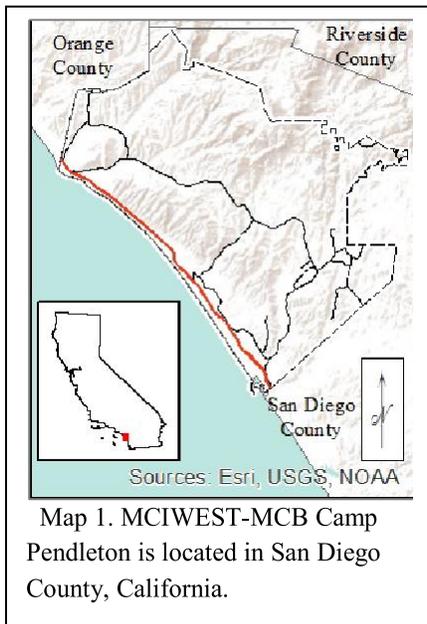




INTRODUCTION

Marine Corps Installations West-Marine Corps Base Camp Pendleton (MCIWEST-MCB Camp Pendleton) takes great pride in its stewardship responsibilities of the unique cultural resource sites entrusted to its care. MCIWEST-MCB Camp Pendleton has an important mission to train Marines while preserving valuable non-renewable resources for future generations. The Base has successfully built and maintained a Cultural Resources Management Program (CRM Program) that integrates the protection and management of cultural resources while facilitating, executing, and enhancing the mission to train Marines in a variety of settings that are unique to this west coast installation. An integral part of its success comes from continually engaging internal and external stakeholders including base operators and facility managers, Advisory Council on Historic Preservation (ACHP), California State Historic Preservation Officer (SHPO), Native American tribes, and the public.



The mission of MCIWEST-MCB Camp Pendleton is to operate a premier training base that promotes the combat readiness of Operating Forces by providing training opportunities, facilities, services and support responsive to the needs of Marines, Sailors and their families. MCIWEST-MCB Camp Pendleton manages over 125,000 acres of USMC land in southern California supporting coastal and mountain training actions along 17 miles of undeveloped shoreline and three major river catchments with elevations up to 3,200 feet above sea level. The Base has been conducting air, sea, and ground assault training since 1942, providing a unique combination of natural and military resources for the training of Marines and other DoD personnel.

As one of the few remaining open spaces in coastal southern California, the base contains some of the region's most unique and well preserved cultural resource sites. Some of these sites include the National Historic Landmark Las Flores Adobe, the Santa Margarita Ranch House Complex, once belonging to Pio Pico, the last governor of Mexican California, as well as, significant Native American sites including ethnohistoric village sites, rock art sites, prehistoric quarries, shell middens, lithic manufacturing sites, and the San Mateo Archaeological District. Of the 786 recorded resources, 115 are eligible for the National Register of Historic Places (NRHP), and 3 are listed on the National Register.

BACKGROUND

In FY 2014-2015, the CRM Program evaluated 30 sites, surveyed 11,092 acres, which brought the Base total to 98% completion for all surveyable lands, stabilized two threatened archaeological sites, restored one historic structure, made progress towards the restoration of the

2016 Secretary of Defense Environmental Award

Marine Corps Base Camp Pendleton Cultural Resources Management – Large Installation



Las Flores Adobe, monitored and assessed the condition of 77 archaeological sites, reviewed 650 projects including 152 consultations, and executed a programmatic agreement for compliance with Section 106 of the National Historic Preservation Act.

The foundation for the Base's Cultural Resource Management (CRM) program is its Integrated Cultural Resource Management Plan (ICRMP). This well-developed document provides a framework for the management of cultural resources in the context of supporting the military mission aboard Camp Pendleton and serves as a guide for cultural resource management under applicable federal law and regulations, Department of Defense directives, Secretary of Navy instruction, and the Marine Corps orders. The current and approved ICRMP was developed in 2008; however, a newly updated ICRMP is currently in draft form and under installation review.

Implementing and guiding the CRM Program is a highly skilled professional team of three full-time GS professional archaeologists and one full-time contractor position. All three of the GS staff possess Master degrees in Anthropology, two have specialized training in geographical information systems, one a sub-specialty in geophysics, and another is certified as a Contracting Officer Representative. In December 2014, the CRM staff was proud to help organize, host, and attend the American Indian Cultural, Communication, and Consultation Course held aboard MCIWEST-MCB Camp Pendleton. This two-day training event, sponsored by the Department of Defense, was well attended by DOD CRM staff nationwide.

By making use of existing DOD nationwide Section 106 program alternatives, the CRM Program strives to make efficiency a priority in order to achieve mission success. The CRM Program uses the Programmatic Memorandum of Agreement among the United States Department of Defense, the Advisory Council on Historic Preservation and the National Conference of State Historic Preservation Officers to Demolish World War II (1939-1946) Temporary Buildings, the Program Comment for Cold War Era Unaccompanied Personnel Housing (1946-1974), and Program Comment for World War II and Cold War Era (1939-1974) Ammunition Storage Facilities, to maximize efficiencies and streamline its Section 106 responsibilities, as much as possible.

To further mission enhancement and efficiency, the CRM Program recently executed a programmatic agreement for streamlined compliance with Section 106 of the National Historic Preservation Act, in consultation with ACHP, CA SHPO, tribes, and other consulting parties. The program also uses two established programmatic agreements (PA) that support the Basewide Utility Infrastructure (BUI) and the Basewide Water Infrastructure (BWI) replacement projects. The BUI PA supports 6 undertakings involving two sewage treatment plants and a 68-mile linear APE that includes 74 archaeological sites. The BWI PA supports three undertakings that includes the construction of an advanced water treatment plant, 54 miles of water conveyance pipeline, the construction of the new Stuart Mesa Bridge, and involves 12 historic properties.

The CRM Program at MCIWEST-MCB Camp Pendleton has a longstanding history of tribal consultation with 6 federally recognized tribes and 4 non-federally recognized tribes. In order to

2016 Secretary of Defense Environmental Award
Marine Corps Base Camp Pendleton Cultural Resources Management – Large Installation



continue engaging external stakeholders, tribes are formally and informally engaged in consultation on a variety of projects on base. In addition to standard consultation letters and meetings, and in recognition of the Base's relationship with the tribes, the tribes are invited and concurring signatories on the Basewide Water Infrastructure PA, the Basewide Utility Infrastructure PA, and the Basewide Streamlined Section 106 PA.

SUMMARY OF ACCOMPLISHMENTS

Mission Enhancement -Programmatic Agreement

MCIWEST-MCB Camp Pendleton signed its first Streamlined Section 106 Programmatic Agreement (PA) for the Base in December 2014. The PA streamlines the Section 106 process of the NHPA and its implementing regulations, 36 CFR 800. It eliminates case-by-case consultation with the California State Historic Preservation Officer (SHPO) and Invited Signatories for undertakings whenever there will be no adverse effects to historic properties, due to either the lack of historic properties within the area of potential effect (APE) or implementation of standard protection measures to avoid those resources, or undertakings that are unlikely to affect historic properties. This streamlined process enables MCIWEST-MCB Camp Pendleton greater flexibility and provides measurable results in compliance with responsibilities listed in Section 110 of the NHPA and in the Base's ICRMP.

The PA achieves Section 106 compliance through internal review and annual reporting, reduces wait time for project approval, and demonstrates the Advisory Council of Historic Preservation and the California State Historic Preservation Officer's trust in the installation. In addition, the PA formalizes the Base's relationship with the tribes by representing them as invited signatories and concurring parties. The PA further engages the tribes by reporting quarterly to the tribes and establishing two formal consultation meetings each year. In just the first year since taking effect, the PA has resulted in significant reduction of required internal review time for projects with a time cost savings of 330 days, allowing projects to proceed on an expedited schedule.

Archaeological Resources - Site Stabilization

MCIWEST-MCB Camp Pendleton annually funds and implements the Condition Assessment, Site Monitoring, and Effects Treatment (CASMET) program. With the aid of geographical information systems, this innovative program was designed to identify archaeological sites that may be particularly vulnerable to mission critical training activities and/or naturally caused erosion. Every year 80-100 sites are visited and assessed for condition and potential impacts. Sensitive or fragile sites such as those containing rock art or human remains are visited annually, while others are visited less often. During this study, two significant archaeological sites were found to need immediate stabilization treatments. Severe erosion was threatening the archaeological deposit at the Basilone Rock Art Site (CA-SDI-10697) and streambank erosion was causing exposure of burials at the Horno Canyon Site (CA-SDI-4538). In consultation with

2016 Secretary of Defense Environmental Award
Marine Corps Base Camp Pendleton Cultural Resources Management – Large Installation



Photo 1. Basilone Rock Art Site: Six-foot erosion gully filled in with gravel

the CA SHPO and the tribes, and in compliance with Section 106, site stabilization plans and historic property treatment plans were developed for each of these sites to stop the detrimental effects of erosion, while causing the least amount of ground disturbance to the sites as possible.

The causes of erosion at the Basilone Rock Art Site were both man-made and natural. The natural topography and drainage led to natural drainage and erosion channels that have gradually become more

severe over the years. Driving and parking on the upper portion of the site caused compaction of the soil leading to loss of vegetation, and further erosion. Because the site is eligible for the National Register of Historic Places (NRHP), by selecting stabilization measures that minimize impacts, Camp Pendleton was able to stop the damaging erosion while still protecting fragile archaeological deposits. Stabilization efforts included shallow scarification and hydroseeding for the compacted and denuded area, using gravel to fill in the six foot deep erosion channel at the edge of the site, and additional hydroseeding in areas of sheet wash. These treatments will allow the vegetation to recover eliminating sheet wash and stop the erosion gully from widening.



Photo 2. Horno Canyon Site: Erosion control measure

CASMET assessment at the Horno Canyon Site identified on-going lateral bank erosion in two places along a creek, which bisects the site and has exposed human burials and eroded shell midden deposits. A stabilization and historic property treatment plan was prepared to provide a block retaining wall for one burial area and a protective cover for another. The first protection location included the construction of an “L” shaped masonry block retaining wall to help keep the burials in place. The second protection location is on the north bank of the creek where burials are eroding into the stream channel. In order to minimize ground disturbance, stabilization measures at this location included layering a geofabric cloth over the area and overlaying the geofabric with a plastic cover to repel runoff and erosion.

The need for these two site stabilization projects arose from the annual CASMET assessment and these projects take it one step further by designing and implementing stabilization measures.

Historic Structures - Rehabilitation of San Onofre Beach Club (Building 51811)

In 2013, Camp Pendleton faced a critical decision involving the fate the San Onofre Beach Club (Beach Club): demolish the building and rebuild in its place, or restore the aging facility and

2016 Secretary of Defense Environmental Award
Marine Corps Base Camp Pendleton Cultural Resources Management – Large Installation



adaptively reuse it. The Beach Club is 10,240 square feet and had a plant replacement value (PRV) of \$1,826,502.00. Given this facility's impressive location in a prime beach setting, overlooking the Pacific Ocean and world renown surfing beaches, this historic property is uniquely suited to contribute to the recreational resources at Camp Pendleton available for Marines and their families. Since 2003, the building had fallen into disrepair and its historic significance was threatened by potential demolition by neglect. Two attempts were made, in 2001 and again in 2009, to repair the building for adaptive re-use. Although SHPO concurred both times with the proposed plans, the funding required to complete the stabilization and repair could not be obtained. Finally, in 2013, through the efforts of the multidisciplinary team at the installation at MCIWEST-MCB Camp Pendleton, Naval Facilities Engineering Command (NAVFAC SW), Resident Officer in Charge of Construction (ROICC) Camp Pendleton, California SHPO, and private section contractors, the Beach Club began the journey through renovation to adaptive reuse.

Built on a bluff overlooking San Onofre and Trestles beaches and surf breaks, the Beach Club has functioned as a recreational facility for Marines and their families from 1946 until approximately 2003. This facility is eligible for listing on the NRHP under Criteria A and C. Under Criterion A, this building reflects the Marine Corps' desire, following WWII, to maintain a strong presence on the West Coast in the form of a training base. The Marine Corps' choice to construct a handsome recreation building rather than the typical utilitarian military structure is a tangible example of this desire. Designed by the famous master architect Myron Hunt, in a subdued Spanish Revival style one year before his retirement, this was the last major work of his career and makes the Beach Club eligible under Criterion C. Hunt is known for his role in fostering the Spanish Revival style in the early 20th century. His choice of this style also reflects the architectural styles already present on the base in the Las Flores Adobe and Santa Margarita Ranch House.



Photo 3. Building 51811 (Eastern Façade) before restoration



Photo 4. Building 51811 (Eastern Façade) after restoration

2016 Secretary of Defense Environmental Award
Marine Corps Base Camp Pendleton Cultural Resources Management – Large Installation



Photo 5. Building 51811 after restoration: South wing interior trusses

Completed in July 2015, MCIWEST-MCB Camp Pendleton has successfully restored the San Onofre Beach Club, retaining its character defining features while complying with the complicated ATFP, Fire Suppression, ADA, Seismic, ASHRAE, and LEED requirements. The building was structurally stabilized adding shear walls to the interior side of the walls, adding a new roof diaphragm under the existing roof materials, and bracing the exposed trusses in the Lounge/Ballroom

(South wing). The masonry chimney was removed and rebuilt and painted to match the original design and color. The entire pergola was rebuilt to match the original while retaining as much of the original building material as possible. The installation of the new roof diaphragm required the removal the roof material. The original clay tile on the central elevation was removed and retained. New clay roof tiles were replaced in-kind with tiles of the same size, color, and thickness. The north and south wing roofs were in very poor condition and covered with a SPF foam over asphalt and wood shingles. During the roof demolition the original asphalt, roof shingles were recovered so the replacement shingles color could be matched to the original material. The original historic door opening which had been in-filled with walls or windows were reinstated to match the original door and transom configuration and operability. Windows, doors, and transoms were matched as close as possible to the originals, however, transoms that originally opened to the interior now open to the exterior in order the meet ATFP requirements.

The character defining trusses and beams that had been repainted white, were stained a dark brown color to match the original color, including the replacement chords required by the seismic update. The exterior color palettes were chosen based on the paint color analysis and as recommended by the team's historic architect (Heritage Architecture and Planning). The lounge (South wing) was originally carpet which was later replaced with VCT flooring over wood sleepers. The team decided to replace this color with a new color and textured concrete topping slab to compliment the original concrete slab in the Post Exchange/Fountain room (North wing). However, to distinguish the original interior flooring from the replacement, a new scoring pattern was chosen. Finally, using historic photographs, and within cost constraints, light fixtures were chosen to replicate the originals (as closely as possible).

The San Onofre Beach Club will once again proudly serve the recreational needs of Marines and their families in this historic beach setting. The North wing of the Beach Club will be used by Marine Corps Community Services (MCCS) for administrative work spaces, recreation check-in area, sundry sales, and recreation equipment rentals and the South wing will be used as a venue for special event patrons including wedding, retirements, PMEs, promotions, and training courses. This stabilization and repair project cost \$3.5 million but saved the Marine

2016 Secretary of Defense Environmental Award
Marine Corps Base Camp Pendleton Cultural Resources Management – Large Installation



Corps over \$6 million in demolition and new construction replacement costs for a similar size structure.

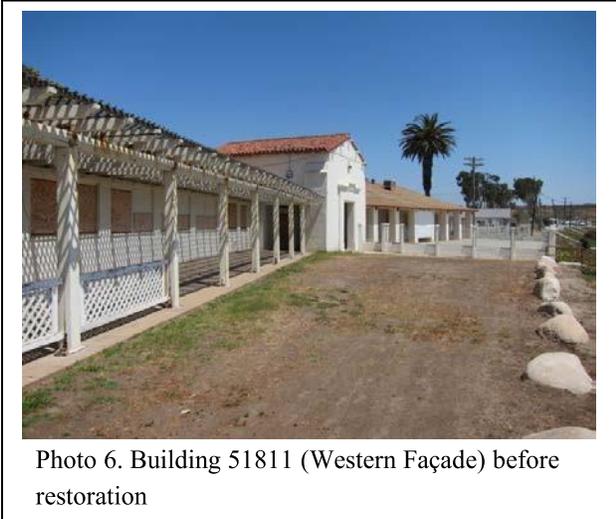


Photo 6. Building 51811 (Western Façade) before restoration



Photo 7. Building 51811 (Western Façade) after restoration:

FUTURE GOALS AND OBJECTIVES

The MCIWEST-MCB Camp Pendleton CRM program will continue to build on these accomplishments in the future. The ICRMP update will be completed with new goals to be implemented, including seismic stabilization and rehabilitation of the Santa Margarita Ranch House, the 1st Marine Headquarters Building 1133 nomination to the National Register, and completion of the renovation of the Las Flores Adobe. A Public Outreach plan is in the process of being finalized and will include educational brochures, self-guided audio tour, a traveling exhibit for local schools and the Base community, as well a public Cultural Resources Program webpage aimed at educating the public on the heritage assets located on Base, compliance with federal laws and regulations, information about tours of our accessible historic resources.