The term includes artifacts, records, and remains that are related to and located in such properties. The term "eligible for inclusion in the National Register" includes both properties formally determined as such by the Secretary of the Interior and all other properties that meet National Register listing criteria.

Impact Topics – Specific natural, cultural or socioeconomic resources that would be affected by the proposed action or alternatives (including no action). The magnitude, duration and timing of the effect to each of these resources is evaluated in the Environmental Consequences section of an EIS.

Indirect Effects – Effects that are caused by an action and occur later in time, or at another location, yet are reasonably foreseeable in the future.

Indirect Impact – Reasonably foreseeable impacts removed in time or place from the proposed action. These are “downstream” impacts, future impacts, or the impacts of reasonably expected connected actions (i.e., growth of an area after a highway to it is complete).



G L O S S A R Y

Infill Construction – New construction that is located within an existing developed area, such as a building complex. For the purposes of this EIS, infill construction refers to new development within developable areas of the Letterman Complex outside the 23-acre site proposed for building removal/replacement construction (see replacement construction). Infill development within a historic district should be compatible with its character and respect the scale, massing and materials found there.

Integrated Pest Management – The coordinated use of pest and environmental information with available pest control methods to prevent unacceptable levels of pest damage by the most economical means and with the least possible hazard to people, property and the environment.

Issues – In NEPA, issues are environmental problems that may occur if the alternatives (including no action) are implemented or continue to be implemented.

Landfill – A waste management unit at which waste is discharged in or on land for disposal.

Landscape Vegetation – Plant material, usually ornamental trees, shrubs, grass and plants growing around buildings or grounds that has been planted to beautify the site or for a utilitarian purpose such as screening a view.

L_{dn} – A day-night average noise level, a 24-hour average L_{eq} ; it takes into account the greater annoyance of nighttime noise with a 10 dBA "penalty" added during the hours of 10:00 p.m. to 7:00 a.m.

Lead Agency – The agency either preparing or taking primary responsibility for preparing the NEPA document.

Lead-Based Paint – A source of lead in the environment. Lead is a highly toxic metal which, when present in the human body, attacks the central nervous system and can result in anemia, hyperactivity, lowered intelligence, stunted growth and mental retardation. Children, fetuses and women of childbearing age are particularly susceptible.

L_{eq} – The equivalent steady-state sound level is the average acoustic energy content of noise for a stated period of time. The L_{eq} of two different time-varying noise events are the same if the events deliver the same acoustic energy to the ear during exposure, no matter what time of the day or night they occur, unlike some other measurements that adjust for differences in noise sensitivity at night.

Letterman Complex – The 60-acre geographic area near the Lombard Street Gate in the Presidio that consists of approximately 50 buildings including the Letterman Army Medical Center, the Letterman Army Institute of Research, and the Thoreau Center for Sustainability. The Letterman Complex contains a mix of historic and modern structures and is designated in the GMPA as a Building/Activity Core and Science and Education Center. For the purposes of this EIS, the "Letterman Complex," the "60-acre Letterman Complex," and the "complex" are used interchangeably.

Live/Work – A situation in which a resident of a dwelling unit utilizes his/her residence as a home-based office. Frequently, units intended to support live/work situations are designed with space for a separate office or work station within the dwelling unit.



G L O S S A R Y

Master Tenant – A respondent to the Letterman Complex RFQ who proposed to undertake the development of the full 23-acre site rather than proposing to be a subtenant within the development.

Mitigation – A modification of the proposal or alternative which lessens the intensity of its impact on a particular resource.

National Environmental Policy Act (NEPA) – Federal legislation that establishes environmental policy for the nation. It provides an interdisciplinary framework for federal agencies to prevent environmental damage and contains "action forcing" procedures to ensure that federal agency decision-makers take environmental factors into account.

National Historic Landmark (NHL) – These historic properties are designated by the Secretary of the Interior as having special importance in the interpretation and appreciation of the nation's history. Section 800.10 of the Advisory Council on Historic Preservation regulations specify some special protections for NHLs under the Section 106 review process.

National Historic Preservation Act (NHPA) – The basic legislation of the nation's historic preservation program that established the Advisory Council on Historic Preservation and the Section 106 review process.

Native Plant Communities – A group of plants growing together that are composed primarily of native plants and that were most likely found on that particular site prior to European settlement.

NEPA Process – The objective analysis of an action to determine the degree of its environmental impact on the natural and physical environment; alternatives and mitigation that reduce that impact; and full and candid presentation of the analysis to, and involvement of, the interested and affected public.

Nitrogen Oxides (NO_x) – Gases formed in great part from atmospheric nitrogen and oxygen and oxygen when combustion takes place under conditions of high temperature and high pressure; NO_x is a criteria air pollutant.

No Action Alternative – Under NEPA, an alternative that provides a benchmark for comparison, enabling decision-makers to compare the magnitude of the environmental effects of the various alternatives. In the case of the Letterman Complex, no action means minimal change from current management direction or level of management intensity.

Nonnative Plants – Plant species that have been introduced (or have invaded through natural dispersal from a site where they were introduced) and did not occur on that site prior to European settlement. Even though a plant grows as a native species in a nearby location, if habitat for that species does not occur on the site and if it did not occur there as part of a native plant community, it is considered to be nonnative. (For example, coast redwood occurs naturally within the Bay Area, but it is considered nonnative to the Presidio.)

Panama Pacific International Exposition – An exposition celebrating the opening of the Panama Canal, and the revival of San Francisco after the 1906 Earthquake. The Exposition was constructed by filling in marshland at the edge of the bay, creating the land area currently known as the Marina district, as well as the present day Crissy Field. It was open from February to December of 1915.



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Period of Significance – A defined period of time during which a property established its historical association, meaning, or value.

Person Trip – A trip to or from the project made by one person in any mode of transportation: automobile, bus, transit, walking or bicycle.

Predicted Noise Level(s) – Future noise levels, resulting from predictable natural and mechanical sources and human activity including the project.

Preferred Alternative – The alternative that the Lead Agency believes would fulfill its statutory mission and responsibilities, giving consideration to economic, environmental, technical and other factors.

Presidio Trust – A federal government corporation established by Congress through enactment of the Presidio Trust Act (P.L. 104-333). The Presidio Trust has two fundamental missions: preserve and enhance the Presidio as part of the national park system and achieve financial self-sufficiency by 2013.

Programmatic Agreement – An agreement with historic preservation oversight agencies, the implementation of which satisfies the implementing agency's obligations under Section 106 and 110(f) of the National Historic Preservation Act to protect a National Historic Landmark.

Project Impact Zone – The area that would be affected by a proposed action.

Project Site – The defined geographic area of a specific project. For purposes of this EIS, the project site for Alternative 1 is the 60-acre Letterman Complex, and for Alternatives 2 through 6, the 23-acre site within the Letterman Complex that encompasses the LAMC and LAIR.

Receptors – Locations selected for determining noise or air quality impacts. These locations represent areas where frequent human use occurs, or is likely to occur in the foreseeable future.

Replacement Construction – Construction of new buildings that are intended to replace specific buildings that have been identified for demolition. For the purposes of this EIS, replacement construction refers to new development within a 23-acre site of the Letterman Complex as a substitute for the LAMC and LAIR which have been proposed by the Presidio Trust for demolition, and for other buildings within the complex that have been demolished or are proposed for demolition.

Request for Qualifications (RFQ) – A competitive procedure used by the Presidio Trust to produce the most appropriate tenants and guarantee a level playing field in the competition for space. The Trust considers potential tenants whose work is consistent with park goals, such as art, education, philanthropy, environmental studies, technology and science, and international relations.

Restoration Advisory Board (RAB) – An advisory body designed to act as a focal point for the exchange of information, concerns, values and needs between the community, the military and regulatory agencies. The RAB is intended to increase community understanding of hazardous waste cleanup efforts, improve the



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soundness of government decisions and ensure that the cleanup is responsive to community needs. The Presidio RAB was established in April 1994.

Scope – The types of actions to be included in a project, the range of alternatives, and the impacts to be considered.

Scoping – Internal decision-making on issues, alternatives, mitigation measures, the analysis boundary, appropriate level of documentation, lead and cooperating agency roles, available references and guidance, defining purpose and need, etc. External scoping is the early involvement of the interested and affected public.

Section 7 – The section of the Endangered Species Act that outlines procedures for interagency cooperation to conserve federally listed species and designated critical habitats.

Section 106 – The section of the NHPA that requires federal agencies to consider the effects of their actions on historic properties and seek comments from an independent reviewing agency, the Advisory Council on Historic Preservation. The purpose of section 106 is to avoid unnecessary harm to historic properties.

Seismic Hazard Zone – An area where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Service District Charges (SDCs) – Charges calculated to allow NPS to collect sufficient revenue to cover the costs of law enforcement and other services provided to Presidio tenants and organizations (excluding visitor-related costs). SDCs allocate the cost of providing these services at buildout according to generally accepted fiscal impact methodologies.

Significant – A subjective interpretation of the intensity of impact, in several contexts, of the proposed action or alternatives.

Solid Waste – Any non-hazardous garbage, refuse or sludge, which is primarily solid but may also include portions of liquid, semi-solid or contained gaseous material resulting from residential, industrial, commercial, agricultural, mining operations, and community activities.

Special Status Species – Plants and animals with limited numbers or distribution that have special legal and policy protection. They are protected under federal and state Endangered Species Acts or other regulation, or are sufficiently rare to either be candidates or under consideration for such designation.

State Historic Preservation Officer – The official in each state who (among other duties) consults with federal agencies during Section 106 review. The SHPO administers the national historic preservation program at the state level, reviews National Register nominations, and maintains file data on historic properties that have been identified but not yet nominated. Agencies seek the views of the appropriate SHPO(s) while identifying historic properties and assessing effects of an undertaking on historic properties



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State Implementation Plan – EPA-approved state plans for attaining and maintaining federal air quality standards.

Storm Water – Storm water runoff and surface runoff and drainage.

Storm Water Pollution Prevention Plan – Developed and implemented to address specific storm water discharge concerns for construction sites.

Streetscape – The characteristics and components that give identity to a particular street. This includes the street itself, the buildings that border it, its sidewalks, street trees, and site furniture.

Surface Water – Freshwater rivers, streams and lakes.

Sustainability – An activity that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Design – An alternative approach to traditional design that does not require a loss in the quality of life, but require a change in mind-set and a change in values toward less consumptive lifestyles. These changes embrace global interdependence, environmental stewardship, social responsibility and economic viability. Sustainable design recognizes the impacts of every design choice on the natural and cultural resources of the local, regional and global environments.

Tiering – The coverage of general matters in broader environmental impact statements with subsequent narrower statements incorporating by reference the general discussions and concentrating solely on the issues specific to the statement subsequently prepared.

Toxic Air Contaminant (TAC) – An air pollutant, identified in regulation by the California Air Resources Board, which may cause or contribute to an increase in deaths or in serious illness, or which may pose a present or potential hazard to human health. TACs are considered under a different regulatory process (California Health and Safety Code Section 39650 et seq.) than pollutants subject to California Ambient Air Quality Standards. Health effects due to TACs may occur at extremely low levels, and it is typically difficult to identify levels of exposure which do not produce adverse health effects.

Transportation Demand Management (TDM) – A plan developed, using incentives or disincentives to discourage commuting using single-occupant vehicles, and to encourage travel by some other mode.

Treatment – A physical intervention, or development framework, carried out to achieve a historic preservation goal. Treatment options include preservation, restoration, reconstruction and rehabilitation.

Trust Act – The act that establishes the Presidio Trust as a federal government corporation subject to the requirements of the Government Corporation Control Act (P.L. 104-333). The Trust Act authorizes the Trust to manage a majority of the Presidio's land area by transfer of responsibility from the National Park Service in accordance with the purposes set forth in Section One of the Act that established the GGGNRA (P.L. 92-589) and the general objectives of the GMPA.



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23-Acre Site – The site within the 60-acre Letterman Complex that contains the LAMC and LAIR and that has been offered through a Presidio Trust RFQ for 900,000 gross square feet of new development to replace the two nonhistoric buildings following their demolition.

Undertaking – Under NHPA, a federal activity that is subject to Section 106 requirements. The term is intended to include any project, activity, or program, and any of its elements, that has the potential to have an effect on a historic property and that is under the direct or indirect jurisdiction of a federal agency or its licensed or assisted by a federal agency.

URBEMIS – A computer model developed by the California Air Resources Board to estimate air pollutant emissions from motor vehicle trips associated with land use development.

Vehicle Trip – A trip to or from the project made by a transportation vehicle, primarily automobile. Equal to the number of person-trips made by automobile divided by the average numbers of persons per automobile.

Viewshed – The geographic area from which a site is visible, a collection of viewpoints.

Wetlands – Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Windrow (or Windbreak) – A hedgerow or tight planting of trees made in open areas to protect a landscape or building from winds.



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Created by Congress in 1996, the Presidio Trust is charged with preserving the Presidio's natural, historic and scenic resources while making the park financially self-sufficient by 2013. Six Presidential appointees and the Secretary of the Interior or his designee sit on the Board of Directors and oversee management of 80 percent of the Presidio lands.

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