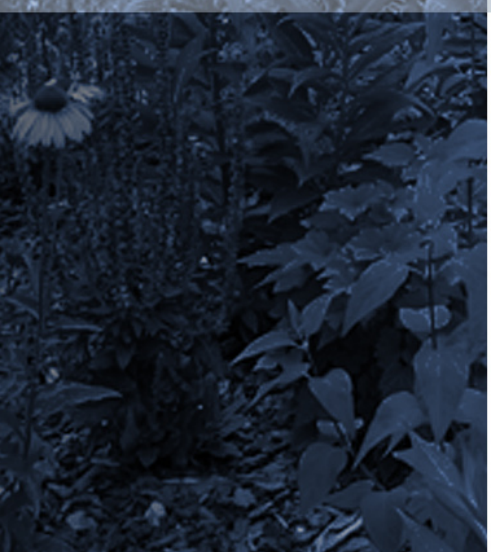
Final
Environmental Impact Statement (EIS)

San Francisco Veterans Affairs Medical Center (SFVAMC)

Long Range Development Plan (LRDP)



Prepared for:

SFVAMC

Prepared by:

AECOM

June 26, 2015

Final
Environmental Impact Statement (EIS)

San Francisco Veterans Affairs Medical Center (SFVAMC)

Long Range Development Plan (LRDP)

This EIS evaluates potential environmental impacts resulting from implementation of the VA Proposed Action. VA's Proposed Action is an LRDP that supports the mission of SFVAMC to provide for the health care needs of Bay Area and North Coast Veterans by providing for the renovation, expansion, and operation of the SFVAMC Fort Miley Campus within San Francisco County. The purpose of the Proposed Action is to meet the Veterans Health Administration mission of providing comprehensive, high-quality health care services that improve the health and well-being of Veterans and other eligible persons in the San Francisco Bay Area and Northern California. VA's need for the Proposed Action is to address the area's current and future capacity issues brought about by the growing Veteran population, to better serve the ever-changing health care needs of the growing Veteran population, and to provide safe and appropriate facilities for providing health care services and conducting research. This EIS analyzes three action alternatives that would involve implementation of an LRDP. All three action alternatives would include seismic retrofit, demolition, new construction, and operation of VA clinical, research, administrative, and parking structures. Also evaluated is the No Action Alternative, in which VA would continue operation and maintenance of the existing medical center at Fort Miley. Alternative 1 has been identified by VA as the Preferred Alternative. This EIS has been prepared in accordance with the National Environmental Policy Act (NEPA) (Pub. L. 91-190, 42 U.S.C. 4321-4370f) and the implementing regulations of the Council on Environmental Quality (CEQ) (40 CFR 1500-1508). VA is the lead agency for the Proposed Action. For additional information concerning this document, contact Robin Flanagan at robin.flanagan@va.gov or (415) 750-2049.

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Acronyms

AADT	annual average daily traffic
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
Alquist-Priolo Act	Alquist-Priolo Earthquake Fault Zoning Act
ANPR	Advance Notice of Proposed Rulemaking
ANSI	American National Standards Institute
APE	Area of Potential Effect
ARB	California Air Resources Board
ARPA	Archaeological Resources Protection Act
ASF	age sensitivity factor
ASTM	ASTM International
BAAQMD	Bay Area Air Quality Management District
BACT	best available control technology
BART	Bay Area Rapid Transit
Bay Bridge	San Francisco–Oakland Bay Bridge
BCDC	San Francisco Bay Conservation and Development Commission
BGM	Bay Area Air Quality Management District Greenhouse Gas Model
bgs	below ground surface
BMP	best management practice
CA FID	Facility Inventory Database
CAAQS	California ambient air quality standards
CalRecycle	California Department of Resources Recycling and Recovery
CCC	California Coastal Commission
CDOF	California Department of Finance
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFC	chlorofluorocarbon
CFR	Code of Federal Regulations
CHMIRS	California Hazardous Material Incident Reporting System
City	City and County of San Francisco

CIWMB	California Integrated Waste Management Board
CMP	Coastal Management Program
CMP	congestion management plan
CMWMP	California Medical Waste Management Program
CMZA	Coastal Zone Management Act
CNEL	community noise equivalent level
CO	carbon monoxide
CO_2e	carbon dioxide equivalent
CORRACTS	Corrective Action Sites
CSO	combined sewer overflow
CWA	Clean Water Act
dB	decibel(s)
dBA	A-weighted sound level
dBC	C-weighted decibel(s)
DDT	dichloro-diphenyl-trichloroethane
DoD	U.S. Department of Defense
EDR	Environmental Data Resources
EIS	environmental impact statement
EISA	Energy Independence and Security Act
EMI	Emissions Inventory Data
EMS	emergency medical services
EnviroStor	California Department of Toxic Substances Control EnviroStor Database
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FINDS	Facility Index System/Facility Registry System
FIRM	Flood Insurance Rate Map
FTA	Federal Transit Administration
FTTS	Federal Insecticide, Fungicide, and Rodenticide Act and Toxic Substance Control Act Tracking System
GGNRA	Golden Gate National Recreation Area
GHG	greenhouse gas
GMP	general management plan

gsf	gross square feet
GWP	global warming potential
HAP	hazardous air pollutant
HAZNET	Hazardous Waste Information System
HCFC	hydrochlorofluorocarbon
HCM	*Highway Capacity Manual*
HFC	hydrofluorocarbon
HGWPG	high-global-warming-potential gases
HI	hazard index
HIST UST	Hazardous Substance Storage Container Database
HSWA	Hazardous and Solid Waste Amendments
I -	Interstate
IBC	International Building Code
ICC	International Code Council
ICSSC	Interagency Committee on Seismic Safety in Construction
in/sec	inch(es) per second
IPCC	Intergovernmental Panel on Climate Change
kg	kilogram(s)
LEED®	Leadership in Energy and Environmental Design
Legion of Honor	California Palace of the Legion of Honor
LOS	level of service
LRDP	Long Range Development Plan
LUST	Leaking Underground Storage Tank Information System
MACT	maximum available control technology
MLP	maximum load point
MLTS	Material Licensing Tracking System
MMI	Modified Mercalli Intensity
MOA	memorandum of agreement
MS4	municipal separate storm sewer system
msl	mean sea level
MTS	Metropolitan Transportation System
MUN	Municipal and Domestic Supply
MUTCD	*Manual on Uniform Traffic Control Devices*
MWh	megawatt hours
NAAQS	national ambient air quality standards

NAGPRA	Native American Graves Protection and Repatriation Act
NCA	Noise Control Act
NEHRP	National Earthquake Hazards Reduction Program
NEHRPA	National Earthquake Hazards Reduction Program Act
NEPA	National Environmental Policy Act
NESHAPs	national emissions standards for hazardous air pollutants
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NO	nitric oxide
NO_2	nitrogen dioxide
NOA	naturally occurring asbestos
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NO_X	oxides of nitrogen
NPC	Neighborhood Parks Council
NPDES	National Pollutant Discharge Elimination System
NPRA	National Park and Recreation Association
NPS	National Park Service
NRC	Nuclear Regulatory Commission
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OCRM	Office of Ocean and Coastal Resource Management
ODS	ozone-depleting substance
OEHHA	Office of Environmental Health Hazard Assessment
OS&LE	Office of Security and Law Enforcement
PCB	polychlorinated biphenyl
PFC	perfluorocarbon
PG&E	Pacific Gas and Electric Company
PM	particulate matter
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particulate matter
ppT	part(s) per trillion
PPV	peak particle velocity

RCRA	Resource Conservation and Recovery Act of 1976
RCRA-LQG	Resource Conservation and Recovery Act Large Quantity Generators
RCRA-SQG	Resource Conservation and Recovery Act Small Quantity Generators
RMS	root mean square
ROD	record of decision
ROG	reactive organic gases
SARA	Superfund Amendments and Reauthorization Act
SF EMSA	San Francisco Emergency Medical Services Agency
SF Environment	San Francisco Department of the Environment
SF_6	sulfur hexafluoride
SFBAAB	San Francisco Bay Area Air Basin
SFFD	San Francisco Fire Department
SFMTA or Muni	San Francisco Municipal Transportation Agency
SFPD	San Francisco Police Department
SFPUC	San Francisco Public Utilities Commission
SFRPD	San Francisco Recreation and Park Department
SFVAMC	San Francisco Veterans Affairs Medical Center
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SO_2	sulfur dioxide
SOMA	South of Market Area
SVP	Society of Vertebrate Paleontology
SWEEPS UST	Statewide Environmental Evaluation and Planning System, Underground Storage Tank Listing
SWIS	Solid Waste Information System
SWPPP	storm water pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TASC	Transportation Advisory Staff Committee
TDS	total dissolved solids
TEP	Transit Effectiveness Project
TMDL	total maximum daily load
tpy	tons per year
TSCA	Toxic Substances Control Act
UCMP	University of California Museum of Paleontology

UCSF	University of California, San Francisco
URBEMIS	URBEMIS 2007
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USDOT	U.S. Department of Transportation
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VA	U.S. Department of Veterans Affairs
VA SSPP	Department of Veterans Affairs Strategic Sustainability Performance Plan
VdB	vibration decibels
VHA	Veterans Health Administration
VMT	vehicle miles traveled
WDR	waste discharge requirement

EXECUTIVE SUMMARY

INTRODUCTION

This Final Environmental Impact Statement (EIS) evaluates the potential environmental effects associated with implementing the Long Range Development Plan (LRDP) for the San Francisco Veterans Affairs Medical Center (SFVAMC) at Fort Miley in San Francisco, California (SFVAMC Fort Miley Campus).

This Final EIS updates the previous Draft EIS issued in August 2012. A revised LRDP was released in January 2014 that included refinements to individual project designs and schedules and the overall master plan. Minor clarifications and modifications were added to the revised LRDP later in 2014. Public and agency comments submitted to VA at public meetings and during public comment periods have been taken into consideration in development of the revised LRDP and in the analysis of the four Alternatives in this EIS.

This EIS has been prepared consistent with the National Environmental Policy Act (NEPA) (42 U.S. Code Sections 4321–4370d [1994]); the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] Parts 1500–1508 [2004]); the Environmental Effects of the Department of Veterans Affairs Actions (38 CFR 26); and the U.S. Department of Veterans Affairs (VA) NEPA Interim Guidance for Projects. VA is the lead agency for the Proposed Action.

Project Location

SFVAMC has been in operation since 1934 and is situated on approximately 29 acres of federal land owned by VA. The SFVAMC Fort Miley Campus is located in northwestern San Francisco, adjacent to the Outer Richmond neighborhood and bordered by Clement Street and private residential uses to the south and by National Park Service–managed lands to the north, east, and west. Local access to the Campus is provided by either 42nd Avenue or 43rd Avenue via Clement Street or Geary Boulevard. Regional access to and from the Campus is provided by State Route 1, U.S. Highway 101, Interstate 80, and Interstate 280 (Figure ES-1).

PURPOSE AND NEED

The purpose of the Proposed Action is to meet the Veterans Health Administration mission of providing comprehensive, high-quality health care services that improve the health and well-being of Veterans and other eligible persons in the San Francisco Bay Area and Northern California. VA's need for the Proposed Action is to address the area's current and future capacity issues brought about by the growing Veteran population, to better serve the ever-changing health care needs of the growing Veteran population, and to provide safe and appropriate facilities for providing health care services and conducting research.

SFVAMC has major space and parking deficiencies at its existing Fort Miley Campus. The SFVAMC mission is to continue to be a major primary and tertiary care medical center providing high-quality care to eligible Veterans in the San Francisco Bay Area and along the North Coast. SFVAMC strives to deliver needed care to Veterans while contributing to health care knowledge through research. SFVAMC is also a ready resource for Department of Defense backup, serving as a Federal Coordinating Center in the event of a national emergency. New construction initiatives would transform the Campus by providing seismic improvements and additional facility space. VA can meet its mission more effectively by integrating clinical care, education, and research, because such integration improves access to care for Veterans.

Source: Data provided by SFVAMC Engineering Service in 2010

Figure ES-1: Location of SFVAMC Fort Miley Campus in San Francisco

The overarching goals of the Proposed Action include:

- Enhance the SFVAMC Fort Miley Campus function as a significant resource and facility for Veterans and their families.
- Continue to provide personalized, proactive, patient-centered care to Veterans well into the future.
- Provide appropriate space to conduct/manage clinical, administrative, educational, and research programs.

The specific objectives of the Proposed Action are as follows:

- Strengthen and enhance inpatient and outpatient primary and specialty care for San Francisco Bay Area and North Coast Veterans.
- Retrofit existing buildings to the current seismic safety requirements to meet current VA Seismic Design Requirements (VA Directive H-18-8), in compliance with Executive Order 12941.
- Improve the efficiency of clinical and administrative space through renovation and reconstruction.
- Meet patient privacy standards and resolve Americans with Disabilities Act deficiencies.
- Provide appropriate space for educational and research programs and activities.
- Address the space deficiency at SFVAMC.
- Ensure that parking supply meets current and future demands.
- Improve internal and external Campus circulation, utilities, and infrastructure.
- Maintain/improve public transit access to the SFVAMC Fort Miley Campus.

PROPOSED ACTION

SFVAMC has identified a need for retrofitting existing buildings to meet the most recent seismic safety requirements and for providing an additional 589,000 square feet of medical facility space, so that it can continue offering combined clinical, research, and educational programs to satisfy the needs of all San Francisco Bay Area and North Coast Veterans over the next 15 years, in two phases. The LRDP represents the master plan for both short-term through mid-2020 (Phase 1) and long-term through the year 2027 (Phase 2) development at the existing SFVAMC Fort Miley Campus. Note that the terms “Scenario A” and “Scenario B” as used in the LRDP are referred to as “Alternative 1” and “Alternative 2,” respectively, throughout this EIS.

VA’s Proposed Action is an LRDP that supports the mission of SFVAMC to provide for the health care needs of Bay Area and North Coast Veterans by providing for the renovation, expansion, and operation of the SFVAMC Fort Miley Campus. The existing Campus lacks the appropriate space to conduct research and clinical, administrative, and educational programs. The LRDP provides a tool to enhance the Campus, so it can continue to be a state-of-the-art medical facility to serve Veterans now and in the future. The LRDP includes modernizing existing facilities; retrofitting or replacing seismically threatened buildings; creating new structures to house patient care, education, administrative, hoptel,[1] and research functions; and providing increased parking for Veterans, staff members, and visitors.

[1] A hoptel is an overnight, shared lodging facility for eligible Veterans receiving health care services. This temporary lodging is available to Veterans who need to travel 50 or more miles from their homes to the existing SFVAMC Fort Miley Campus.

Planning Process

VA has an internal planning process that reviews planning and programming for VA campuses and facilities nationwide. To carry out strategic health-planning initiatives, VA develops options as part of the master-planning process. VA uses a variety of tools that analyze influential development factors: reviews of staffing, patient-centered care, Veteran feedback, patient flow, and service capacity and demand; assessments of existing physical inventory and infrastructure; and process improvements that may involve reengineering a facility. VA also uses the data and capital planning system to establish a market-level demand analysis and workload reallocation modeling to align capital planning with the projected needs of Veterans. This internal planning helps VA determine and adjust its facility needs to match services and programs on an annual basis.

VA has always conducted general facility master planning at the SFVAMC as part of determining its short- and long-term Campus planning; however, and in accordance with the result of a settlement agreement (specifically Amended Settlement Agreement No. CB06B02321), VA compiled an Institutional Master Plan (IMP). The IMP represented the first VA campus-wide planning process in San Francisco, which considered the concept that all current and future needs should be addressed solely within the confines of the existing SFVAMC Fort Miley Campus. The Draft IMP (released in October 2010) demonstrated that it may be physically possible to fully build out the SFVAMC Fort Miley Campus with 924,200 gross square feet (gsf). After considering comments related to the settlement and input from the public regarding the IMP over an approximately 2-year period, VA determined that an LRDP, which also looked beyond the SFVAMC Fort Miley Campus, would provide VA and the public with a forecasted depiction of the short- and long- term master plan for the Campus. The result was the LRDP that was released in 2012, which outlines the proposed projects on the SFVAMC Fort Miley Campus divided into planned phases of implementation for short-term (Phase 1) and long-term (Phase 2) periods, while also offering flexibility to shift priorities as needed.

After publication of the Draft EIS in October 2012, master planning continued and individual project designs and schedules were refined. The public and agency comments submitted to VA at public meetings and during public comment periods were taken into consideration as refinements were made to individual project design, phasing, and the overall master plan that resulted in a revised LRDP, released in January 2014.

The LRDP has been created as a living, dynamic document and is available at the SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/LRDP.asp)

Alternatives

Agencies are directed to use the NEPA process "to identify and assess the reasonable alternatives to proposed actions that will avoid or minimize adverse effects of these actions upon the quality of the environment" (40 Code of Federal Regulations 1500.2[e]). Based on this guidance, this EIS includes a reasonable range of alternatives.

VA explored and objectively considered a range of potentially reasonable alternatives to meet the purpose and need throughout the development of the LRDP. Through this process, some alternatives were eliminated from further consideration (listed below) and the remaining alternatives were studied in detail and are included in this Final EIS. An important consideration in the review of alternatives was the need to maintain synergetic relationships between clinicians who treat diseases, researchers who study diseases, and educators who teach

about diseases, as demonstrated on the existing SFVAMC Fort Miley Campus. Fostering this relationship leads to better, more effective research.

In addition to the purpose and need, the following screening criteria were applied to potential alternatives:

- Location within the City and County of San Francisco
- Location on 20–30 contiguous acres
- Avoidance of locations under an airport flight path due to aircraft noise issues
- Ability of VA to own property
- Access to public transit services
- Ability to continue to provide combined clinical, research, and educational services for Veterans
- Improved functional relationships between facilities and programs, with the right balance of building density and space allocation for programs requiring interaction so that facilities and personnel can function more efficiently into the future

Applying the screening criteria, VA objectives, purpose of and need for the Proposed Action, and comments provided by the public and agencies, the following alternatives were considered, deemed infeasible, eliminated from further consideration, and are not analyzed in the EIS.

- Full Buildout of Existing Campus as Proposed in the 2010 Draft IMP
- Expansion of Existing Campus into East and West Fort Miley
- Relocation of Entire Campus Elsewhere in San Francisco
- Further Reduced Development at the Existing Campus

EIS Alternatives

After VA considered a variety of potential alternatives and eliminated those that were deemed infeasible, four Alternatives remained for further evaluation in this EIS, listed here and summarized below.

- Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1 (Preferred Alternative)
- Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2
- Alternative 3: SFVAMC Fort Miley Campus Plus Mission Bay Campus Alternative
- Alternative 4: No Action Alternative

This Final EIS analyzes three action alternatives that would implement the LRDP. All three action alternatives would include seismic retrofit, demolition, new construction, and operation of VA clinical, research, administrative, and parking structures at the SFVAMC Fort Miley Campus. Also evaluated is the No Action Alternative, in which VA would continue operation and maintenance of the existing medical center at Fort Miley without any new construction or correction of seismic hazards. This Final EIS includes a project-level analysis for short-term (Phase 1) projects and a program-level analysis for long-term (Phase 2) projects.

Alternative 1 has been identified by VA as the Preferred Alternative.

Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1 (Preferred Alternative)

Alternative 1 proposes a reduced variation of the layout originally proposed in the October 2010 Draft IMP. Rather than the Draft IMP's proposed 924,200 additional gsf at the SFVAMC Fort Miley Campus, Alternative 1 proposes 322,200 net new gsf of facilities space and 306 net new parking garage spaces (232,252 new gsf) for a total of 554,452 gsf of additional space. This Alternative also proposes seismic upgrades to various existing structures on the Campus. Construction would occur in one short-term phase (Phase 1) and one long-term phase (Phase 2).

Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2

Alternative 2 proposes equivalent construction and renovation as Alternative 1, with construction occurring in one short-term phase (Phase 1) and one long-term phase (Phase 2). However construction for Alternative 2 would take place using a different schedule than under Alternative 1, in the form of different phasing and implementation schedules for individual projects.

Alternative 3: SFVAMC Fort Miley Campus Plus Mission Bay Campus Alternative

Alternative 3 would include all of the short-term (Phase 1) projects included in Alternative 1. However, the long-term (Phase 2) projects would be located off-site. The particular site is unknown at this time, but it presumably would be located in the Mission Bay area of San Francisco. This Alternative would entail adding a total of approximately 170,000 gsf in net new space at a Mission Bay location. If Alternative 3 is selected for execution, the entire site selection process would proceed under specific requirements of the Federal and VA Acquisition Regulations (FAR and VAR) and authorities granted to VA for land acquisition.

Alternative 4: No Action Alternative

Under the No Action Alternative (Alternative 4), the LRDP would not be implemented. With this Alternative, VA would be 100 percent short of the determined need for space and additional parking. Although Alternative 4 does not meet the purpose and need, it is included in accordance with requirements of NEPA, to allow decision-makers to compare the impacts of the action alternatives (Alternatives 1, 2, and 3) against the impacts of no action in the future.

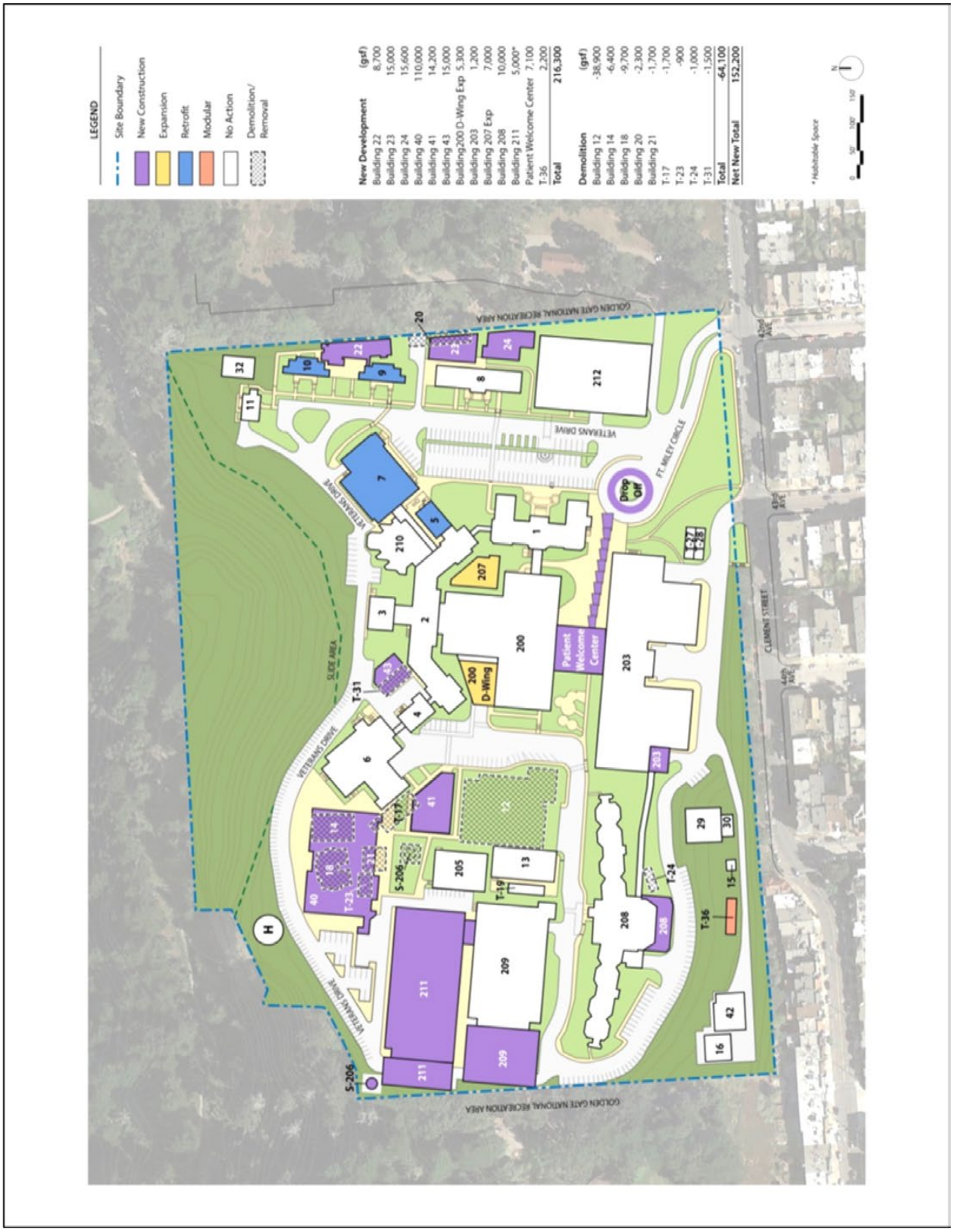
Figures ES-2 through ES-5 provide a graphic depiction of short and long-term phases of Alternatives 1 and 2 and the short-term phase of Alternative 3.

Source: VA, 2014

Figure ES-2: Footprint and Concept Plan for Alternative 1 and Alternative 3 Short-Term (Phase 1) Projects through 2020—SFVAMC Fort Miley Campus

Source: VA, 2014

Figure ES-3: Footprint and Concept Plan for Alternative 1 Long-Term (Phase 2) Projects through 2027—SFVAMC Fort Miley Campus



Source: VA, 2014

Figure ES-4: Footprint and Concept Plan for Alternative 2 Short-Term (Phase 1) Projects through 2020—SFVAMC Fort Miley Campus

Source: VA, 2014

Figure ES-5: Footprint and Concept Plan for Alternative 2 Long-Term (Phase 2) Projects through 2027—SFVAMC Fort Miley Campus

Final EIS Impacts and Mitigation

The NEPA process is intended to help public officials make decisions that are based on the understanding of environmental impacts and identify and assess reasonable alternatives to proposed actions to avoid or minimize adverse environmental effects including mitigation. Throughout this NEPA process, VA considered the impacts of its Proposed Action on the quality of the human and natural environment. The following environmental resources are analyzed in this EIS addressing potential construction, operation and cumulative impacts: Aesthetics; Air Quality; Community Services; Cultural Resources; Floodplains, Wetlands, and Coastal Management; Geology, Soils, and Paleontological Resources; Greenhouse Gas Emissions and Climate Change; Hydrology and Water Quality; Land Use; Noise and Vibration; Socioeconomics and Environmental Justice; Solid and Hazardous Materials and Hazards; Transportation, Traffic, and Parking; Utilities; and Wildlife and Habitat.

Chapter 3.0, "Affected Environment and Environmental Consequences," includes the majority of the environmental analysis. The analysis of cumulative impacts is included in Chapter 4.0. All four Alternatives are analyzed with respect to each of the environmental resource areas listed above. The discussion of each environmental resource area describes the present baseline condition and areas of potential impact. The area, or region of influence, is defined for each environmental resource based on the extent of physical resources that may be affected directly or indirectly by the Alternatives, applying appropriate guidelines of regulatory agencies and common professional practice. The methodology and evaluation criteria are also included and vary by each environmental impact area.

Table ES-1 presents a summary of environmental impacts. The table presents the level of impact anticipated for each Alternative under each environmental resource for both the short- and long-term phases. The level of impact is also presented for both construction and operational periods. Potential impacts are expressed by one of the following levels of significance, ranging from adverse to beneficial:

- Adverse Impact
- Potentially Adverse Impact
- Minor Impact
- No Impact
- Beneficial Impact

When an adverse impact was found, mitigation and/or management measures were applied to ensure that an adverse impact would be limited to a minor impact or less. In some cases, an adverse impact could not be avoided and would remain adverse even when mitigation would be applied. The text of the respective mitigation measures is presented as a set of table notes at the end of Table ES-1.

All three action Alternatives note adverse impacts on Cultural Resources, specifically the SFVAMC Historic District, from short-term and long-term construction. However, these impacts were reduced to the maximum extent practicable through the National Historic Preservation Act (NHPA) Section 106 consultation process, resulting in a programmatic agreement (PA). The PA provides for mechanisms and processes to minimize these impacts including historic district design guidelines, a historic landscape study, a public interpretation program, and a historic preservation treatment and maintenance plan.

The final location of the project site at the potential new SFVAMC Mission Bay Campus under Alternative 3 long-term projects has not been identified, hence future environmental analysis would be necessary. However, to evaluate Alternative 3 using a worst-case scenario, conservative assumptions were made, and in some cases, possible impacts were determined to be potentially adverse. The remainder of the impact determinations under the environmental topics conclude "Minor with Mitigation Incorporated," "Minor," or "No Impact." Mitigation measures limit the degree or magnitude of the action or limit the impact to the affected environmental resource, when applicable. Best management practices and management measures are also incorporated into the Alternatives to minimize any impacts.

Some beneficial impacts were determined for Cultural Resources and Socioeconomics for short- and long-term project phases including landscaping and open space areas of the SFVAMC Historic District, induced employment growth during construction, and housing or employment growth during operation of the Proposed Action.

POTENTIAL FOR GENERATING CONTROVERSY

The Proposed Action has considerable support from Veterans; the University of California, San Francisco; and the public. However, some concerns regarding the proposed SFVAMC LRDP have been raised during project scoping and agency consultation in relation to the Proposed Action and the environmental review process. Comments were provided on the topic areas related to purpose and need, alternatives, planning process, LRDP process, visual impacts, construction noise and duration, air quality, historic and cultural resources, community services, geology, hydrology and water quality, land use, hazardous materials, traffic circulation and parking, utilities, biological resources, and cumulative impacts. This Final EIS takes previous comments received into consideration and addresses issues raised to the extent feasible. Comments were focused on the following areas.

Category	Concern
Cultural Resources	Impacts on on-site SFVAMC Historic District
	Impacts on off-site Fort Miley Military Reservation Historic District
	Compliance with National Historic Preservation Act
	Demolition of contributors to the SFVAMC Historic District
Transportation, Traffic, and Parking	Increased traffic on off-site roadways in the neighborhood
	Potential for increased parking need spilling off-site in the neighborhood
	Effects of construction trips on local residential streets
	Continued accessibility by Muni bus system
Air Quality and Noise	Effects of construction emissions on local residents and on-site patients/childcare center
	Effects of construction noise on local residents and on-site patients/childcare center
Visual	Effects on public views from off-site Golden Gate National Recreation Area (GGNRA) property
Alternatives	Request for other alternatives to be considered on the SFVAMC Fort Miley site or at another location in San Francisco
	Concern with regard to amount of development on the SFVAMC Fort Miley Campus

Category	Concern
Miscellaneous	NEPA issues raised in settlement agreement (Amended Settlement Agreement No. CB06B02321)
	Request to extend the Draft EIS public comment period
	Changing LRDP details and phasing
	Request to recirculate the Draft EIS for public comment after the LRDP changed
	Perception of a noncompatible use with surrounding uses such as the GGNRA property and neighborhood

PUBLIC INVOLVEMENT AND AGENCY COORDINATION

NEPA establishes an environmental review process for actions undertaken by federal agencies. The review process is intended to help public officials make decisions based on an understanding of the environmental consequences and take actions that protect, restore, and enhance the environment. Further, the NEPA process recognizes the importance of public involvement in the agency decision-making process. A summary of the formal public involvement for the LRDP Draft EIS has included the following steps thus far:

- Public Scoping Period from October 12, 2010 until December 12, 2010 (including public scoping meetings on October 26, 2010, and April 26, 2011)
- Additional VA Public Scoping Period was provided starting on March 30, 2011, following Notice of Intent (NOI) to prepare EIS issued in the *Federal Register* (Volume 76, Number 61).
- Public Review of the Draft EIS from August 17, 2012 until October 31, 2012 (including public Draft EIS meeting on September 20, 2012)

SFVAMC initiated the scoping process on October 12, 2010, by publishing a notice requesting public participation in the scoping process, including copies to federal, State, and local agencies and other parties.

VA reviewed and incorporated comments received during the public scoping periods into Draft EIS published in August 2012. VA initiated the public comment period on the Draft EIS on August 17, 2012, following publication of the Notice of Availability in the *Federal Register* (Volume 77, Number 160) and in the *San Francisco Chronicle* as well as on the SFVAMC Web site. VA extended the originally stated 60-day Draft EIS public review and comment period by an additional 2 weeks, with the end date of October 31, 2012. Notification of the extension was provided in the *Federal Register* (Volume 77, Number 200) and in the *San Francisco Chronicle* on October 16, 2012. A public meeting regarding the Draft EIS was held on September 20, 2012, at the SFVAMC Fort Miley Campus Auditorium.

VA reviewed and considered comments received during the Draft EIS public comment period and updated the LRDP in January 2014. The LRDP was revised again to incorporate project refinements and reissued in January 2014 and posted on SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/LRDP.asp). The Supplemental Draft EIS analysis considered comments received from the public and agencies during the Draft EIS public comment period as well as comments on the updated LRDP. An electronic copy of the

Supplemental Draft EIS is posted on SFVAMC's Web site along with previous environmental documentation and can be viewed at http://www.sanfrancisco.va.gov/planning/EIS.asp. In addition, VA conducts meetings with the local community on a regular basis. Some recent meetings held in the past year took place on February 27, June 24, and December 11, 2014. Public review of the Supplemental Draft EIS took place from March 9, 2015 until May 7, 2015, and a public Supplemental Draft EIS meeting was held at the SFVAMC Fort Miley Campus Auditorium during this period on April 14, 2015.

VA received comments from, and coordinated with, a range of federal and local agencies during both scoping and comment periods. Federal agencies, including various departments in U.S. Environmental Protection Agency Region IX and the Advisory Council on Historic Preservation, were instrumental in conducting this analysis. The California State Historic Preservation Officer played a key role in the NHPA Section 106 consultation process; the California Coastal Commission did likewise for the Coastal Zone Management Act consistency determination. In addition, the City and County of San Francisco, as well as NPS/GGNRA and other consulting parties, has provided information, comments, and input during the EIS process.

Next Steps

The Final EIS has been issued to the public. VA will issue a Record of Decision (ROD).

Table ES-1: Summary of Environmental Impacts and Mitigation Measures
Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
AESTHETICS				
Short-Term Project Impacts				
Construction: Visual Character	Minor	Minor	Minor	No Impact
Construction: Light	Minor	Minor	Minor	No Impact
Operation: Views and Visual Character	Minor	Minor	Minor	No Impact
Operation: Light and Glare	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Visual Character	Minor	Minor	Minor	No Impact
Construction: Light	Minor	Minor	Minor	No Impact
Operation: Views and Visual Character	Minor	Minor	Minor	No Impact
Operation: Light and Glare	Minor	Minor	Minor	No Impact
AIR QUALITY				
Short-Term Project Impacts				
Construction: Criteria Air Pollutants	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor	No Impact

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Construction: Localized TAC and PM Emissions	Minor Direct Impact with Mitigation, No Indirect Impact **Mitigation Measure AIR-1: Employ Tier 4 Engines in Construction Equipment for Alternative 1 for Specific Short-Term Projects[a]**	Minor Direct Impact with Mitigation, No Indirect Impact **Mitigation Measure AIR-2: Employ Tier 4 Engines in Construction Equipment for Alternative 2 for Specific Short-Term Projects[b]**	Minor Direct Impact with Mitigation, No Indirect Impact **Mitigation Measure AIR-1: Employ Tier 4 Engines in Construction Equipment for Alternative 3 for Specific Short-Term Projects[a]**	No Impact
Construction: Odors	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
Operation: Criteria Air Pollutants	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
Operation: Localized CO Emissions	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
Operation: Localized TAC and PM Emissions	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
Operation: Odors	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Criteria Air Pollutants	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
Construction: Localized TAC and PM Emissions	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Potentially Adverse Direct Impact at SFVAMC Mission Bay Campus. No Indirect Impact	No Impact
Construction: Odors	Minor Direct Impact, No	Minor Direct Impact, No	Minor Direct Impact, No	No Impact

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	Indirect Impact	Indirect Impact	Indirect Impact	
Operation: Criteria Air Pollutants	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
Operation: Localized CO Emissions	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Potentially Adverse Direct Impact at SFVAMC Mission Bay Campus. No Indirect Impact	No Impact
Operation: Localized TAC and PM Emissions	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Potentially Adverse Direct Impact at SFVAMC Mission Bay Campus. No Indirect Impact	No Impact
Operation: Odors	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	Minor Direct Impact, No Indirect Impact	No Impact
COMMUNITY SERVICES				
Short-Term Project Impacts				
Construction: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Construction: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact
Construction: Fire Hazards	Minor	Minor	Minor	
Construction: Law Enforcement Services	Minor	Minor	Minor	No Impact
Construction: Parks and Recreation (Park Accessibility)	Minor	Minor	Minor	No Impact

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Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
Construction: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Water and Fire Flow Systems)	Minor	Minor	Minor	No Impact
Operation: Fire Hazards	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c].**	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	No Impact
Operation: Law Enforcement Services	Minor	Minor	Minor	No Impact
Operation: Parks and Recreation (Park Accessibility)	Beneficial	Beneficial	Beneficial	No Impact
Operation: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Construction: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact

Table ES-1: Summary of Environmental Impacts and Mitigation Measures
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Construction: Fire Hazards	Minor	Minor	Minor	No Impact
Construction: Law Enforcement Services	Minor	Minor	Minor	No Impact
Construction: Parks and Recreation (Park Accessibility)	Minor	Minor	Minor	No Impact
Construction: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Water and Fire Flow Systems)	Minor	Minor	Minor	No Impact
Operation: Fire Hazards	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Minor	No Impact
Operation: Law Enforcement Services	Minor	Minor	Minor	No Impact
Operation: Parks and Recreation (Park Accessibility)	Beneficial	Beneficial	Minor	No Impact
Operation: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact

Table ES-1: Summary of Environmental Impacts and Mitigation Measures
Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
CULTURAL RESOURCES				
Short-Term Project Impacts				
Construction: Archaeological Resources and Human Remains	Minor with Mitigation **Mitigation Measure CR-1: Implement Stipulation V of the PA, "Inadvertent Discoveries"[d]**	Minor with Mitigation **Mitigation Measure CR-1: Implement Stipulation V of the PA, "Inadvertent Discoveries"[d]**	Minor with Mitigation **Mitigation Measure CR-1: Implement Stipulation V of the PA, "Inadvertent Discoveries"[d]**	No Impact
Construction: Historic Properties	Direct or Indirect Adverse Impacts on SFVAMC Historic District with Mitigation for Phases 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 1.8, 1.9, 1.11, 1.13, and 1.16 **Mitigation Measure CR-2: Remove the Temporary Modular Swing Space Following Completion of Short-Term Projects[e]** **Mitigation Measure CR-3: Implement Stipulations III and IV of the PA to Reduce Impacts on the SFVAMC Historic District. This includes implementation of the following PA Mitigation Measures that are contained**	Direct or Indirect Adverse Impacts on SFVAMC Historic District with Mitigation for Phases 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 1.8, 1.9, 1.11, and 1.13 **Mitigation Measure CR-2: Remove the Temporary Modular Swing Space Following Completion of Short-Term Projects[e]** **Mitigation Measure CR-3: Implement Stipulations III and IV of the PA to Reduce Impacts on the SFVAMC Historic District. This includes implementation of the following PA Mitigation Measures that are contained within Stipulation IV.[f]**	Direct or Indirect Adverse Impacts on SFVAMC Historic District with Mitigation for Phases 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 1.8, 1.9, 1.11, 1.13, and 1.16 **Mitigation Measure CR-2: Remove the Temporary Modular Swing Space Following Completion of Short-Term Projects[e]** **Mitigation Measure CR-3: Implement Stipulations III and IV of the PA to Reduce Impacts on the SFVAMC Historic District. This includes implementation of the following PA Mitigation Measures that are contained within Stipulation IV.[f]**	Adverse

Table ES-1: Summary of Environmental Impacts and Mitigation Measures
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Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
	within Stipulation IV.[f] No Direct or Indirect Impact on SFVAMC Historic District for Phases 1.5, 1.10, 1.12, 1.14, 1.15, and 1.17 Indirect Impact on Fort Miley Historic District for Phases 1.1, 1.4, 1.5, 1.8, and 1.13 No Direct or Indirect Impact on Fort Miley Historic District for Phases 1.2, 1.3, 1.6, 1.7, 1.9, 1.10, 1.11, 1.12, 1.14, 1.15, 1.16, and 1.17	No Direct or Indirect Impact on SFVAMC Historic District for Phases 1.5, 1.10, 1.12, 1.14, 1.15, and 1.17 Indirect Impact on Fort Miley Historic District for Phases 1.1, 1.4, 1.5, 1.8, and 1.13 No Direct or Indirect Impact on Fort Miley Historic District for Phases 1.2, 1.3, 1.6, 1.7, 1.9, 1.10, 1.11, 1.12, 1.4, 1.15, and 1.17	No Direct or Indirect Impact on SFVAMC Historic District for Phases 1.5, 1.10, 1.12, 1.14, 1.15, and 1.17 Indirect Impact on Fort Miley Historic District for Phases 1.1, 1.4, 1.5, 1.8, and 1.13 No Direct or Indirect Impact on Fort Miley Historic District for Phases 1.2, 1.3, 1.6, 1.7, 1.9, 1.10, 1.11, 1.12, 1.4, 1.15, 1.16 and 1.17	
Operation: Archaeological Resources	No Impact	No Impact	No Impact	No Impact
Operation: Historic Properties	Beneficial Impact	Beneficial Impact	Beneficial Impact	No Impact
Long-Term Project Impacts				
Construction: Archaeological Resources or Human Remains	Minor with Mitigation **Mitigation Measure CR-1: Implement Stipulation V of the PA, "Inadvertent Discoveries"**[d]	Minor with Mitigation **Mitigation Measure CR-1: Implement Stipulation V of the PA, "Inadvertent Discoveries"**[d]	Minor with Mitigation **Mitigation Measure CR-1: Implement Stipulation V of the PA, "Inadvertent Discoveries"**[d]	No Impact

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Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
Construction: Historic Properties	Indirect Adverse Impact on SFVAMC Historic District with Mitigation for Phase 2.1 **Mitigation Measure CR-2: Remove the Temporary Modular Swing Space Following Completion of Short-Term Projects[e]** No Direct or Indirect Impacts on Fort Miley Historic District	Direct and Indirect Adverse Impacts on SFVAMC Historic District with Mitigation for Phases 2.1, 2.2, and 2.3 **Mitigation Measure CR-2: Remove the Temporary Modular Swing Space Following Completion of Short-Term Projects[e]** No Direct or Indirect Impacts on Fort Miley Historic District	Indirect Adverse Impact on SFVAMC Historic District with Mitigation for Phase 2.1 **Mitigation Measure CR-2: Remove the Temporary Modular Swing Space Following Completion of Short-Term Projects[e]** No Direct or Indirect Impacts on Fort Miley Historic District Potentially Adverse Impact at SFVAMC Mission Bay Campus	Adverse
Operation: Archaeological Resources	No Impact	No Impact	No Impact	No Impact
Operation: Historic Properties	Beneficial	Beneficial	Beneficial	No Impact
FLOODPLAINS, WETLANDS, AND COASTAL MANAGEMENT				
Short-Term Project Impacts				
Construction: Wetlands Alteration	No Impact	No Impact	No Impact	No Impact
Construction: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
Operation: Flooding as a Result of Location within a Floodplain	No Impact	No Impact	No Impact	No Impact
Operation: Degradation of Wetlands	No Impact	No Impact	No Impact	No Impact

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Operation: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Wetlands Alteration	No Impact	No Impact	Potentially Adverse Impact at SFVAMC Mission Bay Campus	No Impact
Construction: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
Operation: Flooding as a Result of Location within a Floodplain	No Impact	No Impact	Minor	No Impact
Operation: Degradation of Wetlands	No Impact	No Impact	Minor	No Impact
Operation: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
GEOLOGY, SOILS, AND PALEOTOLOGICAL RESOURCES				
Short-Term Project Impacts				
Construction: Erosion and Loss of Topsoil	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Construction: Alteration of Topography	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Construction: Paleontological Resources	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact

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Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
Operation: Seismically Induced Ground Shaking and Ground Failure	Minor or No Impact	Minor or No Impact	Minor or No Impact	Adverse
Operation: Seismically Induced Landslides or Slope Failures	No Impact	No Impact	No Impact	Adverse
Operation: Expansive or Corrosive Soils	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Operation: Paleontological Resources	No Impact	No Impact	No Impact	No Impact
Long-Term Project Impacts				
Construction: Erosion and Loss of Topsoil	No Impact	No Impact	Minor or No Impact	No Impact
Construction: Alteration of Topography	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Construction: Paleontological Resources	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Operation: Seismically Induced Ground Shaking and Ground Failure	Minor or No Impact	Minor or No Impact	Minor or No Impact	Adverse
Operation: Seismically Induced Landslides or Slope Failures	No Impact	No Impact	No Impact	Adverse
Operation: Expansive or Corrosive Soils	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Operation: Paleontological Resources	Minor or No Impact	Minor or No Impact	No Impact	No Impact

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GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE				
Short-Term Project Impacts				
Construction: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Operation: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Impact of Climate Change on Projects for EIS Alternative: Extreme Heat Events	Minor	Minor	Minor	Minor
Impact of Climate Change on Projects for EIS Alternative: Wildfire Threat	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Potentially Adverse at SFVAMC Fort Miley Campus
Impact of Climate Change on Projects for EIS Alternative: Sea Level Rise	No Impact	No Impact	No Impact	No Impact
Long-Term Project Impacts				
Construction: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Operation: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Impact of Climate Change on Projects for EIS Alternative: Extreme Heat Events	Minor	Minor	Minor	Minor

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Impact of Climate Change on Projects for EIS Alternative: Wildfire Threat	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	Minor with Mitigation **Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus[c]**	No Impact at SFVAMC Mission Bay Campus	Potentially Adverse at SFVAMC Fort Miley Campus
Impact of Climate Change on Projects for EIS Alternative: Sea Level Rise	No Impact	No Impact	No Impact	No Impact
HYDROLOGY AND WATER QUALITY				
Short-Term Project Impacts				
Construction: Water Quality Degradation Caused by Erosion, Sedimentation, or Construction Contaminants	Minor	Minor	Minor	No Impact
Construction: Depletion of Groundwater Resources	Minor	Minor	Minor	No Impact
Operation: Downstream Flooding or Increase in the Frequency or Severity of Combined Sewer Overflow Events as a Result of Altered Drainage Patterns or an Increase in Impervious Surfaces	Minor	Minor	Minor	No Impact
Operation: Water Quality Degradation Caused by Changes in the Intensity of Land Use and Increases in Impervious	Minor	Minor	Minor	No Impact

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Surface				
Long-Term Project Impacts				
Construction: Water Quality Degradation Caused by Erosion, Sedimentation, or Construction Contaminants	Minor	Minor	Minor	No Impact
Construction: Depletion of Groundwater Resources	Minor	Minor	Minor	No Impact
Operation: Downstream Flooding or Increase in the Frequency or Severity of Combined Sewer Overflow Events as a Result of Altered Drainage Patterns or an Increase in Impervious Surfaces	Minor	Minor	Minor	No Impact
Operation: Water Quality Degradation Caused by Changes in the Intensity of Land Use and Increases in Impervious Surface	Minor	Minor	Minor	No Impact
LAND USE				
Short-Term Project Impacts				
Construction	Minor	Minor	Minor	No Impact
Operation: Land Uses	No Impact	No Impact	No Impact	No Impact
Operation: Plans, Policies, and Ordinances	No Impact	No Impact	No Impact	No Impact

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Long-Term Project Impacts				
Construction	Minor	Minor	Minor	No Impact
Operation: Land Uses	No Impact	No Impact	Minor or No Impact	No Impact
Operation: Plans, Policies, and Ordinances	No Impact	No Impact	No Impact	No Impact
NOISE				
Short-Term Project Impacts				
Construction: Noise (On-Site Receptors)	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	No Impact
Construction: Noise (Off-Site Receptors)	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	No Impact
Construction: Vibration (On-Site Receptors)	Adverse with Mitigation **Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the**	Adverse with Mitigation **Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the**	Adverse with Mitigation **Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the**	No Impact

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	Vicinity of Proposed Construction[h] **Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction[i]**	**Vicinity of Proposed Construction[h]** **Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction[i]**	**Vicinity of Proposed Construction[h]** **Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction[i]**	
Construction: Vibration (Off-Site Receptors)	Minor	Minor	Minor	No Impact
Operation: Noise (Mobile Source)	Minor	Minor	Minor	Minor
Operation: Noise (Siren Noise)	Minor	Minor	Minor	Minor
Operation: Noise (Stationary Source)	Minor	Minor	Minor	Minor
Operation: Vibration	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Noise	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	Minor with Mitigation **Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features[g]**	No Impact

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Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
Construction: Vibration	Minor with Mitigation **Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the Vicinity of Proposed Construction**[h] **Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction**[i]	Minor with Mitigation **Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the Vicinity of Proposed Construction**[h] **Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction**[i]	Minor with Mitigation **Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the Vicinity of Proposed Construction**[h] **Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction**[i]	No Impact
Operation: Noise (Mobile Source)	Minor	Minor	Minor	Minor
Operation: Noise (Siren Noise)	Minor	Minor	Minor	Minor
Operation: Noise (Stationary Source)	Minor	Minor	Minor with Mitigation at SFVAMC Mission Bay Campus **Mitigation Measure NOI-4: Conduct a Site-Specific Noise Study to Inform Design of Stationary Noise Sources for the Potential New SFVAMC Mission Bay Campus**[j]	Minor
Operation: Vibration	Minor	Minor	Minor	No Impact

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SOCIOECONOMICS AND ENVIRONMENTAL JUSTICE				
Short-Term Project Impacts				
Construction: Induced Employment Growth	Beneficial	Beneficial	Beneficial	No Impact
Construction: Displacement of Populations, Residences, and/or Businesses	No Impact	No Impact	No Impact	No Impact
Construction: Environmental Justice	No Impact	No Impact	No Impact	No Impact
Construction: Environmental Health and Safety Risks to Children	Minor	Minor	Minor	No Impact
Operation: Induced Population, Housing, or Employment Growth	Beneficial	Beneficial	Beneficial	No Impact
Operation: Environmental Justice	No Impact	No Impact	No Impact	No Impact
Operation: Environmental Health and Safety Risks to Children	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Induced Employment Growth	Beneficial	Beneficial	Beneficial	No Impact
Construction: Displacement of Populations, Residences, and/or Businesses	No Impact	No Impact	No Impact	No Impact
Construction: Environmental Justice	No Impact	No Impact	Minor at SFVAMC Mission Bay Campus	No Impact

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Construction: Environmental Health and Safety Risks to Children	Minor	Minor	Minor	No Impact
Operation: Induced Population, Housing, or Employment Growth	Beneficial	Beneficial	Beneficial	No Impact
Operation: Environmental Justice	No Impact	No Impact	Minor at SFVAMC Mission Bay Campus	No Impact
Operation: Environmental Health and Safety Risks to Children	Minor	Minor	Minor	No Impact
SOLID AND HAZARDOUS MATERIALS AND HAZARDS				
Short-Term Project Impacts				
Construction: Solid Waste Generation	Minor	Minor	Minor	No Impact
Construction: Hazardous Materials Exposure	Minor	Minor	Minor	No Impact
Construction: Hazards and Public Safety	Minor	Minor	Minor	No Impact
Operation: Solid Waste Generation	Minor	Minor	Minor	No Impact
Operation: Hazardous Waste Generation	Minor	Minor	Minor	No Impact
Operation: Hazards and Public Safety	Minor	Minor	Minor	Adverse
Long-Term Project Impacts				
Construction: Solid Waste Generation	Minor	Minor	Minor	No Impact
Construction: Hazardous Materials Exposure	Minor	Minor	Minor	No Impact

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Construction: Hazards and Public Safety	Minor	Minor	Minor	No Impact
Operation: Solid Waste Generation	Minor	Minor	Minor	No Impact
Operation: Hazardous Waste Generation	Minor	Minor	Minor	No Impact
Operation: Hazards and Public Safety	Minor	Minor	Minor	Adverse
TRANSPORTATION AND PARKING				
Short-Term Project Impacts				
Construction: Construction-Related Haul Truck Activity, Traffic, and Parking	Minor with Mitigation **Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program[k]**	Minor with Mitigation **Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program[k]**	Minor with Mitigation **Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program[k]**	No Impact
Construction: Traffic, Transit, and Pedestrian Circulation	Minor	Minor	Minor	No Impact

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Construction: Parking	Minor with Mitigation **Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover**[l] **Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus**[m]	Minor with Mitigation **Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover**[l] **Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus**[m]	Minor with Mitigation **Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover**[l] **Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus**[m]	No Impact
Operation: Traffic	Minor	Minor	Minor	Minor
Operation: Transit	Minor	Minor	Minor	No Impact
Operation: Pedestrian	Minor	Minor	Minor	No Impact
Operation: Bicycle	Minor	Minor	Minor	No Impact
Operation: Loading	Minor	Minor	Minor	No Impact
Operation: Site Access and Circulation	Minor	Minor	Minor	No Impact
Operation: Parking	Minor	Minor	Minor	No Impact

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Long-Term Project Impacts				
Construction: Construction-Related Haul Truck Activity, Traffic and Parking	Minor with Mitigation **Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program[k]**	Minor with Mitigation **Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program[k]**	Minor	No Impact
Construction: Traffic, Transit, and Pedestrian Circulation	Minor	Minor	Minor	No Impact
Construction: Parking	Minor with Mitigation **Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover[l]** **Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus[m]**	Minor with Mitigation **Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover[l]** **Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus[m]**	Minor	No Impact
Operation: Traffic	Minor	Minor	Minor	Minor
Operation: Transit	Minor	Minor	Minor	No Impact
Operation: Pedestrian	Minor	Minor	Minor	No Impact

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Operation: Bicycle	Minor	Minor	Minor	No Impact
Operation: Loading	Minor	Minor	Minor	No Impact
Operation: Site Access and Circulation	Minor	Minor	Minor	No Impact
Operation: Parking	Minor	Minor	Minor	No Impact
UTILITIES				
Short-Term Project Impacts				
Construction: Utility Service Systems	Minor	Minor	Minor	No Impact
Construction: Water Supply	Minor	Minor	Minor	No Impact
Construction: Fire Suppression System	No Impact	No Impact	No Impact	No Impact
Operation: Water Supply	Minor	Minor	Minor	No Impact
Operation: Wastewater and Stormwater	Minor	Minor	Minor	No Impact
Operation: Electricity and Natural Gas	Minor	Minor	Minor	No Impact
Long-Term Project Impacts				
Construction: Utility Service Systems	Minor	Minor	Minor	No Impact
Construction: Water Supply	Minor	Minor	Minor	No Impact
Construction: Fire Suppression System	No Impact	No Impact	No Impact	No Impact
Operation: Water Supply	Minor	Minor	Minor	No Impact

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Operation: Wastewater and Stormwater	Minor	Minor	Minor	No Impact
Operation: Electricity and Natural Gas	Minor	Minor	Minor	No Impact
WILDLIFE AND HABITAT				
Short-Term Project Impacts				
Construction: Vegetation/Habitat	No Impact	No Impact	No Impact	No Impact
Construction: Federally Listed Plant Species	No Impact	No Impact	No Impact	No Impact
Construction: Federally Listed Wildlife Species	No Impact	No Impact	No Impact	No Impact
Construction: Other Species of Special Regional Concern	Minor with Mitigation **Mitigation Measure WH-1: Conduct Wildlife Surveys and Avoid Vegetation Removal During the Breeding Season for Nesting Birds and Bats[n]**	Minor with Mitigation **Mitigation Measure WH-1: Conduct Wildlife Surveys and Avoid Vegetation Removal During the Breeding Season for Nesting Birds and Bats[n]**	Minor with Mitigation **Mitigation Measure WH-1: Conduct Wildlife Surveys and Avoid Vegetation Removal During the Breeding Season for Nesting Birds and Bats[n]**	No Impact
Construction: Habitat Linkages and Corridors	No Impact	No Impact	No Impact	No Impact
Operation: Vegetation/Habitat	No Impact	No Impact	No Impact	No Impact
Operation: Federally Listed Plant Species	No Impact	No Impact	No Impact	No Impact
Operation: Federally Listed Wildlife Species	No Impact	No Impact	No Impact	No Impact

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Operation: Other Species of Special Regional Concern	No Impact	No Impact	No Impact	No Impact
Operation: Habitat Linkages and Corridors	No Impact	No Impact	No Impact	No Impact
Long-Term Project Impacts				
Construction: Vegetation/Habitat	No Impact	No Impact	No Impact	No Impact
Construction: Federally Listed Plant Species	No Impact	No Impact	No Impact	No Impact
Construction: Federally Listed Wildlife Species	No Impact	No Impact	No Impact	No Impact
Construction: Other Species of Special Regional Concern	Minor with Mitigation **Mitigation Measure WH-1: Conduct Wildlife Surveys and Avoid Vegetation Removal During the Breeding Season for Nesting Birds and Bats[n]**	Minor with Mitigation **Mitigation Measure WH-1: Conduct Wildlife Surveys and Avoid Vegetation Removal During the Breeding Season for Nesting Birds and Bats[n]**	Minor with Mitigation **Mitigation Measure WH-1: Conduct Wildlife Surveys and Avoid Vegetation Removal During the Breeding Season for Nesting Birds and Bats[n]**	No Impact
Construction: Habitat Linkages and Corridors	No Impact	No Impact	No Impact	No Impact
Operation: Vegetation/Habitat	No Impact	No Impact	No Impact	No Impact
Operation: Federally Listed Plant Species	No Impact	No Impact	No Impact	No Impact
Operation: Federally Listed Wildlife Species	No Impact	No Impact	No Impact	No Impact

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Operation: Other Species of Special Regional Concern	No Impact	No Impact	No Impact	No Impact
Operation: Habitat Linkages and Corridors	No Impact	No Impact	No Impact	No Impact
CUMULATIVE IMPACTS				
Construction: Floodplains, Wetlands, and Coastal Management (Wetlands Alteration); Land Use; Population and Employment	No cumulative impact	No cumulative impact	Minor cumulative impact	No adverse cumulative impact
Construction: Utilities (Wastewater), Wildlife and Habitat (Federally Listed Plant/Wildlife Species, Habitat Linkages and Corridors)	No cumulative impact	No cumulative impact	No cumulative impact	No adverse cumulative impact
Construction: Wildlife and Habitat (Vegetation/Habitat, Other Species of Special Regional Concern)	Minor cumulative impact	Minor cumulative impact	No cumulative impact	No adverse cumulative impact
Construction: Aesthetics; Air Quality; Community Services (Fire Protection Services, Fire Hazards, Law Enforcement Services, Parks and Recreation); Archaeological Resources; Historic Resources; Floodplains, Wetlands, and Coastal Management (Degradation of Coastal Resources); Geology and Soils; Paleontological Resources; Greenhouse Gas Emissions;	Minor cumulative impact	Minor cumulative impact	Minor cumulative impact	No adverse cumulative impact

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Hydrology and Water Quality; Noise and Vibration; Environmental; Solid and Hazardous Materials; Traffic, Transit, and Parking; Utilities (Water Supply, Electricity and Natural Gas)				
Operation: Aesthetics, Air Quality, Community Services (Fire Protection Services, Fire Hazards, Law Enforcement), Floodplains, Wetlands, and Coastal Management (Degradation of Wetlands and Coastal Resources); Geology and Soils; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use; Socioeconomics and Environmental; Solid and Hazardous Materials; Utilities;	Minor cumulative impact	Minor cumulative impact	Minor cumulative impact	No adverse cumulative impact
Operation: Archaeological Resources, Historic Resources	No cumulative impact	No cumulative impact	No cumulative impact	No adverse cumulative impact
Operation: Floodplains, Wetlands, and Coastal Management (Flooding); Paleontological Resources;	No cumulative impact	No cumulative impact	Minor cumulative impact	Minor cumulative impact
Operation: Population and Employment, Wildlife and Habitat (Federally Listed Plant/Wildlife Species)	No cumulative impact	No cumulative impact	No cumulative impact	No adverse cumulative impact

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Operation: Community Services (Parks and Recreation)	Beneficial cumulative impact	Beneficial cumulative Impact	Minor cumulative impact	No adverse cumulative impact
Operation: Traffic, Transit, and Parking	Minor cumulative impact	Minor cumulative impact	Minor cumulative impact at SFVAMC Fort Miley Campus; Potentially adverse cumulative impact at SFVAMC Mission Bay Campus. Further analysis would be required once a specific location for the potential new Campus has been determined	No adverse cumulative impact
Operation: Wildlife and Habitat (Vegetation/Habitat, Other Species of Special Regional Concern, Habitat Linkages and Corridors)	Minor cumulative impact	Minor cumulative impact	No cumulative impact	No adverse cumulative impact

Notes:

a: ***Mitigation Measure AIR-1:*** *VA will employ Tier 4 engines in construction equipment or the equivalent retrofitted construction equipment to achieve Tier 4 engine emission standards during Phases 1.7, 1.8, 1.10, and 1.13.*

b: ***Mitigation Measure AIR-2:*** *VA will utilize Tier 4 engines or the equivalent retrofitted construction equipment to achieve Tier 4 engine emission standards in construction equipment used during Phases 1.8, 1.10, 1.11, and 1.13.*

c: ***Mitigation Measure GHG-1:*** *SFVAMC will maintain its foliage on the SFVAMC Fort Miley Campus by conducting an annual foliage survey and then conducting appropriate pruning and/or removal actions. In addition, SFVAMC will coordinate with GGNRA and the City and County of San Francisco to ensure those agencies maintain foliage on their adjacent properties to minimize fuel load for potential wildfires that could affect the SFVAMC Fort Miley Campus.*

d: ***Mitigation Measure CR-1:*** *If archaeological deposits are discovered during implementation of the LRDP, all ground disturbance will immediately stop within 50 feet (15 meters) of the discovery, and the location of the discovery will be marked for avoidance. A qualified archaeologist will recommend to SFVAMC whether the discovery is NRHP eligible by evaluating it in accordance with 36 CFR 60.4. SFVAMC will submit its finding to the SHPO for review and concurrence via e-mail. If SFVAMC finds that the archaeological resource is not eligible for the NRHP, and if the SHPO concurs or does not comment within 7 days, construction may proceed at the discretion of SFVAMC. If SFVAMC finds that the archaeological resource is eligible for the NRHP, and if the SHPO concurs or does not comment within 7 days, SFVAMC will seek to avoid the historic property. If it cannot avoid the resource, SFVAMC will prepare and implement a data recovery plan. The SHPO will be afforded the opportunity to review reports describing the evaluation, finding of effect, and proposed treatment of inadvertent discoveries. However, these reports will not be posted to the LRDP Web site because of the protected and sensitive nature of archaeological information.*

e: ***Mitigation Measure CR-2:*** *To mitigate impacts on the SFVAMC Historic District, SFVAMC will remove the temporary modular swing space following completion of the short-term project phase or after approximately 35 months.*

f: ***Mitigation Measure CR-3:*** *SFVAMC will mitigate for the LRDP's adverse effects on historic properties, including the effects of demolition of Buildings 18 and 20, new construction within the SFVAMC Historic District, and the cumulative effects of the LRDP as a whole, by creating the following:*

a. Historic District Design Guidelines (HDDG): SFVAMC will prepare design guidelines for the SFVAMC Historic District, interpreting the SOISTHP and applicable guidelines in the context of the significance, integrity, and character-defining features of the SFVAMC Historic District and, as applicable to Category C projects, the Fort Miley Military Reservation Historic District. SFVAMC will ensure that all exterior projects occurring within the SFVAMC Historic District apply the design guidelines beginning with project planning and design development. The HDDG will cover both the architectural and landscape qualities of the SFVAMC Historic District, as well as provide advice for designing projects in the context of the Fort Miley Military Reservation Historic District. The HDDG will also consider vegetative screening along the boundaries, and determine whether such screening would improve the historical integrity of the SFVAMC Historic District and/or the Fort Miley Military Reservation Historic District.

i. SFVAMC will provide a draft of the HDDG to Consulting Parties by September 8, 2014.

ii. SFVAMC will post the draft HDDG to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.

iii. SFVAMC will consider comments received during this period as it finalizes the HDDG.

iv. SFVAMC will post the final HDDG to its LRDP website by April 3, 2015, and will notify Consulting Parties of this posting.

b. Historic Landscape Study (HLS): SFVAMC will prepare a Historic Landscape Study for the SFVAMC Historic District to document its landscape qualities, including the original design concept, the historical evolution of landscape characteristics, the significance of the landscape design, and the way in which the current landscape contributes to the eligibility of the SFVAMC Historic District.

i. By or about April 30, 2015, SFVAMC will prepare a draft work plan for development of an HLS; specifying the content, methods and standards for preparation process for review by Consulting Parties, timeline for completion, and estimated cost.

ii. SFVAMC will post the draft HLS work plan to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.

iii. SFVAMC will consider comments received during this period as it finalizes the HLS work plan.

iv. SFVAMC will post the final HLS work plan to its LRDP website by October 1, 2015, and will notify Consulting Parties of this posting. SFVAMC will prepare the HLS in accordance with the final HLS work plan.

c. Public Interpretation Program (PIP): SFVAMC will design and implement a public interpretation program related to its history. The PIP shall include, but not be limited to, a permanent display in a publicly accessible space at the Medical Center.

i. By or about March 1, 2015, SFVAMC will prepare a draft work plan for the PIP defining the objectives of the PIP, specifying the media with which the program will be developed (with consideration of typical media such as displays in publically accessible places, oral history recordation, traveling exhibits, popular publications, and/or websites), and defining themes that will be conveyed by the program. In addition, the PIP work plan will specify the timeline and milestones for implementation of the program and preparation of the individual media and will provide an estimate of associated costs. The PIP work plan will specify how individual interpretive media will be funded and prepared in tandem with LRDP sub-phases that contribute to the adverse effect on historic properties.

ii. SFVAMC will post the draft PIP work plan to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.

iii. SFVAMC will consider comments received during this period as it finalizes the PIP work plan.

iv. SFVAMC will post the final PIP work plan to its LRDP website by October 1, 2015, or before demolishing Buildings 18 and 20 – whichever is earlier, and will notify the Consulting Parties of this posting. SFVAMC will implement the PIP in accordance with the final work plan.

d. Historic Preservation Treatment and Maintenance Plan (HPTMP): SFVAMC will prepare a historic preservation treatment and maintenance plan applicable to the resources that contribute to the SFVAMC Historic District. The HPTMP will include procedures for cyclical, routine, and emergency treatment and maintenance activities to ensure that such activities are performed in accordance with federal guidelines and current best practices in the historic preservation industry.

i. By or about March 1, 2015, SFVAMC will prepare a draft work plan for the HPTMP to define the objectives, milestones, and timeline for the HPTMP.

ii. SFVAMC will post the draft HPTMP work plan to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.

iii. SFVAMC will consider comments received during this period as it finalizes the HPTMP work plan

iv. SFVAMC will post the final HPTMP work plan to its LRDP website by October 1, 2015, and will notify the Consulting Parties of this posting. SFVAMC will prepare and implement the HPTMP in accordance with the final work plan.

e. As Mitigation Measures a, b, c, and d are being developed, SFVAMC may continue to consult on individual LRDP sub-phases, in accordance with Stipulation III above.

g: ***Mitigation Measure NOI-1:*** *VA will monitor exterior noise levels at on-site receptors located closest to a particular construction site for a 24-hour period at the onset of each major phase of construction (e.g., demolition, trenching, structure erection). If noise levels are found to exceed 55 dBA Ldn, VA will implement additional measures to reduce noise levels at affected on-site receptors as a result of construction noise. These additional measures may include but are not limited to relocating occupied patient beds to other areas of the SFVAMC Fort Miley Campus, installing temporary acoustic attenuating features/barriers, preventing the line of sight between the receptor in question and noise source, and providing in-room sound-masking equipment (e.g., white noise).*

h: ***Mitigation Measure NOI-2:*** *The preexisting condition of all buildings within a 50-foot radius of construction areas (where large construction equipment would be utilized) will be recorded in the form of a preconstruction survey. The preconstruction survey will determine conditions that exist before construction begins and will be used to evaluate damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage will be documented photographically and in writing before construction. All buildings damaged will be repaired to their preexisting condition.*

i: ***Mitigation Measure NOI-3:*** *Vibration levels will be monitored at the nearest interior location of adjacent medical structures containing vibration-sensitive equipment to monitor potential impacts from construction related to this alternative. In the event that measured vibration levels exceed 65 VdB and would disturb the operation of sensitive medical equipment, additional measures will be implemented to the extent necessary and feasible. These measures include providing notice to equipment operators to coordinate regarding the timing of construction activities showing vibration levels above 65 VdB, possibly temporarily relocating the sensitive equipment, and/or installing isolation equipment (i.e., vibration-dampening mounts).*

j: ***Mitigation Measure NOI-4:*** *VA will retain the services of a qualified acoustical consultant to conduct an additional site-specific noise study to evaluate and establish the appropriate ambient noise levels at the proposed off-site medical research facility for a detailed HVAC and emergency-generator noise reduction analysis. The recommendations of the acoustical consultant will include specific equipment design and operations measures to reduce HVAC and emergency-generator noise to acceptable levels for exterior and interior noise levels as specified in the San Francisco Noise Control Ordinance.*

k: ***Mitigation Measure TRANS-1:*** *SFVAMC will use only a combination of the three haul truck routes identified below for LRDP construction-related activities:*

- *From points north of the Campus: U.S. 101 → SR 1 (Veterans Boulevard/Park Presidio Boulevard) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue*
- *From points south of the Campus: I-280 → SR 1 (Junipero Serra Boulevard/19th Avenue/Crossover Drive/Park Presidio Boulevard) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue; or, alternatively, U.S. 101 (Bayshore Freeway/Central Freeway) → Mission Street → U.S. 101 (Van Ness Avenue) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue*
- *From points east of the Campus: I-80 → U.S. 101 (Central Freeway) → Mission Street → U.S. 101 (Van Ness Avenue) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue*

Use of alternative routes, particularly through the surrounding neighborhoods, is actively discouraged. SFVAMC and its construction contractors will monitor truck arrivals and, if necessary, implement a queue abatement program to ensure that haul trucks do not queue up and idle on the Campus or on adjacent or nearby streets.

l: ***Mitigation Measure TRANS-2:*** *SFVAMC will conduct supplemental surveys of parking occupancy several weeks after completion of Building 211 to determine the utilization of the new parking structure and overall occupancy of on-site facilities throughout the day. The survey will also consider on-street parking in the surrounding area to estimate how much spillover demand has been "recaptured" on the site as a result of the increased parking supply. As construction plans for*

specific LRDP projects are developed, construction contractors will work with SFVAMC to compare their own estimates of construction-related traffic and parking demand to the estimated parking capacity and surveyed occupancy levels, to determine whether additional temporary measures are required to mitigate expected parking constraints.

Should these coordination efforts indicate that construction activities could result in a major parking deficit on the SFVAMC Fort Miley Campus, SFVAMC will implement measures to ensure that construction-related parking demand, as well as any associated parking loss in on-site parking capacity required to accommodate construction-related activities, does not result in additional spillover into the surrounding neighborhood beyond current conditions.

Potential programs (or other measures deemed necessary and adequate to ensure that spillover parking demand into the surrounding neighborhood does not increase beyond current conditions) could include the following:

- ***Expand the Campus's valet parking program.*** *Upon completion of Building 211, the valet parking program could be made permanent and expanded to include the new parking structure. Based on the estimates provided in the LRDP, Building 211 would provide a total of 461 marked spaces, but a valet parking program for this structure could provide approximately 140 additional spaces, based on the 30 percent increase in parking efficiency documented in field surveys of parking occupancy in Building 209.*
- ***Require general contractors to establish carpool/vanpool programs and encourage transit use.*** *Because some construction workers reside outside of San Francisco, a vanpool service could be tailored to meet worker needs by operating as a "commuter shuttle" to major transit facilities, such as the BART station at Civic Center or 16th Street/Mission. To encourage transit use among construction workers, the contractor could provide free or discounted transit passes. A vanpool service could also be implemented in conjunction with a remote (i.e., off-site) "park-and-ride" facility, affording construction workers some of the convenience of a private vehicle and reducing some of the construction-related traffic effects in the immediate vicinity of the Campus. SFVAMC could work with its contractor to negotiate with the relevant property owners and parking operators in the area to lease spaces in an off-site surface lot or parking structure for a fixed period of time. The vanpool service could be contracted out to a third-party service provider.*
- ***Require general contractors to optimize staging-area needs and coordinate vendor arrival schedules.*** *In the development of construction plans, contractors should be required to optimize site utilization and schedule arrivals to minimize the associated traffic and vehicle parking impacts on the Campus community and surrounding neighborhoods.*

m: ***Mitigation Measure TRANS-3:*** *SFVAMC will implement temporary strategies to ensure ADA compliance while Lot B is in use for modular swing space. Potential strategies could include temporarily striping ADA spaces in other parking facilities on the Campus, such as Building 212, or implementing valet parking at the traffic circle outside the Patient Welcome Center for patients and visitors requiring ADA accommodations.*

n: ***Mitigation Measure WH-1:*** *SFVAMC will implement the following measures to avoid potential effects on nesting birds and bats, should potential nesting or roosting habitat be identified within 150 feet of the proposed development area:*

- *Removal of shrubs, trees, or any vegetative cover will be conducted outside of the breeding season, roughly from September to January 31 (breeding season is typically February through August).*
- *Should vegetation removal be required during the breeding season (approximately March through August), a qualified biologist will conduct a survey for native nesting birds and bats no earlier than 14 days before the removal of trees, shrubs, or buildings. The biologist will determine the time period that the results will remain valid, based on the seasonal timing. The area surveyed will include all locations of vegetation or building removal, as well as areas within 150 feet.*
- *If no active nests or roosts are found, no further action is required. If an active nest or roost is discovered in the areas to be cleared, or in other habitats within 150*

feet of construction boundaries, clearing and construction will be postponed for at least 2 weeks or until a wildlife biologist has determined that the young have left the nest or roost, the nest or roost is vacated, and there is no evidence of second nesting attempts.

1.0 INTRODUCTION

1.1 INTRODUCTION

This Final Environmental Impact Statement (EIS) evaluates the potential environmental effects associated with implementing the Long Range Development Plan (LRDP) for the San Francisco Veterans Affairs Medical Center (SFVAMC) at Fort Miley in San Francisco, California (SFVAMC Fort Miley Campus).

This EIS has been prepared consistent with the National Environmental Policy Act (NEPA) (42 U.S. Code Sections 4321–4370d [1994]); the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] Parts 1500–1508 [2004]); the Environmental Effects of the Department of Veterans Affairs Actions (38 CFR 26); and the U.S. Department of Veterans Affairs (VA) *NEPA Interim Guidance for Projects*. This EIS is intended to provide a full and fair discussion of environmental impacts associated with a range of alternatives and to inform decision-makers and the public. This EIS will be used in conjunction with other relevant materials to plan actions and to make decisions.

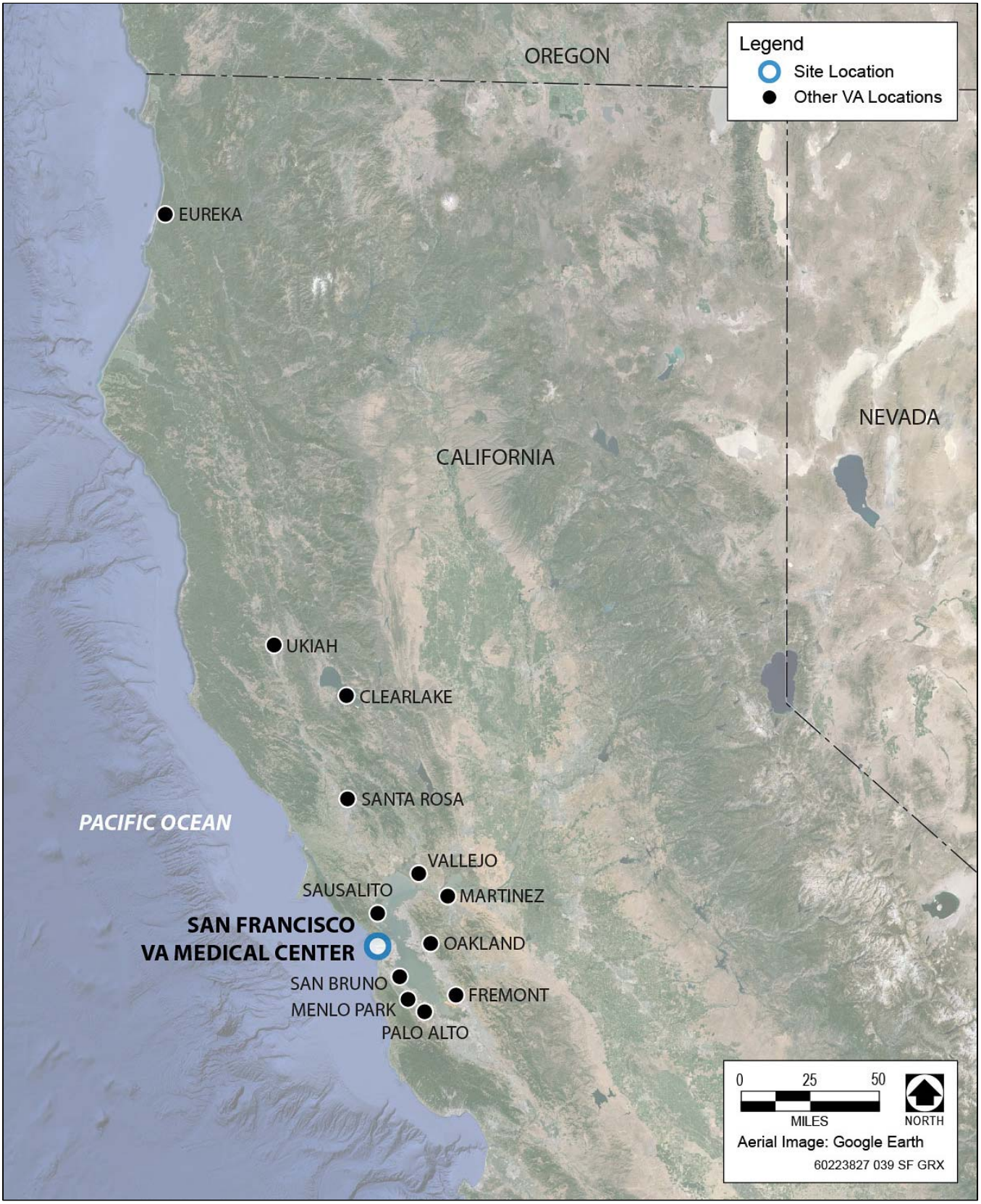
VA is the lead agency responsible for the NEPA evaluation of the Proposed Action and has prepared this EIS. SFVAMC has identified a need for retrofitting existing buildings to meet the most recent seismic safety requirements, and for providing an additional 589,000 square feet of medical facility space, so that it can continue offering combined clinical, research, and educational programs to satisfy the needs of all San Francisco Bay Area and North Coast Veterans over the next 15 years.

1.2 OVERVIEW AND BACKGROUND

VA's Mission Statement is "to fulfill President Lincoln's promise 'To care for him who shall have borne the battle, and for his widow, and his orphan' by serving and honoring the men and women who are America's Veterans." The mission of the Veterans Health Administration (VHA) branch of VA is to "Honor America's Veterans by providing exceptional health care that improves their health and well-being." In fulfillment of this mission, VHA provides comprehensive, integrated health care services to Veterans and other eligible persons, teaches health care providers, and performs research. VA also provides emergency management services and supports the U.S. Department of Defense (DoD).

Between 1930 and 2012, VA health care system grew from 54 hospitals to include 152 medical centers, more than 1,400 outpatient clinics, 135 Community Living Centers, and 48 domiciliaries (VA, 2014).[1] The number of Veterans requiring VA health benefits has grown during the last decade. The growing population of Veterans (both service-connected and non-service-connected) seeking health care services has resulted in an increase in the demand for medical facilities, including research space, on VA medical center campuses. Figure 1-1 shows SFVAMC's location in the region and the locations of some of the other VA facilities around the San Francisco Bay Area. As indicated in the figure, VA has facilities in many different cities throughout Northern California: Clearlake, Eureka, Fremont, Martinez, Menlo Park, Oakland, Palo Alto, San Bruno, Santa Rosa, Sausalito, Ukiah, Vallejo, and several other locations.

[1] A domiciliary provides residential rehabilitation treatment programs for a wide range of problems including medical, psychiatric, vocational, educational, and social.



Source: Data provided by SFVAMC Engineering Service in 2013

Figure 1-1: Location of SFVAMC and Other VA Facilities

VA operates SFVAMC, located at Fort Miley in San Francisco (Figure 1-2). The Fort Miley Military Reservation was first conceived in 1850, when President Millard Fillmore set aside Point Lobos for military purposes, but the land was not officially acquired from the City and County of San Francisco until 1893. Approximately 29 acres of the land were transferred from the U.S. Army to VA in 1932 for construction of a new Veterans hospital and diagnostic center to provide health care options to the San Francisco Bay Area's Veteran population. This area became SFVAMC in 1934 and was included in VA's VHA system. The only VA medical center in San Francisco, SFVAMC also serves Veterans from the North Coast of California.

The existing (2012) SFVAMC Fort Miley Campus facilities occupy approximately 1 million square feet and include a 124-bed tertiary care hospital, primary and specialty care services, and a 120-bed Community Living Center (VA, 2014). SFVAMC has a long history of conducting cutting-edge research, establishing innovative medical and education programs, and providing compassionate care to Veterans.

In 2012, SFVAMC served more than 179,000 Veterans in Marin, Napa, Sonoma, Lake, Mendocino, Humboldt, San Francisco, and San Mateo Counties (VA, 2014). SFVAMC has several national centers of excellence in the areas of epilepsy treatment; cardiac surgery; posttraumatic stress disorder (PTSD); human immunodeficiency virus (HIV); and renal dialysis. SFVAMC has many other nationally recognized centers and programs including the Parkinson's Disease Research, Education, and Clinical Center; the Hepatitis C Research and Education Center; the Mental Illness Research & Education Clinical Center; and the Western Pacemaker and AICD Surveillance Program. SFVAMC has been designated as one of only five VA Centers of Excellence in Primary Care Education in the U.S. and has been selected as a community resource and referral center, making it only one of 12 locations designed to serve homeless and at-risk-for-homeless Veterans and their families. Furthermore, SFVAMC was the first VA medical center to perform magnetic resonance imaging (MRI)–guided deep brain stimulation surgery and is one of only a few VA medical centers to perform state-of-the-art transcatheter aortic valve replacement surgery.

SFVAMC works to develop collaborative relationships with its community partners. Partnerships with Veteran Service Organizations, local governmental agencies, businesses, and nonprofit organizations and service/ community groups play an important role in fostering and enhancing care and services provided to Veterans and their families. SFVAMC has had a strong affiliation with the University of California, San Francisco (UCSF) School of Medicine for more than 50 years; however, SFVAMC and UCSF operate independently with their own facilities, programs, and budgets. Physicians are jointly recruited by SFVAMC and the UCSF School of Medicine, resulting in active and vibrant education and research programs that allow SFVAMC to recruit and retain some of the most highly successful and sought-after clinicians to enhance clinical care for Veterans. SFVAMC-funded training programs currently include 196 residency and fellow positions and 40 allied health professionals. More than 700 UCSF trainees from 36 programs rotate through SFVAMC on an annual basis.

The research conducted at SFVAMC not only focuses on improving health care for Veterans, but also serves as an important resource for the nation. The results of this research usually have a larger benefit in that they advance medical technology and care for the community as a whole. SFVAMC has the largest funded research program in the VHA system, with more than 200 principal investigators, 790 projects, and $87 million in research expenditures in the 2012 fiscal year (VA, 2014). Areas of particular interest are prostate cancer, aging, cardiovascular disease, lung disease, kidney disease, HIV, hepatitis C, bone disease, breast cancer, PTSD, substance abuse, neurological diseases, traumatic brain injury, schizophrenia, dementia, health services research,

Source: Data provided by SFVAMC Engineering Service in 2010

Figure 1-2: Location of SFVAMC Fort Miley Campus in San Francisco

and advanced medical imaging. SFVAMC is one of the few medical centers in the world that is equipped for studies using both whole-body MRI and spectroscopy, and it is the site of VA's National Center for the Imaging of Neurodegenerative Diseases, one of the largest research groups in the world focusing on MRI of neurodegenerative diseases. The advancement of research at this level depends on maintaining strong linkages between research and clinical practices, which can be done most effectively when facilities are designed to co-locate functional spaces that encourage daily interaction on Campus.

SFVAMC also partners with the Northern California Institute of Research and Education (NCIRE)–Veterans Health Research Institute, a nonprofit research organization that was established in 1988 to administer health research at the SFVAMC Fort Miley Campus. NCIRE supports the research of more than 300 principal investigators at the SFVAMC Fort Miley Campus who are working to improve health and health care for Veterans and active military personnel. Their work is on the frontiers of many fields, including brain imaging, neurodegenerative disease, PTSD, fracture, cardiovascular disease, cancer, hepatitis, and HIV. Many of NCIRE's principal investigators are also directly involved in patient care at SFVAMC.

In addition, SFVAMC maintains a unique partnership with DoD to study the basic neuroscience and neuroimaging of combat-related brain, spinal cord, and bone injuries; PTSD and other neurological combat-related injuries; and predictors of injuries of war fighters. DoD considers this program to be a national resource.

SFVAMC has established a unique partnership with City College of San Francisco to provide mental health services and outreach to Veterans. Mental health and outreach staff members are on-site at City College 5 days per week to provide social work services, evidence-based mental health care, and health-benefits counseling to more than 1,300 student Veterans. SFVAMC was one of the first VA medical centers in the country to establish a full-time partnership with a college or university. The City College program was recognized with a 2013 Psychiatric Services Achievement Award (Silver) presented by the American Psychiatric Association.

In 2012, SFVAMC served approximately 1,700 Veterans daily, including inpatients, outpatients, and Community Living Center residents. In fiscal year 2011, the baseline year for the EIS, SFVAMC treated more than 37,000 unique patients with more than 326,000 outpatient visits and 5,600 inpatient stays. In fiscal year 2013, the medical center treated 59,804 unique patients who had 444,016 outpatient visits and 5,271 inpatient visits to the SFVAMC Fort Miley Campus. The SFVAMC Fort Miley Campus has a daily population of more than 3,500 staff members, contractors, and volunteers. This estimate includes both SFVAMC employees and visiting employees affiliated with UCSF and other hospitals.

SFVAMC has identified a deficiency of 589,000 square feet of building space needed to continue to provide necessary services to Veterans (VA, 2014). This amount of space is needed to adequately serve San Francisco Bay Area and North Coast Veterans through the year 2030.

1.3 SUMMARY OF PROPOSED ACTION

The Proposed Action is an LRDP that supports the mission of SFVAMC to provide for the health care needs of Bay Area and North Coast Veterans by providing for the renovation, expansion, and operation of the SFVAMC Fort Miley Campus. The existing Campus lacks the appropriate space to conduct research and clinical, administrative, and educational programs. The LRDP provides a tool to enhance the SFVAMC Fort Miley

Campus so that it can continue to be a state-of-the-art medical facility to serve Veterans now and in the future. The LRDP includes modernizing existing facilities; retrofitting or replacing seismically threatened buildings; creating new structures to house patient care, education, administrative, hoptel,[2] and research functions; and providing increased parking for Veterans, staff members, and visitors. The LRDP would be implemented in two phases over about a 15-year time frame from 2013 through 2027 (VA, 2014). For a more detailed description of the Proposed Action Alternatives, including information regarding square footage and phasing, see Chapter 2.0, "Alternatives."

1.4 PURPOSE OF AND NEED FOR THE PROPOSED ACTION

The purpose of the Proposed Action is to meet VHA's mission of providing comprehensive, high-quality health care services that improve the health and well-being of Veterans and other eligible persons in the San Francisco Bay Area and Northern California. The need for the Proposed Action is to address the area's current and future capacity issues brought about by the growing Veteran population, to better serve the ever-changing health care needs of the growing Veteran population, and to provide safe and appropriate facilities for providing health care services and conducting research.

SFVAMC, the only VA medical center in San Francisco, has major space and parking deficiencies at its existing Fort Miley Campus. The mission of SFVAMC is to continue to be a major primary and tertiary care medical center providing high-quality care to eligible Veterans in the San Francisco Bay Area and on the North Coast. SFVAMC strives to deliver needed care to Veterans while contributing to health care knowledge through research. SFVAMC is also a ready resource for DoD backup, serving as a Federal Coordinating Center in the event of a national emergency. New major construction initiatives would transform the Campus, providing seismic improvements and additional facility space over the next 15 years. VA can meet its mission more effectively by integrating clinical care, education, and research, because such integration makes for more efficient and progressive overall care for Veterans.

The overarching goals of the Proposed Action include:

- Enhance the SFVAMC Fort Miley Campus function as a significant resource and facility for Veterans and their families.
- Continue to provide personalized, proactive, patient-centered care to Veterans well into the future.
- Provide appropriate space to conduct/manage clinical, administrative, educational, and research programs.

The specific objectives of the Proposed Action are as follows:

- Strengthen and enhance inpatient and outpatient primary and specialty care for San Francisco Bay Area and North Coast Veterans.
- Retrofit existing buildings to the current seismic safety requirements to meet current VA Seismic Design Requirements (VA Directive H-18-8), in compliance with Executive Order 12941.
- Improve the efficiency of clinical and administrative space through renovation and reconstruction.

[2] A hoptel is an overnight, shared lodging facility for eligible Veterans receiving health care services. This temporary lodging is available to Veterans who need to travel 50 or more miles from their homes to the existing SFVAMC Fort Miley Campus.

- Meet patient privacy standards and resolve Americans with Disabilities Act deficiencies.
- Provide appropriate space for educational and research programs and activities.
- Address the space deficiency at SFVAMC.
- Ensure that parking supply meets current and future demands.
- Improve internal and external Campus circulation, utilities, and infrastructure.
- Maintain/improve public transit access to the SFVAMC Fort Miley Campus.

1.5 LOCATION AND SETTING OF EXISTING SFVAMC FORT MILEY CAMPUS

The existing SFVAMC Fort Miley Campus is located at 4150 Clement Street in northwestern San Francisco, adjacent to the outer Richmond neighborhood, approximately 2 miles west of State Route (SR) 1 (also known in this area as Park Presidio Boulevard) (Figure 1-2). The Campus is situated approximately 6 miles west of downtown San Francisco. The Campus is located on federal lands that are owned by VA.

The SFVAMC Fort Miley Campus encompasses approximately 29 acres. The Campus is bordered by Clement Street and private residential uses to the south, and by National Park Service–managed lands to the north, east, and west (Figure 1-3).

Regional access to and from the SFVAMC Fort Miley Campus is provided by SR 1, U.S. Highway 101 (U.S. 101), Interstate 80 (I-80), and Interstate 280 (I-280). Specifically, regional access to and from the Campus and the East Bay is provided by I-80 and the Bay Bridge, via U.S. 101; access to I-80 is provided via the U.S. 101 on- and off-ramps at the Octavia Boulevard/Market Street intersection, followed by an interchange with I-80. Regional access to and from the Campus and South Bay is provided by SR 1 (Park Presidio Boulevard) and I-280; access to I-280 is provided via its interchange with SR 1 south of the Campus. Regional access to and from the Campus and the North Bay is provided by the Golden Gate Bridge via 25th Avenue and SR 1 (Park Presidio Boulevard); access to 25th Avenue and SR 1 is provided via their intersections with Clement Street and Geary Boulevard.

Local access to the SFVAMC Fort Miley Campus is provided by either 42nd Avenue or 43rd Avenue via Clement Street or Geary Boulevard. Clement Street is an east-west roadway that runs from 45th Avenue to Arguello Boulevard, and Geary Boulevard is a major east-west roadway that runs between 48st Avenue and Gough Street (and westbound only from Market Street). On-street parking is allowed on both sides of the streets that surround the Campus.

Internal access within the SFVAMC Fort Miley Campus is provided via Fort Miley Circle and Veterans Drive. Fort Miley Circle is a two-way internal roadway located completely within the Campus. It provides one travel lane in each direction. Fort Miley Circle connects with Veterans Drive and forms an access loop around the perimeter and through the center of the site.

Source: VA, 2014

Figure 1-3: Layout of Existing (2012) SFVAMC Fort Miley Campus

As shown in Figure 1-3, the SFVAMC Fort Miley Campus contains 38 buildings totaling approximately 987,500 square feet of habitable development, including all of the following facilities:

- One inpatient hospital building
- One outpatient clinical building
- One building for outpatient mental health care and research
- Research buildings
- Engineering buildings
- Two hoptel buildings (short-term patient accommodations)
- A Community Living Center
- Administrative/office buildings
- Various storage, infrastructure, and other facilities

In addition, 10 surface parking lot areas and two parking structures provide a total of 1,253 parking spaces. Also, a helipad (designated with an "H" in Figure 1-3) is located at the northwestern corner of the SFVAMC Fort Miley Campus.[3]

1.6 NEPA ANALYSIS OF THE SFVAMC LRDP

1.6.1 Master Planning at the SFVAMC Fort Miley Campus

As part of its general facility master planning and in accordance with the result of a settlement agreement (specifically Amended Settlement Agreement No. CB06B02321), VA compiled an Institutional Master Plan (IMP) that was shared with the public in 2010. In Chapter 2.0 of this EIS, the IMP is also referenced as the "Full Buildout" plan.

Based on a combination of feedback and further master-planning development over the subsequent 2 years, the IMP was revised into the LRDP. The LRDP further developed and refined a longer range master plan at a much smaller scope than was presented in the IMP. This 2012 LRDP was the basis for the Proposed Action evaluated in the August 2012 Draft EIS.

Following publication of the Draft EIS in August 2012, public and agency comments were submitted to VA at public meetings and during the public comment period. These comments, coupled with refinements made to individual project design and the overall master plan, resulted in a revised LRDP, which was released in January 2014. Minor clarifications and modifications were added to the revised LRDP later in 2014, and these changes to the Proposed Action are evaluated in this Final EIS.

[3] The helipad is used for national-emergency situations and preparation drills that are communicated ahead of time to the local community.

1.6.2 Components of Short-Term (Phase 1) versus Long-Term (Phase 2) Projects

The LRDP represents the master plan for both the short-term (Phase 1) and long-term (Phase 2) development at the existing SFVAMC Fort Miley Campus. It includes the program and phasing of projects in the short term (Phase 1) through mid-2020, and the long term (Phase 2) through the year 2027. Note that long-term (Phase 2) projects would commence in late 2020, contingent on the completion of short-term (Phase 1) projects, availability of adequate funding, and potentially the ability of VA to acquire real property.

This EIS includes a project-level analysis for short-term (Phase 1) projects and a program-level analysis for long-term (Phase 2) projects. Long-term (Phase 2) projects for SFVAMC may require additional or supplemental project-level environmental review at a later date. See Chapter 2.0, "Alternatives," of this EIS for a breakdown of the details of short-term (Phase 1) versus long-term (Phase 2) projects.

This EIS also incorporates those proposed projects for which NEPA environmental assessments (and associated findings of no significant impact) have already been issued.[4]

1.7 NEPA PROCESS AND PUBLIC INVOLVEMENT

1.7.1 NEPA-Specific Process and Public Involvement

Public Scoping Period

The EIS process is designed to involve the public and agencies. CEQ regulations implementing NEPA (40 CFR 1501.7) require an early and open process for determining the scope of issues that should be considered in an EIS. VA initiated the scoping process on October 12, 2010, by publishing a notice to prepare an EIS in a local newspaper, the *San Francisco Chronicle*, and by sending copies of the notice to federal, State, and local agencies, and other parties known or expected to be interested in the Proposed Action under consideration. VA extended the 30-day public scoping comment period to 60 days, with the end date changing to December 12, 2010. In addition, VA opened another public scoping period starting on March 30, 2011, following publication of the Notice of Intent (NOI) to prepare an EIS in the *Federal Register* (Volume 76, Number 61). The NOI is included in Appendix A, and an electronic copy of the NOI was posted on SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/EIS.asp).

A scoping meeting was held on October 26, 2010, to inform the public about the Proposed Action under consideration and to solicit the public's participation and comments. The scoping meeting was held at the SFVAMC Fort Miley Campus Auditorium. Approximately 18 people attended the meeting, and six of them provided public comments. A second scoping meeting was held on April 26, 2011, with 13 people in attendance, and 11 of them provided public comments. In total, 22 written comment letters were received during the scoping periods. These comments were taken into consideration throughout the evaluation of the Alternatives and potential environmental impacts in the Draft EIS. The comment letters and summaries of verbal comments are included in Appendix A.

[4] Environmental assessments for proposed Buildings 211, 41, and 22 and seismic retrofits of Buildings 9, 10, and 13 have been incorporated into this EIS.

Preparation and Public Review of the Draft EIS

In accordance with NEPA requirements, VA reviewed and incorporated comments received during the public scoping period into its August 2012 Draft EIS. In addition, the Draft EIS assessed the potential environmental impacts associated with implementation of the 2012 LRDP. An electronic copy of the Draft EIS and the Notice of Availability (NOA) of a Draft EIS were posted on SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/EIS.asp). VA initiated the public comment period on the Draft EIS on August 17, 2012, following publication of the NOA in the *Federal Register* (Volume 77, Number 160) and in the *San Francisco Chronicle* on August 17, 2012. VA extended the 60-day Draft EIS public review and comment period by another 2 weeks, with the end date of October 31, 2012. Notification of the extension was provided in the *Federal Register* (Volume 77, Number 200) and in the *San Francisco Chronicle* on October 16, 2012.

A public meeting regarding the Draft EIS was held on September 20, 2012, at the SFVAMC Fort Miley Campus Auditorium. In total, 11 written comment letters were received during the public comment period, and 10 public speakers provided verbal comments during the Draft EIS public meeting. These comments influenced the development of and were taken into consideration in a revised LRDP. The comment letters and the transcript of verbal comments received during the public meeting are included in Appendix A.

Supplemental Draft EIS and Final EIS

VA has reviewed and considered comments received during the Draft EIS and Supplemental Draft EIS public comment periods in order to complete the Final EIS. As described above, comments received during the public comment periods, coupled with refinements to individual project designs and the overall master plan, resulted in a revised LRDP that was released in January 2014. Minor clarifications and modifications were added to the revised LRDP later in 2014 and are posted on SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/LRDP.asp). Public review of the Supplemental Draft EIS took place from March 9, 2015 until May 7, 2015, and a public Supplemental Draft EIS meeting was held at the SFVAMC Fort Miley Campus Auditorium during this period on April 14, 2015. The public's input, including feedback from applicable resource and permitting agencies has been taken into consideration in this Final EIS. An electronic copy of the Final EIS is posted on SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/EIS.asp).

1.7.2 Other Public Involvement Processes

SFVAMC conducts meetings with the local community, Veterans groups, volunteer organizations, congressional staffers, and other community representatives. SFVAMC also meets regularly with representatives of the National Park Service Golden Gate National Recreation Area, which maintains the land bordering the SFVAMC Fort Miley Campus. Meetings have also been held with staff members, volunteers, Veterans service organizations, congressional representatives, and other stakeholders to discuss issues related to SFVAMC in an open forum.

In addition, meetings were held on February 27, June 24, and December 11, 2014, to inform the public of changes made to the LRDP, which is posted on SFVAMC's Web site (http://www.sanfrancisco.va.gov/planning/LRDP.asp).

Meetings were also held with the LRDP Programmatic Agreement Consulting Parties as part of the National Historic Preservation Act Section 106 process on December 10, 2013, and March 12, 2014; with the U.S. Environmental Protection Agency as part of the NEPA and Clean Air Act Section 176 processes on August 7,

2014; and with the California Coastal Commission as part of the Coastal Zone Management Act Section 307 process on December 2, 2014.

1.8 REFERENCES

U.S. Department of Veterans Affairs (VA). 2014. *San Francisco Veterans Affairs Medical Center Fort Miley Campus Long Range Development Plan.* San Francisco, CA.