

# Appendix A

## EIS Noticing and Scoping

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- Notice of Intent (NOI) to Prepare an EIS
- EIS Scoping Comments Received



collection should be addressed to the OMB reviewer listed and to the Treasury Department Clearance Officer, Department of the Treasury, 1750 Pennsylvania Avenue, NW., Suite 11010, Washington, DC 20220.

**DATES:** Written comments should be received on or before April 29, 2011 to be assured of consideration.

#### Departmental Offices

*OMB Number:* 1505–0224.

*Type of Review:* Extension without change of a currently approved collection.

*Title:* New Issue Bond Program and Temporary Credit and Liquidity Program.

*Description:* Authorized under section 304(g) of the Federal National Mortgage Association Charter Act (12 U.S.C. 1719(g)) and Section 306(l) of the Federal Home Loan Mortgage Corporation Act (12 U.S.C. 1455(l)), as amended by the Housing and Economic Recovery Act (HERA) of 2008 (Pub. L. 110–289; approved July 30, 2008) the Department of the Treasury (Treasury) is implementing two programs under the HFA (Housing Finance Agency) Initiative. The statute provides the Secretary authority to purchase securities and obligations of Fannie Mae and Freddie Mac (the GSEs) as he determines necessary to stabilize the financial markets, prevent disruptions in the availability of mortgage finance, and to protect the taxpayer. On December 4, 2009, the Secretary made the appropriate determination to authorize the two programs of the HFA Initiative: the New Issue Bond Program (NIBP) and the Temporary Credit and Liquidity Program (TCLP). Under the NIBP, Treasury has purchased securities from the GSEs backed by mortgage revenue bonds issued by participating state and local HFAs. Under the TCLP, Treasury has purchased a participation interest from the GSEs in temporary credit and liquidity facilities provided to participating HFAs as a liquidity backstop on their variable-rate debt. In order to properly manage the two programs of the initiative, continue to protect the taxpayer, and assure compliance with the Programs' provisions, Treasury is instituting a series of data collection requirements to be completed by participating HFAs and furnished to Treasury through the GSEs.

*Respondents:* Businesses or other for-profit institutions, and not-for-profit institutions.

*Estimated Total Reporting Burden:* 26,170 hours.

*Agency Contact:* Theo Polan, Department of the Treasury, 1500 Pennsylvania Ave., NW., Room

2054MT, Washington, DC 20220; (202) 622–8085.

*OMB Reviewer:* Shagufta Ahmed, Office of Management and Budget, New Executive Office Building, Room 10235, Washington, DC 20503; (202) 395–7873.

**Dawn D. Wolfgang,**

*Treasury PRA Clearance Officer.*

[FR Doc. 2011–7374 Filed 3–29–11; 8:45 am]

**BILLING CODE 4810–25–P**

## DEPARTMENT OF VETERANS AFFAIRS

### Notice of Intent To Prepare an Environmental Impact Statement for the San Francisco Veterans Affairs Medical Center (SFVAMC) Institutional Master Plan

**AGENCY:** Department of Veterans Affairs (VA).

**ACTION:** Notice of intent.

**SUMMARY:** Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, (42 U.S.C. 4331 *et seq.*), the Council on Environmental Quality Regulations for Implementing the Procedural Requirements of NEPA (40 CFR parts 1500–1508), VA's Implementing Regulations (38 CFR part 26), as well as the settlement agreement resulting from Planning Association for Richmond, *et al v. U.S. Department of Veterans Affairs*, C–06–02321–SBA (filed 6 June 2008), VA intends to prepare an environmental impact statement (EIS) for the proposed implementation of the SFVAMC Institutional Master Plan (IMP) in San Francisco, California. The SFVAMC IMP involves development and construction of patient care buildings, research buildings, business occupancy buildings, and parking structures, as well as retrofitting seismically deficient buildings. The EIS will address environmental issues associated with 945,000 square feet of new construction and approximately 500,000 square feet of retrofitted development to upgrade the SFVAMC for purposes of meeting the needs of Veterans of the North Coast and San Francisco Bay Area over the next 20 years.

**DATES:** Interested parties are invited to submit comments on or before April 29, 2011 to ensure full consideration during the scoping process.

**ADDRESSES:** Comments should be addressed to John Pechman, Facility Planner, San Francisco VA Medical Center (001), 4150 Clement Street, San Francisco, California 94121, or sent electronically to [John.Pechman@va.gov](mailto:John.Pechman@va.gov).

**FOR FURTHER INFORMATION CONTACT:** John Pechman, Facility Planner, SFVAMC at the address above or by telephone, (415) 221–4810. The SFVAMC IMP is available for viewing on the SFVAMC Web site: <http://www.sanfrancisco.va.gov/visitors/noi.asp>.

**SUPPLEMENTARY INFORMATION:** VA operates the SFVAMC, located at Fort Miley in San Francisco, California. It is the only VA medical center in the City and County of San Francisco and is considered an aging facility with need for retrofitting and expansion. The SFVAMC has identified a need for retrofitting existing buildings to the most recent seismic safety requirements and for an additional 945,000 square feet of medical facility space (in addition to the existing 1.02 million square feet of medical facility space) to meet the needs of San Francisco Bay Area and northern California coast Veterans over the next 20 years.

VA has identified four reasonable alternatives for evaluation in the EIS:

Alternative 1 involves the existing SFVAMC site, which is a 29-acre site located at Fort Miley in the northwestern portion of the City of San Francisco. The site is bounded by Clement Street on the south, Lincoln Park on the north and east, and the National Park Service on the west. Implementation of the SFVAMC Institutional Master Plan Alternative 1 at this site would include approximately 939,200 square feet of new and/or retrofitted development. This alternative would involve development or retrofitting of buildings for patient care, research, business occupancy, residential and parking structures.

Alternative 2 involves a combination of new development and renovation of existing buildings within the existing SFVAMC campus, and relocation of some aspects of the medical center to an alternate site within the City of San Francisco. This alternative may involve retrofit and development of clinical, research, and administrative buildings at the existing SFVAMC site and the construction of a new clinical ambulatory care center, medical research buildings, and parking structures at the new alternate site.

Alternative 3 involves construction and relocation of the entire medical center campus to an alternate site within the City of San Francisco. This alternative would include construction of approximately 1.9 million square feet of new health care, clinical, research, and administrative facilities, including a new ambulatory care center, inpatient and outpatient care, research, business

occupancy buildings, and parking structures.

In addition to the three aforementioned action alternatives, the EIS will evaluate potential environmental effects associated with the no action alternative (Alternative 4). Potential issues to be addressed in the EIS include, but are not limited to biological resources, historic and archaeological resources, geology and soils, hazards, hydrology and water quality, air quality, and transportation.

Relevant and reasonable measures that could alleviate environmental effects will be considered.

VA will undertake necessary consultations with regulatory entities pursuant to the Endangered Species Act, Clean Water Act, National Historic Preservation Act, and any other applicable law or regulation. Consultation will include but is not limited to the following Federal, state, and local agencies: State Historic Preservation Officer; U.S. Fish and

Wildlife Service; U.S. Environmental Protection Agency; and the National Park Service.

Information related to the EIS process, including notices of public meetings, will be available for viewing on the SFVAMC Web site: <http://www.sanfrancisco.va.gov/>.

Approved: March 18, 2011.

**John R. Gingrich,**

*Chief of Staff, Department of Veterans Affairs.*

[FR Doc. 2011-7435 Filed 3-29-11; 8:45 am]

**BILLING CODE 8320-01-P**



SFVAMC Institutional Master Plan  
Environmental Impact Statement

**SIGN-IN SHEET**

NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
Raymond Holland	Planning Association for the Richmond (PAR)	3145 Geary Blvd., Box #205 San Francisco, CA 94118	president@sfpar.org raymondslf@aol.com	Y
KATHY LASSER HAHNE	Neighbor	400 42nd Ave	KATHY @ CHELHEL VETCA.COM	
Floyd DEVENBECK CHIEF ENGINEER	VAMC			
SARON SWAGER	PAR, SOLO, LSOB/FRP	527 4th Ave. 94121	SARONSWAGER@SF.GOV	Y
Brian Aviles	GENRA National Park Service	Building 201 Fort Mason SF, CA 94123	brian-aviles @nps.gov	Y
Jackson Jee		427 33rd Ave 94121	jee-jee@john.com	Y



SFVAMC Institutional Master Plan  
Environmental Impact Statement

SIGN-IN SHEET

NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
David Burns	Friends of Lands End	16 Seal Rock Dr SE 94421	dburns@ sealrock.com	Y
Julie Burns	"	"	Julieburns@ sealrock.com	Y on 158
C. KIN WAH		10 SRD.	chi.kinwah@gmail.	Y
Steve Ortega	NPS	Bldg 201 Fort Mason	steve-ortega@ NPS.gov	Y
Charles Cherman	neighbor	400 40th Ave SE 94421	ctgherman @msn.com	



SFVAMC Institutional Master Plan  
Environmental Impact Statement

**SIGN-IN SHEET**

NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
Amy Meyer	People For a GONRA	3627 Clement	a7w2m@earthlink.net 221-8427	y
Charles Galatti	VET.	343 Valley St. S.F. Ca. 94131	Charles Galatti @yale00.cal. 415-317-1107	y
Beverly Ghuman	Neighborhood	400 40th Ave	415-752-6171	
Tom Kuhn	Friends of SUTRO HEIGHTS PARK	<del>751</del> 48th Ave 546	751-6925 TOM@TOMKUHN.COM	y



SFVAMC Institutional Master Plan  
Environmental Impact Statement

**SIGN-IN SHEET**

NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
Eugene A Brodsky	PAR	7919 Geary Blvd	287 3691	
Justina Mignea				
MARC SCHWEITZER	DESIGN PARTNERSHIP	1412 VAN NESS AVE SF, CA 94109	MARCDPOST.COM 415.345.3014	X

**San Francisco VA Medical Center Institutional Master Plan Environmental Impact Statement  
(SFVAMC IMP EIS) Scoping Meeting Verbal Public Comments**

*SFVAMC Auditorium at 6 p.m. on October 26<sup>th</sup>, 2010*

Speaker No. 1

Brian Aviles, Senior Planner, National Park Service - Golden Gate National Recreation Area (GGNRA)  
- accompanied by Steve Ortega of GGNRA NEPA compliance team

- We share three sides with the VA and want to work to make sure SFVAMC growth has minimal effect on the edges of GGNRA lands.
- Issues we see that you need to address, some of which are already identified in the NOI, include: slope stability, visual impacts to/from GGNRA lands, traffic/parking, historic properties, stormwater runoff, light impacts, and noise.
- National Park Service has a policy that protects dark skies and natural soundscapes, especially related to construction and staging.
- Interested in seeing how the VA intends to develop the other Alternatives. We would like to participate and see Alternatives 2 and 3.

Speaker No. 2

Raymond Holland

- You plan on putting a lot of development on this campus. The size of the SFVAMC campus is 80% of the size of the Public Health Service campus 2 miles west. We went through negotiations with the Presidio and thought that was compact. But that was 36 acres versus the smaller 29 acres here – so there would be much going in here that raises concerns. Hope to get planning assistance for the Richmond.
- Parking is an issue. There's no data to support the parking issue. There are 1,200 parking spaces on the SFVAMC campus, but I'm interested in knowing where parking spaces will be on our side of the campus [[pointed towards southern end by Richmond neighborhood]]. There's nothing in the IMP to support that. We want to see that addressed in EIS.
- What is the parking deficit currently? When you get up to 3,440 parking spaces at buildout of the final phase (Phase 4), will that mitigate the current deficit? One way to look at it is that the parking deficit would go up three times, because campus size would go up three times in size. I know there is a lot of VA-related parking along El Camino between East Fort Miley and Legion of Honor.
- In the IMP, you account for what 50% of the campus is or will be used for (30% for research/affiliated functions and 20% medical needs), but you don't say anything about how the other 50% will be used. This is an awful lot of purely administrative functions that I think should

be moved off campus. UCSF is the largest employer in San Francisco, and they are crying for occupants at Mission Bay.

- There would be four phases of construction, but the real concern is how to interrelate this. There is nothing in the IMP about the interrelationship of construction phases. Also, how will the Alternatives be interrelated, especially in the EIS?
- Alternative 1 is what is in IMP. This reads like trying to put a cabbage in keyhole. Somewhere along the line, our suspicion is you're not going to be able to do that. How is that going to happen with the 4 phases of construction? The 4 phases of construction seems to be prioritized based on 50%. In terms of moving stuff off campus – the land use intensity of the campus is too dense.
- Historic preservation. We would like to see Buildings 8, 9, 10 preserved. I hope this doesn't continue to happen [[pointing to central portion of campus – 203 area]]. This is not a good testament of what's been done to preserve historic portions. District in northeast.

### Speaker No. 3

Amy Meyer

- Thank you for the handsome and easily-read IMP. I support and respect the job the VA is doing.
- I believe the VA has reached the limits of what is possible to do here. I would like to compare with the Presidio. There, they have ancient infrastructure, but they have swing space. There if you have a change, you can move it to another building to make things work. Schools have been able to use space in the Presidio while improvements are made. Since there is no swing space at the SFVAMC campus, I believe that the disruption will be fierce and needs to be accounted for.
- Judy, you mentioned the interesting and hopeful sign of how people will get to the campus via shuttles. When talking about another few hundred thousand square feet of development, the increased amount of traffic is a concern, especially considering that 3 sides of the campus don't allow traffic access and all traffic funnels through the neighborhood to the south. In residential neighborhoods, traffic patterns and speeds are very important. Get into the nature of that relationship of project with neighborhoods.
- Don't forget about what the City requires to keep neighborhoods livable, also with respect to the amount of noise. Chief thing that strikes me is the amount of noise made with the ENCIR building.
- The idea of 7- or 10-story buildings in the Richmond, where the height limit is 40 feet, is unacceptable. This is not an area that lends itself to that kind of development.
- The VA needs to consider what the City code requirements are and how that relates to effects on the surrounding neighborhood.

Speaker No. 4

Charles Galatti

- I'm a native of San Francisco, a retired Project Coordinator, and a Korean vet of '52 and '56. I'm in favor of this project. I don't know much about the IMP to speak about it in detail, but these vets need it. If you've been in a war zone for even 10 minutes, you should support this project.
- I have heard all the issues brought up – too much parking, too much traffic, too much, move it somewhere else, not in my neighborhood, put it somewhere else – but the thing is, when you look at it and the fact that those guys are in the war zone and will be coming home, you should be ashamed of yourself.

Speaker No. 5

Julie Burns, Friends of Lands End

- Thank you for this opportunity to speak. Our goal is to make City land in this area a better place.
- We welcome the IMP. We think it's a thoughtful and good progression from the draft plan that was submitted around 2004. There are similarities. We will also be submitting written comments.
- First and foremost, we support the medical and research goals of the VA. We think this is an immense plan with a lot to digest here. We urge a 30-day extension of the scoping period.
- Some comments regarding procedures: there is some logical disconnect between the ability to do an EIS without actual plans for Alternatives 2 and 3. We want you to evaluate the impacts of Alternatives 2 and 3 as well as Alternative 1.
- We would like EIS to actually study in some detail the permeable borders of the institution (i.e. borders with Lincoln Park, GGNRA, and the neighborhood).
- We would like the EIS to speak in more detail to site profile and impact on coastal sight views, both from south of the institution and from the north and Marin headlands.
- Given the increased density proposed at the campus, we are concerned for disaster planning in the event of disaster, especially related to getting people on/off the campus in the case of a major emergency. One of the things from the IMP was that there are gas pipes that are rusted (corrosion from sea air) between Buildings 7 and 8. Therefore, look at not just natural disasters, but also look at hazardous spills disaster response as well.
- Finally, my hope is that the VA works not just with GGNRA but also with San Francisco Recreation and Parks Department.

Speaker No. 6

David Burns

- Issue of light pollution and loss of dark sky is crucial in this neighborhood. There is a Dark Sky Monthly Group that meets on lands end, which is the darkest place available in San Francisco. I think the VA has done a poor job regarding light pollution.
- Parking and congestion issues are severe. In the last two weeks, I have called in regarding four different cars blocking crosswalks at Seal Rock Drive and 45<sup>th</sup> Avenue. This affects people's lives. Congestion is getting worse. With the amount of access proposed, I have difficulty envisioning how all the parking needs will be accommodated.



NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
JASON SWARGERS	PAR, FOLG, CSOB/FSP	527 47 <sup>th</sup> AV SF 94121	JASON.SWARGERS@GMAIL.COM	Y
Amy Meyer	People for a GENRA	on record	on record	✓
WILIE BURNS	FRIENDS OF LANDS END	16 Seal Rock Dr SF	wilieb@sealrock.com	
DAVID BURNS	F.O.C.E.	16 Seal Rock Dr SF	dburns@sealrock.com	✓

13 total signed in



SFVAMC Institutional Master Plan  
Environmental Impact Statement

SIGN-IN SHEET

NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
Ron Miguel	Planning Commission	000 DeHoff 2nd St. SF CA 94107	rm@well.com	
KATHY CASSEN-HAHN	Neighbor	400 42ND AVE		
JOAN R. KELLER	PAR	515-42ND AVE S.F., CA 94121-2530		
EDUARDO RAMIREZ	EMPLOYEE VETERAN	HENDERSON ST SF. CA 94110	415 244 7100	
Dave Goggin		920 Van Ness #103 SF CA 94109	DG2222@MISH.com 415 567-6773	
C. K. WAL		10 SRD.	415 757 9043	



SFVAMC Institutional Master Plan  
Environmental Impact Statement

**SIGN-IN SHEET**

NAME	ORGANIZATION	MAILING ADDRESS	E-MAIL & PHONE NO.	ADD NAME TO MAILING LIST? (Y/N)
Gene Brodsky	PHR	7219 Geary	SFS14@pacbell.net	
JOHN FRYKMAN	CTSOB	751-47th Ave STE, CA 94121-3205	john.frykman@concert.net	y
Janice Bessler				

**San Francisco VA Medical Center Institutional Master Plan Environmental Impact Statement  
(SFVAMC IMP EIS) Scoping Meeting Verbal Public Comments**

*SFVAMC Auditorium at 6 p.m. on April 26, 2011*

Speaker No. 1

Jason Jungreis

- First and foremost, the one document we have received is the IMP. The burden should not be on the public to comment on and determine what the environmental impacts will be.
- Nothing is provided regarding alternatives. How can the public comment on the alternatives when there's only one paragraph in the IMP?
- There's a lot of flux and a lot of development going on. The carrying capacity needs to be understood; the vision needs to be complete. The cart is going before the horse. You need to provide us all the information; the IMP needs to be complete. Once this is understood and the IMP is completed, then you can move ahead. You should not be moving forward with the EIS.
- Fundamentally, we need to understand that this proposal is doubling the size and impact of the Campus. It's an insult to the community.

Speaker No. 2

Julie Burns, on behalf of Janet Fiore

- I will read an email comment from Janet, who has her MS, is a nurse, and retired US Army. The email comment is for the scoping meeting regarding SFVAMC's desire to expand. "I got my MS degree and could have done many other things with it, but I decided to work in conservation. SFVA's destruction of the Campus and conservation lands, through expansion, is abhorrent." I will submit this email to John Pechman.

Speaker No. 3

David Burns

- All I have to say is that I haven't heard what metrics will be used in the course of evaluating the environmental impacts, and they need to be carefully chosen.
- Choosing them is not just about increasing the burden or absolute amount of impact. Metrics need to be measured against goals of not only this institution but also the surrounding neighbors (NPS and its natural resources as well as state and local government and their goals for reducing congestion and pollution).
- We need to measure VA in making changes in context of improving the situation here. The point is to improve and not just limit the damage to what we can deal with.

Speaker No. 4

Kathy Lassen-Hayne

I have four questions:

- There was an article in the paper, the San Francisco Business Times, regarding SFVAMC moving to Mission Bay. Is that still an option and when will that decision be made?
- What is the level of incentive for employees to take public transit?
- What is the animal house?
- New buildings with more parking. How deep underneath are you planning to dig for those? It was previously discussed that it can't go more than one level because of cost.

Speaker No.5

Ron Miguel

- Following the October meeting, I sent a letter. I specifically mentioned that the SFVAMC should interface with the City (the Planning Commission, Mayor's Office, etc.). None of them have heard from VA. You include reference to urban context in the IMP on pages 2.2 and 2.3. I strongly encourage you to interface with San Francisco government.
- I have worked with EDAW in the past. I have every faith in the work that they do. However when I hear that the idea of putting parking underground, how can you do a transportation study when you don't know how many parking facilities, what the routes will be, etc? How can you evaluate impacts when you don't have this information? I don't know how you can do an EIS with the current information.
- You say you have four alternatives, one of which is no action. I'm not sure how you're going to deal with anything in the EIS related to the Mission Bay Alternative. If you don't know where future facilities will be, how are you going to deal with what impacts they have? You can't do a full EIS when all that square footage is sitting outside in space. So what are the impacts? As far as I'm concerned, you don't have three action alternatives, because you can't study them.

Speaker No. 6

John Frykman

- There should be training sessions for VA staff about public meetings.
- I didn't receive notice regarding tonight's meeting. I have tried to find someone who has received notice about this meeting but can't find anyone who has received it. Pelosi's office didn't receive notice.
- I didn't receive notice regarding the October meeting either.

- I live three blocks from SFVAMC. I used to be SFVA's substitute chaplain and used to speak with the former SFVA director. This is not an open process. It's a disregard of public comment. VA is not asking for public comment, and it is not keeping faith with people in this community. I'm also in the Coalition to Save Ocean Beach and Friends of Lands End.

Speaker No. 7 (note that no speaker card was received)

Maria Souza (spelling?)

- I live in the neighborhood and grew up here. I'm a member of the Planning Association for the Richmond. The attitude and culture of contempt is the same as years ago, irrespective of who is now representing the VA. The VA has a bunker mentality when it comes to communication.
- I'm listening to the rationale for public notice and cannot believe the lack of integrity.

Speaker No. 8

David Goggin

- Aesthetics and air quality. In recent years people have been more conscious of light pollution - glare and trespass of overhead lighting. These are important issues that should be addressed in environmental document. Residents here in the western neighborhoods have lower nighttime light levels, but we can do a lot better. Include analysis of lighting impacts in the EIS. Any building projects of this magnitude should produce zero up-light. Should aim for zero direct light crossing lines of the property.
- Transportation. San Francisco has a transit first policy. Any projects that build parking are basically subsidizing and encouraging driving. You are un-subsidizing and disadvantaging those taking public transit. Developing parking is not neutral; it's subsidizing parking. It's important to subsidize transit.

Speaker No. 9

Julie Burns, Friends of Lands End

- I'm speaking on behalf of Friends of Lands End and will also be submitting written comments.
- Judi has done a good job reaching out to me and Friends of Lands End and providing official notification.
- I am limiting comments to two areas: process and cost.
- Process – there are some disturbing aspects. Scoping is asking for comments before the facility options study is complete. This is a violation of sense and being able to evaluate the impacts.
- Relocation to Mission Bay and Pier 70 - those efforts are well known and publicized and should be part of EIS.

- It's troubling that the EIS is being prepared when Phase 1 is already under construction. This is a violation of due process.
- In terms of outreach to the City, several City agencies (for example, the fine arts museum at border- spoke to director who had not heard of the plans; Recreation and Parks – not aware of scale and scope of this project; SFPUC – they need to be involved). Lincoln Park – this project would increase people/traffic, which will impact the experience there, including GGNRA. City Planning Commission and City Attorney need to be part of the process.
- Cost – cover the cost-benefit of all these options.
- Who will bear cost on impacts to City? For example, with increased transportation, wear and tear on City streets? How will it be funded?
- Who will bear cost of infrastructure in terms of sewage and waste? This facility will be connecting to and using these systems.
- What is the cost-benefit of retrofitting versus relocating to other buildings? Does it make sense to retrofit if it's more cost effective to move to a more convenient location for veterans and clinical research?
- Impact on cost to the City and City rate payers - increased water and power costs.
- Air emissions – what emissions come from SFVAMC?
- Noise – during and after construction - not only sleeping residents but wildlife and those people visiting.
- Geological impacts too. I'm concerned about underground parking.
- I'm concerned that the IMP wants to be an integral part of San Francisco but doesn't understand the scope of project.

Speaker No. 10

Amy Meyer

- Who at the City is aware of this project? I have concerns about building and the scoping process.
- I went to the regional office of national trust of historic properties today. NEPA establishes a forum for public content. Section 106 gives further opportunity. SFVA should start the Section 106 consultation process immediately.
- SFVA is something that serves veterans all over the region, not just the local area. People are affected more than those that live in neighborhood.
- I have heard considerable reference to a Facility Options Study. What is the Facility Options Study? Where does this fit into the project? How can the impacts be assessed if we don't have the background information?
- There are National Register historic properties in this area of Campus and nearby. How will buildout of the Campus affect these historic properties and the National Park Service visitor experience next door?

- In accordance with the National Historic Preservation Act, VA cannot spend funds on National Register historic properties (which are a large part of the Campus) unless they comply with Section 106.

Speaker No. 11

Eddie Ramirez

- I'm a native San Franciscan from this area and retired US Air Force with 22 years active duty. As a veteran, this is not ideal, but when comrades come back from war, they want a place to call home. This VA is their home. Is this ideal? No, but when my son came back from Afghanistan, he found a home here.

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Monday, January 03, 2011 8:36 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Subject:** FW: Scoping Process,VAMC Institutional Master Plan: Input for EIS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** David Burns [<mailto:dburns@sealrock.com>]  
**Sent:** Monday, December 13, 2010 12:00 AM  
**To:** Pechman, John J.  
**Cc:** Cheary, Judi A.; Julie Burns  
**Subject:** Scoping Process,VAMC Institutional Master Plan: Input for EIS

This is a response to the request for input in the process of creating an institutional master plan for the San Francisco VA Medical Center.

In addition to the issues addressed by others in the scoping meeting, it is crucial that the VA Institutional Master Plan address the following:

1. What is the acceptable and sustainable size of the VA presence on this site, in terms of
  - a. number of people entering/exiting daily
  - b. number of automobiles and other vehicles transiting and/or parking

These factors should be evaluated in the context of the burden they place on residential neighbors and on the use of the area as a cultural, recreational, and natural resource by visitors. It is my opinion that the VAMC site is already overcrowded and overutilized, and that it already creates an unacceptable burden on the local environment. For example, VAMC employees and visitors frequently occupy parking spaces provided by NPS and intended for GGNRA visitors. As current trends show an increase in NPS visitors, at what point will use by VAMC employees and visitors conflict with the purpose of the NPS and degrade the experience of GGNRA visitors?

2. What burden does each option place on the local environment in terms of air and water pollution, effect on local soundscape, light trespass and light pollution?
3. Which option provides the best access to VAMC services for patients and others receiving services? What is the environmental impact of the travel modes that patients,visitors, and others will use to access services?
4. Which option creates the best environment for advancing the research which is now a major component of the VA mission? It is well established that innovation benefits from proximity to other centers of research and

innovation. Which option creates the optimal climate for the advancement of science by placing scientists near other centers of research and innovation?

5. Which option creates the optimal balance between the interests of
- a. the value of the area as a natural, cultural, and historical resource
  - b. the character of the area as a residential neighborhood
  - c. the mission of the VA "To care for him who shall have borne the battle, and for his widow, and his orphan".

Sincerely,  
David Burns  
16 Seal Rock Drive  
San Francisco, CA 94121

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Monday, January 03, 2011 8:36 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Subject:** FW: Scoping Process,VAMC Institutional Master Plan: Input for EIS

FYI.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Street  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** Julie Burns [<mailto:julieburns@sealrock.com>]  
**Sent:** Sunday, December 12, 2010 9:49 PM  
**To:** Pechman, John J.  
**Cc:** Cheary, Judi A.; [Raymondsnf@aol.com](mailto:Raymondsnf@aol.com); Ron Miguel; Amy Meyer; John Frykman; David Burns  
**Subject:** Scoping Process,VAMC Institutional Master Plan: Input for EIS

December 12, 2010

Submitted via email

John Pechman, Facility Planner  
San Francisco VA Medical Center (001)  
4150 Clement Street  
San Francisco, CA 94121  
[John.Pechman@va.gov](mailto:John.Pechman@va.gov)

This communication responds to the Department of Veterans Affairs (VA) and the San Francisco VA Medical Center (SFVAMC) intention to prepare an environmental impact statement (EIS) for the proposed implementation of the SFVAMC Institutional Master Plan (IMP) at the Clement Street campus in San Francisco, California.

Friends of Lands End (FOLE) supports the mission of the SFVAMC to serve the health care needs of our veterans. We also support the research initiatives undertaken by the SFVAMC, UCSF, and NCIRE that may lead to scientific discoveries that will improve the health of our veterans. We have, however, serious reservations regarding the feasibility of the approximately 924,200 square feet of proposed new construction to upgrade the SFVAMC to meet demand for services over the next 20 years. We urge that a full Environmental Impact Study be conducted and that the EIS address the following issues in detail:

- The IMP outlines in general four alternatives. We urge that the environmental impact of **all four alternatives** be addressed – which may require the VAMCSF to develop these alternatives in sufficient detail so that a realistic EIS can be prepared. We are especially concerned with the possibility of continuing piecemeal development under alternatives two, three and four.
- We believe that total **carrying capacity** of the campus should be addressed, to determine the **feasibility** of dramatically increasing the number of individuals working or receiving services on site. Among other issues that the EIS should address include

- Social/cultural impacts
- Infrastructure – streets, sewage and wastewater, drainage, power generation
- Emergency response -- especially with respect to evacuation of on-site patients and workers, as well as the ability for SF municipal entities to support the emergency response needs of a vastly increased SFVAMC campus
- Public safety
- **Parking and transit.** The VAMCSF has acknowledged its current parking deficit. What impact will the future campus, envisioned by the IMP, have on
  - Demands on MUNI or other public/private transit
  - Increased need for parking and impact on neighborhood
- Impact on adjacent **parklands** (GGNRA, Lincoln Park) resources, include
  - Wildlife (including CA quail, fox, coyote)
  - Lighting, including the impact of increased lighting parks, residences and the Outer Richmond/GGNRA Dark Sky resource
  - Site profile and view-scape (e.g., profile as seen from Marin Headlands)
  - Access to recreational resources (including West and East Fort Miley)
- Impact on **historical** resources, both within and adjacent to the SFVAMC campus
- **Environmental** impacts, both **short term** (during construction) and **long-term** (2025 and beyond), including
  - Air quality
  - Toxics
  - Noise
  - Hydrogeological (earthquakes, erosion, run-off)

We anticipate continuing to work with the SFVAMC to determine the most appropriate scale of activities on the existing and future Clement Street campus.

Sincerely,

Julie Burns  
**Friends of Lands End**  
 3755 Balboa Street, Suite 201  
 San Francisco, CA 94121  
 +1.415.666.3092 direct +1.415.341.6060 mobile +1.415.666.3060 main +1.415.666.0141 fax  
[www.sealrock.com](http://www.sealrock.com)

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Friday, November 12, 2010 8:27 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Subject:** FW: PAR's Response to the SFVAMC's October 12th IMP and Notice to Prepare an EIS

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**From:** margie brown [mailto:royalmargie@sbcglobal.net]  
**Sent:** Thursday, November 11, 2010 12:21 PM  
**To:** Pechman, John J.; Raymondsnf@aol.com  
**Cc:** Brendalaw@earthlink.net; faltshuler@igc.org; faltshuler@altshulerberzon.com; Laasf@aol.com; sfsky1@pacbell.net; RHPINSFO@aol.com; julieburns@sealrock.com; herbertelliott@sbcglobal.net; paulsfo@gmail.com; rfries@carterfries.com; raymondsnf@aol.com; jasonjungreis@gmail.com; lawoffices-jek@att.net; jim\_lazarus@yahoo.com; rm@well.com; phfromtherichmond@gmail.com; wsheplaw@aol.com; maria@komensf.org; mdstratton@att.net; mntuchow@yahoo.com; prose38@pacbell.net; pwinkelstein@gmail.com; daniel\_baroni@gensler.com; jcheever@igc.org; brian@brianjlarkin.com; Nbelloni@swpsf.com; sharongadberry@yahoo.com; hirschlow@comcast.net; diane@defraser.com; l.jacoby714@gmail.com; a7w2m@earthlink.com; zerocut@aol.com; tom@tomkuhn.com; Frank.Dean@va.gov; gavin.newsom@sfgov.org; dennis.herrera@sfgov.org; cityattorney@sfgov.org; Michela.Alioto-Pier@sfgov.org; Catherin.Stefani@sfgov.org; Eric.L.Mar@sfgov.org; linshao.chin@sfgov.org; David.Campos@sfgov.org; Linnette.Peralta-Haynes@sfgov.org; Nathaniel.Ford@sfgov.org; john.rahaim@sfgov.org; phil.ginsburg@sfgov.org  
**Subject:** Re: PAR's Response to the SFVAMC's October 12th IMP and Notice to Prepare an EIS

Ray, PAR's response on the SFVAMC is comprehensive and excellent and I support PAR's involvement throughout the process. I also agree with your observation that the research component may possibly be coordinated with other research facilities in the City to minimize the need for more buildings, if at all feasible. Does the master plan delineate the type of research planned for the SFVAMC? Are there other VA facilities in the country that could assume the research component? If VA moves forward on the Master Plan (regardless of which option), I don't see how the parking issue can be resolved, both in terms of additional personnel and visitors as well.

Margie Hom-Brown

--- On Tue, 11/9/10, [Raymondsnf@aol.com](mailto:Raymondsnf@aol.com) <[Raymondsnf@aol.com](mailto:Raymondsnf@aol.com)> wrote:

From: [Raymondsnf@aol.com](mailto:Raymondsnf@aol.com) <[Raymondsnf@aol.com](mailto:Raymondsnf@aol.com)>  
Subject: PAR's Response to the SFVAMC's October 12th IMP and Notice to Prepare an EIS  
To: [John.Pechman@va.gov](mailto:John.Pechman@va.gov)  
Cc: [Brendalaw@earthlink.net](mailto:Brendalaw@earthlink.net), [faltshuler@igc.org](mailto:faltshuler@igc.org), [faltshuler@altshulerberzon.com](mailto:faltshuler@altshulerberzon.com), [Laasf@aol.com](mailto:Laasf@aol.com), [sfsky1@pacbell.net](mailto:sfsky1@pacbell.net), [RHPINSFO@aol.com](mailto:RHPINSFO@aol.com), [julieburns@sealrock.com](mailto:julieburns@sealrock.com), [herbertelliott@sbcglobal.net](mailto:herbertelliott@sbcglobal.net), [paulsfo@gmail.com](mailto:paulsfo@gmail.com), [rfries@carterfries.com](mailto:rfries@carterfries.com), [raymondsnf@aol.com](mailto:raymondsnf@aol.com), [jasonjungreis@gmail.com](mailto:jasonjungreis@gmail.com), [lawoffices-jek@att.net](mailto:lawoffices-jek@att.net), [jim\\_lazarus@yahoo.com](mailto:jim_lazarus@yahoo.com), [rm@well.com](mailto:rm@well.com), [phfromtherichmond@gmail.com](mailto:phfromtherichmond@gmail.com), [wsheplaw@aol.com](mailto:wsheplaw@aol.com), [maria@komensf.org](mailto:maria@komensf.org), [mdstratton@att.net](mailto:mdstratton@att.net), [mntuchow@yahoo.com](mailto:mntuchow@yahoo.com), [prose38@pacbell.net](mailto:prose38@pacbell.net), [pwinkelstein@gmail.com](mailto:pwinkelstein@gmail.com), [daniel\\_baroni@gensler.com](mailto:daniel_baroni@gensler.com), [jcheever@igc.org](mailto:jcheever@igc.org), [brian@brianjlarkin.com](mailto:brian@brianjlarkin.com), [Nbelloni@swpsf.com](mailto:Nbelloni@swpsf.com), [royalmargie@sbcglobal.net](mailto:royalmargie@sbcglobal.net), [sharongadberry@yahoo.com](mailto:sharongadberry@yahoo.com), [hirschlow@comcast.net](mailto:hirschlow@comcast.net), [diane@defraser.com](mailto:diane@defraser.com), [l.jacoby714@gmail.com](mailto:l.jacoby714@gmail.com), [a7w2m@earthlink.com](mailto:a7w2m@earthlink.com), [zerocut@aol.com](mailto:zerocut@aol.com), [tom@tomkuhn.com](mailto:tom@tomkuhn.com), [Frank.Dean@va.gov](mailto:Frank.Dean@va.gov), [gavin.newsom@sfgov.org](mailto:gavin.newsom@sfgov.org), [dennis.herrera@sfgov.org](mailto:dennis.herrera@sfgov.org), [cityattorney@sfgov.org](mailto:cityattorney@sfgov.org), [Michela.Alioto-Pier@sfgov.org](mailto:Michela.Alioto-Pier@sfgov.org), [Catherin.Stefani@sfgov.org](mailto:Catherin.Stefani@sfgov.org), [Eric.L.Mar@sfgov.org](mailto:Eric.L.Mar@sfgov.org), [linshao.chin@sfgov.org](mailto:linshao.chin@sfgov.org), [David.Campos@sfgov.org](mailto:David.Campos@sfgov.org), [Linnette.Peralta-Haynes@sfgov.org](mailto:Linnette.Peralta-Haynes@sfgov.org), [Nathaniel.Ford@sfgov.org](mailto:Nathaniel.Ford@sfgov.org), [john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org), [phil.ginsburg@sfgov.org](mailto:phil.ginsburg@sfgov.org)

Date: Tuesday, November 9, 2010, 5:19 PM

Hi John:

Attached, as a separate PDF for each of three pages (antique scanner or operator!), are PAR's comments and suggestions with respect to the San Francisco Veterans Affairs Medical Center's (SFVAMC's) October 12th "Institutional Master Plan" (IMP) and "Notice of Intent to Prepare an Environmental Impact Statement" with regard to it.

A hard copy of the attached letter is being deposited at the Richmond District U.S. Post Office tonight. It should arrive at your office on or before the current deadline of this coming Friday, November 12th.

Please note we are requesting an extension of that deadline by at least thirty days so that others can compose and submit their comments and suggestions as well..

Please let me know if you have any questions about our attached comments or suggestions.

Ray

Raymond Holland, President  
Planning Association for the Richmond (PAR)  
3145 Geary Boulevard, Box 205  
San Francisco, CA 94118-3316  
Direct Line: 415-668-8914  
[president@sfpar.org](mailto:president@sfpar.org) or [raymondsnf@aol.com](mailto:raymondsnf@aol.com)

1243 42<sup>nd</sup> Avenue  
San Francisco, CA 94122  
December 7, 2010

Mr. John Pechman  
Facility Planner  
SF VA Medical Center (001)  
4150 Clement Street  
San Francisco, CA 94121

Re: VAMC IMP Scoping Comments

Dear Mr. Pechman,

I was surprised to learn of the plans to develop the area around the VAMC . However, I understand the need to serve our veterans and to provide for their health care. These needs must be balanced against other issues. Therefore, I encourage the EIS process to evaluate all four of the alternatives that have been discussed to date.

I am particularly concerned about the impact on the surrounding parks, GGNRA, and Lincoln Park. The construction of this enormous complex next to a wildlife area and prime parkland should be evaluated very closely. This parkland is very precious and provides a home for many species that are struggling to survive -- the California quail, the red fox, the coyote and many other species that need a range of habitat to thrive.

The addition of such a large complex will also involve a great deal of night lighting. The Lands End area is San Francisco's premier night sky viewing area. A serious study must be made of the impact that this 24-hour complex will have on degrading the quality of that area. The lighting will also compromise the wildlife in the area, by introducing more light where currently there is very little.

In addition to the veterans themselves, there is the fact that many employees will work in this complex and the patients will have visitors. Without adequate transit, all will feel compelled to drive to an area that is currently on the edge of San Francisco's public transit system. Although you may plan for more transit, the fact is that public transit operations are under-funded for even basic commuter and resident services. Operational funds are predicted to be lacking well into the foreseeable future. This is especially true for outer areas such as the current VAMC site. Locating this complex closer to major public transit, such as BART, would seem a better alternative both in terms of funding and in terms of convenience for employees, patients, and visitors.

I also have concerns about the aesthetic and quality of life impact on the western part of San Francisco. This area has been traditionally less urbanized and more residential, even suburban, in character. Most people who have chosen to live in this area have done so because of this neighborhood character. A complex of this size will have an outsized impact on the quality of life in this area.

Please consider all of these factors in your analyses of this project. Thank you.

Sincerely,



Katherine Howard

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Tuesday, April 26, 2011 7:22 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Cc:** Cheary, Judi A.  
**Subject:** FW: VAMC Scoping Comments

Please see EIS scoping comment from Ms. Howard.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Street  
San Francisco, CA 94121  
415-221-4810 x4600

---

**From:** Kathy Howard [<mailto:kathyhoward@earthlink.net>]  
**Sent:** Tuesday, April 26, 2011 4:43 AM  
**To:** Pechman, John J.  
**Cc:** 'Julie Burns'  
**Subject:** VAMC Scoping Comments

Mr. John Pechman  
Facility Planner  
SF VA Medical Center (001)  
4150 Clement Street  
San Francisco, CA 94121

Re: VAMC IMP Scoping Comments

Dear Mr. Pechman,

I cannot attend the meeting on April 26<sup>th</sup>; however I would like to reiterate comments that I submitted earlier and add some new ideas. I find that oftentimes open space is regarded only as a vacant building site, not as the valued resource it truly is. It seems that this project takes this view.

I was surprised to learn of the plans to develop the area around the VAMC. I understand the need to serve our veterans and to provide for their health care; however, these needs must be balanced against other issues. The environmental impact of all four alternatives must be given serious study. Too often, EIR's are slanted to one particular result. This must not happen in this case.

I am particularly concerned about the impact on the surrounding parks, GGNRA, and Lincoln Park. The construction of this enormous complex next to a wildlife area and prime parkland should be evaluated very closely. This parkland is very precious and provides a home for many species that are struggling to survive -- the California quail, the red fox, the coyote and many other species that need a range of habitat to thrive.

The addition of such a large complex will also involve a great deal of night lighting. The Lands End area is San Francisco's premier night sky viewing area. A serious study must be made of the impact that this 24-hour complex will have on degrading the quality of that area. The lighting will also compromise the wildlife in the area, by introducing more light where currently there is very little.

In addition to the veterans themselves, there is the fact that many employees will work in this complex and the patients will have visitors. Without adequate transit, all will feel compelled to drive to an area that is currently on the edge of San Francisco's public transit system. Although you may plan for more transit, the fact is that public transit operations are under-funded for even basic commuter and resident services. Operational funds are predicted to be lacking well into the foreseeable future. This is especially true for outer areas such as the current VAMC site. Locating this complex closer to major public transit, such as BART, would be a better alternative both in terms of funding and in terms of convenience for employees, patients, and visitors.

I also have concerns about the aesthetic and quality of life impact on the western part of San Francisco. This area has been traditionally less urbanized and more residential, even suburban, in character. Most people who have chosen to live in this area have done so because of this neighborhood character. A complex of this size will have an outsized impact on the quality of life in this area.

Please consider all of these factors in your analyses of this project. Thank you.

Sincerely,

Katherine Howard  
1243 42<sup>nd</sup> Avenue  
San Francisco, CA 94122

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Wednesday, November 10, 2010 9:49 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Subject:** FW: IMP EIS Comment

FYI.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** jason jungreis [mailto:jasonjungreis@gmail.com]  
**Sent:** Wednesday, November 10, 2010 9:44 AM  
**To:** Pechman, John J.  
**Subject:** IMP EIS Comment

Mr. Pechman,

Thank you for your careful review and address of the following SFVAMC IMP EIS comments:

1. The EIS format presented herein is fundamentally flawed for failure to provide a complete set of alternatives: while 4 alternatives are mentioned, none are articulated except for alternative number 1, and therefore the entire EIS process is flawed under the law. To correct, all (or, at a minimum, 2) alternatives must be equally developed for analysis in the manner of alternative 1.
2. The EIS format presented herein is fundamentally flawed for failure to provide an "environmental" assessment of the two major study components which most directly impact the environment through the life of the project: transportation and parking. There is a considerable present parking deficit (1214 existing spaces, resulting in a shortfall of over 700 spaces) and the IMP suggests that there will be several thousands of new employees (and also patients) but only 3440 total parking spaces: this not only perpetuates the parking space deficit, but appears to exacerbate it. Further, these thousands of new commuting employee and patients will cause considerable deterioration of the air quality in the adjacent community. It is necessary for the EIS to analyze and take into consideration parking and commuting impacts.
3. The mission of the SFVAMC is not properly considered by the IMP. The VA system is expressly intended to treat our nation's veterans. However, treatment is far from the IMP's express intent in growth: only 20% of growth is for "traditional medical treatment": the remainder is for research and administration. These components are better served in the nearby Mission Bay area which is expressly dedicated to the provision of medical research and attendant administration. Therefore, I reject the IMP to the extent that it provides for anything other than traditional medical treatment and advise that the SFVAMC blend this objection with the EIS' failure to pursue alternatives 2-4 in order to move all research and administrative efforts to Mission Bay.

Thank you for your careful consideration of these comments.

Jason Jungreis  
527 47th Avenue

San Francisco, CA 94121  
415-750-0830

# RON MIGUEL

600 De Haro St., San Francisco, CA 94107

T-415/285/0808 F-415/641/8621 E-rm@well.com C-415-601-0708

27 April 2011

John Pechman, Facility Planner  
San Francisco VAMC  
4150 Clement St.  
San Francisco, CA 94121

RE: SFVAMC Institutional Master Plan  
SFVAMC Environmental Impact Statement

Dear Mr. Pechman:

**This is to inform you that you have not held a legal IMP/EIS Scoping meeting.**

Your meeting of 26 October 2010, for which you distributed 400 notices, was not, by admission of VAMC management on 26 April 27, 2011, published in the required timely manner by the Federal Register – ergo, it was not a legal public Scoping meeting under your own regulations. Your meeting of April 26, 2011 was not, by admission of your management, correctly noticed to the affected public – ergo, it was not a legal public Scoping meeting. Your closure date for the IMP/EIS Scoping process cannot occur until you have held at least one legal public Scoping meeting – obviously, this has yet to take place. Please correctly inform the public when a properly noticed legal public Scoping meeting will take place, and the correct ending date for that process.

I suggest you review the above analysis with the US Attorney's office inasmuch as they will be tasked with defending your actions. Even though you failed to have recording equipment available at the 26 April 27, 2011 meeting, I presume the notes taken will correctly reflect the admissions referenced above which render your public scoping attempts legally flawed.

In my communication of 29 October 2011, I commented on the need for you to actively interface with the City and County of San Francisco as required by VA regulations and noted in the IMP under *Urban Context* and *Local Regulations* (2.2 & 2.3). In particular, I listed the Mayor's Office, the Planning Department, the Health Commission, the Recreation & Park Department, and the Supervisors of District 1 and District 2. Although a copy of the IMP was mailed to the Planning Department, no active interface has been made by VAMC staff to any San Francisco department (a simple mailing is a passive activity). This too, is a failure of your management to follow federally required guidelines and regulations. This inter-governmental outreach must become a major scoping activity. Without full input from the multiple government entities that have oversight of the surrounding area, your outreach will be legally deficient. This must include all alternatives.

There has been vague discussion of four Alternatives:

- The required No Action alternative.
- Doubling (approximately) the capacity at your present campus.
- Splitting the future capacity between your present campus and one or more other sites.
- Moving most or all of the VAMC activities to one or more other sites.

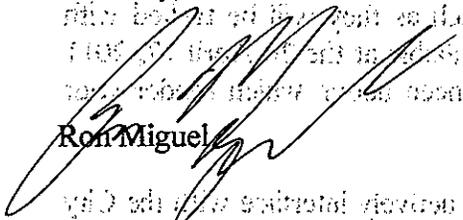
It is difficult, if not impossible, for the public to even attempt cogent scoping input with nothing more than vague, undefined, completely nebulous references to "one or more other sites". Specific details as to sites, including size, location, anticipated uses, etc. are absolutely required – without these factors the IMP is flawed and incomplete; the EIS is incapable of properly examining all environmental factors; and the public is constrained from intelligent and informative comment.

Considering their integral and growing participation in both medical services and research at the VAMC, I am completely baffled by the complete and obviously orchestrated absence of UCSF personnel from all community meetings. The inability of the public to interface and dialogue with those directly responsible for major activities and space requirements places everyone at a gross disadvantage – particularly within the IMP/EIS process. My only presumption is that the VAMC is conducting a non-public dialogue with UCSF and purposely excluding the community from any knowledge of these negotiations.

To date the VAMC has not sufficiently delineated the actual breakdown of direct veteran medical care – including present and future space requirements, from the present and future medical research space requirements of UCSF. If it has done so, that information has not been made available to the public. UCSF maintains many campuses in San Francisco – Parnassus, inner-Mission, Divisadero St., Mission Bay, and several others. Each of these engages in varying degrees of medical research. They also provide direct medical care at San Francisco General Hospital in a somewhat similar manner to that provided at the VAMC. In other words, they are completely familiar with dividing their medical and research activities among multiple San Francisco locations. To do so with the VAMC would constitute a standard situation for them. This should not be a deterrent to a multiple-campus solution.

I look forward to participating in a legally scheduled IMP/EIS Scoping meeting in the near future.

Sincerely,



Ron Miguel

- CC: Raymond Holland, PAR
- Julie Burns, FOLE
- Amy Meyer, People for the GGNRA
- John Frykman, Friends of Sùtro Park
- Paul Kozakiewicz, Editor, Richmond ReView
- Eric Mar, Supervisor – District 1
- Mark Farrell, Supervisor – District 2
- John Rahaim, Planning Director
- Jim Illig, SF Health Commission
- Kate Stacy, Deputy City Attorney
- Sarah Karlinsky, SPUR
- Alex Doniach, Senator Leland Yee
- Dan Bernal, Senator Nancy Pelosi



# United States Department of the Interior

NATIONAL PARK SERVICE  
Golden Gate National Recreation Area  
Fort Mason # 201  
San Francisco, California 94123

IN REPLY REFER TO:

L76 (GOGA-PLAN)

NOV - 1 2010

John Pechman  
Facility Planner  
San Francisco VA Medical Center  
4150 Clement Street  
San Francisco, CA 94121

Subject: Institutional Master Plan Public Scoping – Request for Extension and Presentation

Dear Mr. Pechman:

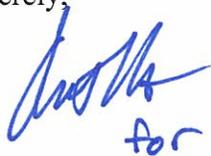
Thank you for hosting the Institutional Master Plan (IMP) public scoping meeting on October 26, 2010. As presented at the scoping meeting, this IMP is being considered as the proposed action (Alternative 1) in a future Environmental Impact Statement. We commend the effort that has gone into developing the plan; however, we are somewhat surprised that it has been developed to this degree for initial scoping. As mentioned in previous letters, we find value in conducting scoping early in the planning process in order to define the scope of the issues.

The IMP is lengthy, proposes a broad range of actions over a considerable period of time, and has substantial new construction being considered. Because the plan has been developed to this degree, the 30 day period for review and comment seems inadequate. We respectfully request that the scoping period be extended another 30 days, or 60 days in total. For a plan of this scope we feel it is reasonable to conduct a 60 day scoping period. Others at the public meeting, for the same reasons, made a similar request. Golden Gate National Recreation Area's (GGNRA) on-going General Management Plan (GMP) process, analogous to your master planning efforts, accepted scoping comments for several months as we developed the proposed action.

As an adjacent landowner and managers of National Park land surrounding the San Francisco Veterans Affairs Medical Center (SFVAMC) campus on three sides, we are very interested in participating in this major planning effort. We feel we can be most effective and efficient in our participation if we engage the SFVAMC planning team through agency-to-agency meetings. The National Park Service (NPS) proposes the first such meeting be a presentation of this proposed action by the SFVAMC planning leader/team to the NPS. This will allow the SFVAMC to describe the proposed action in greater depth, and allow NPS to interact with the planning team regarding issues and concerns. We suggest this initial meeting be scheduled for 1.5 hours, and be done before the scoping comment period expires.

In summary, the NPS requests: 1) a 30 day extension of the scoping comment period; and 2) a presentation from the SFVAMC planning team on the IMP proposed action. Thank you for your consideration of these requests. At your earliest convenience please contact Katharine Arrow (415) 561-4971 with your response.

Sincerely,



Frank Dean  
General Superintendent



## United States Department of the Interior

NATIONAL PARK SERVICE  
Golden Gate National Recreation Area  
Fort Mason, San Francisco, California 94123

IN REPLY REFER TO:

L76 (GOGA-PLAN)

DEC 13 2010

John Pechman, Facility Planner  
San Francisco Veterans Affairs Medical Center  
4150 Clement Street  
San Francisco, CA 94121

Re: National Park Service Scoping Comments on the Institutional Master Plan Notice of Intent to Prepare an Environmental Impact Statement

Dear Mr. <sup>John</sup>Pechman:

The National Park Service (NPS) appreciates the opportunity to comment on the conceptual Institutional Master Plan (IMP), a plan that will guide future development at the San Francisco Veterans Affairs Medical Center (SFVAMC) for the next 20 years. We commend SFVAMC for assembling the Conceptual Master Plan Summary Report (CMPSR), as this document provides necessary background information, existing conditions, and future development concepts for this campus-wide planning effort. As the report consistently and forthrightly portrays, the SFVAMC is landlocked by a developed urban neighborhood and NPS land. As such, these site restrictions will require extensive and meaningful coordination with affected stakeholders who value this site and the surrounding parkland. As an adjacent landowner we expect to engage in active and collaborative coordination with SFVAMC as this planning effort moves forward. The NPS offers the following preliminary comments and recommendations in order to assist SFVAMC in this planning effort.

Purpose/Need/Objectives: The foundation of a planning effort is derived in a project's 'Purpose and Need'. The summary report, although providing essential information about the project, the setting, and context, does not explicitly state what the IMP must accomplish for it to be considered a success (Purpose). Also, the summary report does not list any project objectives (Need). A planning effort of this magnitude requires objectives to guide the planning effort. Without project objectives it is difficult to know whether the proposed phased development will adequately move the project towards meeting its purpose.

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Sincerely,



Frank Dean  
General Superintendent

Enclosures (1)  
Dark Skies Letter

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Thanks! Aaron

RE: Dark Skies

From: Concerned Citizen

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Considering the value of the adjacent dark-sky and ecological resources, the configuration and design of the lighting for the VAMC Institutional Master Plan should strive to project no direct light beyond the VAMC property lines in any direction, should omit all types of vanity, wall-wash, and façade lighting, and should include curfews after which non-essential lighting would be switched off or activated by motion or proximity sensors.

San Francisco suffers from severe and ever-increasing artificial sky glow due to the amount of stray light shined into the night sky from various sources, including the city's tens of thousands of inadequately shielded streetlights and security floodlights. Upward-directed light does not contribute to public safety or visibility, but only wastes energy and blankets the city in a monotonous all-night twilight glow that blots out otherwise-visible features of the cosmos. Unnecessarily bright and/or poorly-aimed lighting in many parts of the city also causes excessive amounts of light to be reflected off pavement and buildings into the sky.

Fortunately, a number of locations along San Francisco's ocean coast enjoy a level of sky darkness sufficient for astronomical observation. This is due to the city's geography with unlit ocean on two sides, the city's land use patterns in which urban density (and corresponding outdoor lighting intensity) is much lower near the coastal areas than toward the urban center, and to the fact that much of the coastal strip was set aside by previous generations as undeveloped parkland. These locations include Land's End, Sutro Heights Park, Lincoln Park, and much of Ocean Beach. Land's End serves as the core of the city's dark-sky zone and the San Francisco Amateur Astronomers holds monthly observing sessions for the benefit of the public at Land's End. In addition, individual astronomers carry out telescopic and unaided-eye observing in these locations and many residents of the western neighborhoods value the nighttime ambience, and enjoy viewing astronomical objects from their own yards.

A fortuitous characteristic of the locations noted above is the darkness of the southwestern and western sky, since many galaxies, nebulas, and star clusters are only visible in the low southern sky as seen from San Francisco's latitude. Sufficient darkness in these sections of the sky is very rare elsewhere in the heavily light-polluted inner bay area.

## Bennett, Kelsey

---

**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Wednesday, April 27, 2011 8:25 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Subject:** FW: ER-11/0273:San Francisco Veterans Affairs Medical Center (SFVAMC) Institutional Master Plan

Comments on the EIS.

John Pechman  
Facility Planner  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

-----Original Message-----

**From:** Debbie\_Allen@nps.gov [mailto:Debbie\_Allen@nps.gov]  
**Sent:** Tuesday, April 26, 2011 7:16 PM  
**To:** Pechman, John J.  
**Cc:** Alan\_Schmierer@nps.gov; waso\_eqd\_extrev@nps.gov; lisa\_treicher@ios.doi.gov  
**Subject:** Re: ER-11/0273:San Francisco Veterans Affairs Medical Center (SFVAMC) Institutional Master Plan

PWR has no comment regarding subject document.

Debbie Allen  
National Park Service  
Partnerships Programs, PWR  
1111 Jackson Street #700  
Oakland, CA 94607  
510/817-1446  
510/817-1505 Fax

"Don't dwell on what went wrong. Instead, focus on what to do next. Spend your energies on moving forward toward finding the answer." -- Denis Waitley

Marchelle\_Dickey@  
contractor.nps.go  
v

03/30/2011 05:27  
PM

Debbie\_Allen@nps.gov

To

cc

Subject

ER-11/0273:San Francisco Veterans  
Affairs Medical Center (SFVAMC)  
Institutional Master Plan

NPS External Affairs Program: ER2000 Program Email Instruction Sheet  
United States Department of the Interior  
National Park Service Environmental Quality Division  
7333 W. Jefferson Avenue  
Lakewood, CO 80235-2017

EIS/Related Document Review: Detail View  
<http://er2000/detail.cfm?ernum=15427>

Document Information

Record #15427

ER Document Number

ER-11/0273

Document Title

San Francisco Veterans Affairs Medical Center (SFVAMC)  
Institutional Master Plan

Location

State

California

County

San Francisco County

Document Type

Notice of Intent, Prepare Environmental Impact Statement

Doc. Classification

Other Types of Project

Applicant

Department of Veterans Affairs

Web Review Address

<http://www.sanfrancisco.va.gov/visitors/noi.asp>

<http://www.sanfrancisco.va.gov/>

Document Uploads

Documents Uploaded

	File Name	Description	File Size Bytes
	FR_273.pdf	Federal Register notice	47647
	OEPC_273.pdf	OEPC memo	39743

Document Reviewers

WASO Lead Reviewer

WASO Reviewers

Joe Carriero(2310), Daniel Odess(2255), Jennifer Lee(2340), Kerry Moss(2360), Pat Gillespie(2225), Fred Sturniolo(2420), Carl Wang(2420), David Vana-Miller(2380), Patricia F Brewer(2350), Marchelle Dickey(2310), Sandy Lardinois(2310), Lelaina Marin(2390)

Regional Lead Reviewer

Alan Schmierer (PWR-0)

Regional Reviewers

Alan Schmierer(PWR-0), Debbie Allen(PWR-0)

OEPC Contact

Lisa Chetnik Treichel

Action

Lead Bureau

Response Type Directly  
Regional Response  
Instructions Comments sent directly to Applicant. NPS Lead consolidates comments, prepares and sends comment/no comment letter directly to Applicant with copy to EQD (WASO-2310), OEPC, and (if applicable) appropriate REO. See DI Remarks Section below for specifics.

#### Topic Context

The SFVAMC IMP (Institutional Master Plan) would include approximately 924,200 square feet of new construction, including new buildings/structures for patient care, research, administration, and parking, as well as retrofitting of seismically deficient buildings to meet the needs of Veterans of the North Coast and San Francisco Bay Area over the next 20 years.

#### DI Remarks

Reviewers: Please email comments, if any, to NPS Lead (Alan Schmierer, PWR-0) by April 20, 2011.

NPS Lead: Alan, please consolidate NPS comments in letter format (or no comment in email) and send directly to the VA Medical Center by April 27, 2011 with copy to: waso\_eqd\_extrev@nps.gov, Lisa\_Treichel@ios.doi.gov

Applicant Address for Alan Schmierer:  
Comments: John Pechman, Facility Planner, San Francisco VA Medical Center (001), 4150 Clement Street, San Francisco, California 94121, or electronically to John.Pechman@va.gov

#### Workflow

Send Comments to Lead Office: PWR-0  
Send to: Alan Schmierer (PWR-0) by 04/20/11

Lead DOI Bureau: Directly  
DUE TO: Lead Bureau by 04/27/11  
DATE DUE OUT: 04/27/11

OEPC Memo to EQD: 03/30/11  
Comments Due To Lead WASO Div:  
Comments Due Out to  
OEPC/Wash or Applicant: 04/27/11

Comments Due To Lead Region: 04/20/11  
Comments Due in EQD:

Comments Due to REO:

Tracking Dates

Rcvd. Region Comments:  
Comments Sent to OEPC, REO, or Applicant:  
New Instructions:  
Rcvd. Ext. Letter:  
Reg. Cmts. to Bureau:  
Cmts. Called In:

Comments Sent to EQD Chief:  
Comment Letter/Memo Signed:  
Rcvd. Extension:  
Sent Add. Info:  
Reg. Cmts. Listed:  
Rcvd. Bureau Cmts:

Tracking Notes

Reviewer Notes

Documentation

Document Last Modified: 03/30/2011  
Complete: False

Date Created: 03/30/2011  
Date Last Email Sent:



# United States Department of the Interior

NATIONAL PARK SERVICE  
Golden Gate National Recreation Area  
Fort Mason, San Francisco, California 94123

IN REPLY REFER TO:

L 76 (GOGA - PLAN)

APR 29 2011

John Pechman, Facility Planner  
San Francisco VA Medical Center  
4150 Clement Street  
San Francisco, CA 94121

Re: Additional National Park Service Scoping Comments on the Institutional Master Plan Notice of Intent to Prepare an Environmental Impact Statement

Dear Mr. Pechman:

The National Park Service (NPS) understands that the San Francisco Veterans Affairs Medical Center (SFVAMC) has reopened scoping for the Institutional Master Plan and Environmental Impact Statement (IMP/EIS). We would like to take this opportunity to resubmit our initial comments which were provided to you by letter dated 13 December 2010 (enclosed), and to emphasize some concerns that are more reflective of our working relationship at this time.

First, the series of projects currently under development on campus, most of which have substantial impacts on the surrounding park, suggests that the SFVAMC may have already reached the capacity of the site. We agree that there is an urgent need to complete the IMP/EIS. Consideration of a moderate alternative that does not seek to double the size of the operation or require relocation of the entire center seems highly desirable and we are eager to assist you with this in any way. The NPS reiterates its need and earlier request for an in-depth meeting about the plan which should help us understand and advance our compatible federal missions in San Francisco.

Furthermore, we believe that continuing to implement projects that will be evaluated as alternatives in the IMP is contrary to federal environmental policy. We strongly recommend completing the IMP/EIS prior to implementing individual projects that should be informed by its outcome. The current course of action could undermine the credibility of the IMP/EIS and is compromising the good relationship our agencies seek with our neighbors.

We look forward to your cooperation with us on this important project. If you have questions about our comments please contact Katharine Arrow (NPS Liaison to the SFVAMC) at (415) 561-4971.

Sincerely,

Frank Dean  
General Superintendent

cc: Lawrence Carroll, Executive Director, SFVAMC and Judi Cheary, Director of Public Affairs, SFVAMC

Enclosure (1) Initial NPS scoping comment letter, 13 December 2010





# United States Department of the Interior

NATIONAL PARK SERVICE  
Golden Gate National Recreation Area  
Fort Mason, San Francisco, California 94123

COPY *TK*

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L76 (GOGA-PLAN)

DEC 13 2010

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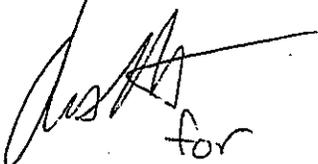
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General Superintendent

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- The planned lighting should be reviewed by experts in the area of dark-sky protection, light pollution mitigation, and effects of night lighting on wildlife and ecology. Given the VAMC's close proximity to National Park Service properties, National Park Service staff experts on light pollution should be engaged to review the project and the full technical details of the lighting plan.

Considering the value of the adjacent dark-sky and ecological resources, the configuration and design of the lighting for the VAMC Institutional Master Plan should strive to project no direct light beyond the VAMC property lines in any direction, should omit all types of vanity, wall-wash, and façade lighting, and should include curfews after which non-essential lighting would be switched off or activated by motion or proximity sensors.

San Francisco suffers from severe and ever-increasing artificial sky glow due to the amount of stray light shined into the night sky from various sources, including the city's tens of thousands of inadequately shielded streetlights and security floodlights. Upward-directed light does not contribute to public safety or visibility, but only wastes energy and blankets the city in a monotonous all-night twilight glow that blots out otherwise-visible features of the cosmos. Unnecessarily bright and/or poorly-aimed lighting in many parts of the city also causes excessive amounts of light to be reflected off pavement and buildings into the sky.

Fortunately, a number of locations along San Francisco's ocean coast enjoy a level of sky darkness sufficient for astronomical observation. This is due to the city's geography with unlit ocean on two sides, the city's land use patterns in which urban density (and corresponding outdoor lighting intensity) is much lower near the coastal areas than toward the urban center, and to the fact that much of the coastal strip was set aside by previous generations as undeveloped parkland. These locations include Land's End, Sutro Heights Park, Lincoln Park, and much of Ocean Beach. Land's End serves as the core of the city's dark-sky zone and the San Francisco Amateur Astronomers holds monthly observing sessions for the benefit of the public at Land's End. In addition, individual astronomers carry out telescopic and unaided-eye observing in these locations and many residents of the western neighborhoods value the nighttime ambience, and enjoy viewing astronomical objects from their own yards.

A fortuitous characteristic of the locations noted above is the darkness of the southwestern and western sky, since many galaxies, nebulas, and star clusters are only visible in the low southern sky as seen from San Francisco's latitude. Sufficient darkness in these sections of the sky is very rare elsewhere in the heavily light-polluted inner bay area.

# RON MIGUEL

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29 October 2010

John Pechman, Facility Planner  
Veterans Administration Medical Center  
4150 Clement Street  
San Francisco, CA 94121

RE: SFVAMC Institutional Master Plan (IMP) – Comments  
and  
SFVAMC Environmental Impact Statement (EIS) -Scoping

Dear Mr. Pechman:

I am submitting these comments in my capacity as the Planning Association for the Richmond's (PAR) signatory to the Settlement Agreement of a legal action filed against the VAMC for non-compliance with NEPA. PAR will submit the association's comments separately. One of the major provisions of this Agreement required the SFVAMC to produce, after many years of unexplained inaction, an IMP. These statements also should be viewed in light of my family's involvement in the Richmond District for over eighty years, and experience of reviewing such documents in my current position as President of the San Francisco Planning Commission.

I am pleased that the IMP has finally been prepared and distributed. I believe it somewhat fulfills the requirements of an IMP – although, it is written in a tone which more closely resembles a real estate blurb or a public relations position paper. In my opinion, a simple, factual document would not only have been far more preferable, but more forthright and immensely simpler for the public to digest and use as the background material for scoping comments on your EIS. What it does not do, and what I trust will be remedied in the EIS, is proceed past mere verbiage as to campus alternatives, and actually engage with specific physical sites for SFVAMC's services.

The IMP properly includes references to URBAN CONTEXT and to LOCAL REGULATIONS (2.2 & 2.3), as this is required by VA regulations and, obviously, is important to both the government and residents of San Francisco. In this vein, I strongly urge you to actively interface with the City and County of San Francisco during the EIS Scoping process and at all times going forward. A continuing dialogue will be beneficial to all parties. This should include the Mayor's Office, the Planning Department, the Health Commission, the Recreation & Park Department, and the Supervisors of District 1 and District 2 – each of these entities has been involved with VAMC activities in recent years and each has been made aware of your IMP and the impending EIS. (Please keep in mind that some individuals in these positions may change following the November elections.)

During this entire process, you must continue to take into account that the SFVAMC does not exist in isolation – its physical location in relationship to the residential Richmond District creates an obligation to include those impacts which reach beyond the borders of your present campus and, indeed, any additional areas which may be considered in alternative projections. In fact, some of the proposed Alternatives could have major impacts on our entire City. I also urge you to contact District 9 Supervisor David Campos’ office in view of his current proposed legislation regarding a San Francisco Health Services Master Plan recently endorsed by the Planning Commission. Certainly the SFVAMC would be a major participant facility in the event of any large city-wide medical emergency situation, i.e. earthquake

That being said – I submit the following to be used principally in relation to Scoping the forthcoming EIS:

*IMP 0.01 Alternatives* – “Therefore, the SFVAMC is considering the feasibility of relocation and reconstruction of the medical center campus.” This is undoubtedly the sentence which serves as the ‘control’ for the EIS.

The following paragraph sets forth the Alternatives concept which is integral to the EIS: “To achieve this goal, the SFVAMC is currently completing a Facility Options Study that will research and address the current space, infrastructure, and physical restrictions of the Fort Miley site for the purpose of evaluating the feasibility of reconstruction of some or all of the medical center operations to a different location in the City (and County) of San Francisco. This study will provide the SFVAMC and the Department of Veterans Affairs with a document that analyzes all aspects of the current medical center operation and determines a cost effective alternative solution for achieving the vision of an efficient, technologically superior medical facility to serve Veterans well into the future.”

Then we come to *IMP1.1 Destination* “A primary driver of this Working Document is to coordinate the location and massing of the buildings and underlying infrastructure critical to the continued development of the Veterans Affairs complex, with the surrounding parks and city so that the amenities of the newly-created urban spaces for public use will transform a Hospital into an Urban Campus, as integral part of the City of San Francisco (underlining for emphasis). This concept must be observed for each of the alternatives.

The Study must investigate and factually demonstrate the Impacts and Mitigation Measures for the three alternative scenarios under consideration (also, note the penultimate paragraph): Full SFVAMC Campus Rebuild, Split Campus Alternative, and Complete Campus Relocation. The latter two should have preferred and alternate site selections – at least two, possibly three each.

Your EIS, must, at a minimum, cover:

- Overview – for each alternative
- Objective(s) – for each alternative
- Existing land uses and impacts - both onsite and surrounding - for each alternative
- Historic preservation – buildings and landscape - for each alternative
- Development plan(s) and phasing including dynamic changes in medical research and medical services delivery - for each alternative
- Transportation, circulation and parking impacts - for each alternative
- Utility implications, Green power generation and waste-water concepts - for each alternative
- Geotechnical implications with particular reference to fault lines – for each alternative
- Environmental sustainability design; air quality; greenhouse gas emissions – for each alternative

- Demolition and construction implications – for each alternative
- Noise implications – for each alternative
- Aesthetics and interface with surrounding built environment – for each alternative

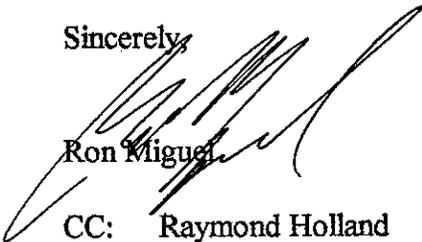
Although federal funding projections are generally not considered more than five years out, infrastructure and construction should be expected to last well over fifty years – thus EIR projections should be through at least 2035 - 2050 – a reasonable concept.

The EIS must take into consideration the two somewhat divided – yet linked, endeavors of the SFVAMC, i.e. medical research and Veterans' medical care. Although the SFVAMC management has previously proffered an argument that the two cannot/should not be physically separated, the University of California at San Francisco (UCSF), which is responsible for much/all of the medical research and staffing at SFVAMC, separates those two within its own physical structure as do many major institutions. UCSF maintains a major Parnassus Campus and a growing Mission Bay Campus, as well as long-standing facilities at Laurel Heights and in the Mission District.

There is another factor which conceivably could enter into the discussion and certainly should be addressed – perhaps as an additional Alternative. This is the dispersion of smaller, geographically distributed clinics for Veterans' medical care. The SFVAMC already has at least one such facility in the South of Market. It is in close proximity to the recently approved Veterans Housing project on Otis Street – a fortuitous coincident which was commented upon during planning and hearings for the housing facility. Due to the total geographic area which the SFVAMC is required to serve, the dispersion of services might conceivably result in delivering a higher degree of Veterans' health and medical services, a lessening of the pressure on current and/or future Campus', as well as lowering of the total environmental impacts.

I look forward to the completion of the EIS; wish to be included on the distribution list; and will comment again when appropriate. Please let me know if I can be of assistance in any phase of your endeavor.

Sincerely,



Ron Miguel

CC: Raymond Holland  
Julie Burns  
Amy Meyer  
Supervisor Eric Mar  
Supervisor Michele Alioto-Pier  
Supervisor David Campos  
Planning Director John Rahaim  
Jim Illig, President, SF Health Commission  
Michael Yarne, MOEWD

# PAR Planning Association for the Richmond

3145 Geary Blvd., # 205 - San Francisco CA 94118-3316  
Voice Mail and Facsimile (415) 541-5652 --- [www.sfpar.org](http://www.sfpar.org)

November 9, 2010

Mr. John Pechman, Facility Planner  
San Francisco Veterans Affairs Medical Center (SFVAMC 001)  
4150 Clement Street  
San Francisco, CA 94121

**In Re: Response to Notice of Intent to Prepare an EIS for the SFVAMC's Institutional Master Plan (IMP, VA Project No.662-08-306) Dated 10/12/2010**

Dear Mr. Pechman:

PAR is delighted to have received the SFVAMC's draft 20-Year Institutional (or Conceptual?) Master Plan (IMP). We appreciate the efforts and thoughts that went into its production.

The density and scale of construction that is being contemplated in the IMP are really quite extraordinary. Not only would every square inch of the 29 acres be used intensively, a significant portion of the air space above the campus would be occupied by new high-rise buildings.

This intensification of building mass on the campus is attributed to the facts that the SFVAMC is being asked to conduct more research and to provide state-of-art healthcare services to more veterans in the Greater Bay Area and along the Northern California coast.

For purposes of identifying the scope of potential environmental impacts from this plan that should be examined, the SFVAMC offers the following "four potential alternatives" without a preference for any of them. As we understand them, they are:

1. "Alternative 1", which is the IMP as it is now being proposed.
2. "Alternative 2 involves a combination of new construction within the existing SFVAMC, as well as relocation of some aspects of the medical center to an alternate site within the City of San Francisco" as a result of negotiations that will continue with unidentified parties for that alternate site. This alternative would change the IMP into a "contingency plan". No details of the conditions or of their potential timing are indicated.
3. "Alternative 3 involves the relocation of the entire medical center campus to an alternate site within the City of San Francisco". This alternative would also change the IMP into a "contingency plan". While the condition that would precipitate that change is specified, its timing is not.
4. Alternative 4 is a "no action option" under which environmental effects would be evaluated based solely on the current conditions and location of the campus.

Please clarify any of these alternatives that may be misstated. Since the environmental impacts under current conditions were and still are the basis of the declaratory and injunctive relief sought by PAR and FOLE in March of 2006, Alternative 4 would certainly not appear to be among the "alternatives" that anyone would prefer.

That leaves the IMP and the first three alternatives on the table. In those contexts, the IMP examines some of the current conditions on the campus, proposes some guidelines for changing them, proposes four five-year phases for implementing them over the next twenty years and proposes detailed plans for the parking and traffic systems and for each of four utility systems (i.e., sewers, water, steam/natural gas and electrical). Similar details are not provided for either the proposed new buildings or the rationales for them.

While sections 2.2-2.5 and 5.0-5.5 of the IMP acknowledge there have been persistent and significant problems of SFVAMC-related vehicles being parked in neighborhoods and parks next to the campus, no data are presented. Instead, it is reported there are now 1,214 parking spaces on the campus and there will eventually be 3,440 spaces on it after the IMP is fully implemented.

Because PAR's surveys have consistently shown there to be about 700 SFVAMC-related vehicles currently parked in adjacent neighborhoods and parks on a regular basis, that implies that a total of between 1,900 and 2,000 of on-campus parking spaces are currently needed, that the 1,214 current spaces represent less than two-thirds of the on-campus parking spaces that are currently needed and that, when the IMP has been fully implemented, that deficit in on-campus parking spaces may increase from 700 to almost 2,000!

**Therefore PAR urges that the EIS provide “the total numbers of current and projected on-campus parking spaces that are currently and projected to be needed, describe any differences between them and the corresponding numbers in the IMP as “deficits” and provide for the elimination of those deficits.**

Section 5.0 of the IMP summarizes the SFVAMC's Circulation and Parking Master Plan for the campus. As just noted, it does not explain how current and future parking demands were determined and used to establish the number of parking spaces needed. Similarly, the analysis and recommendations regarding traffic circulation are limited to intra-campus traffic. There is no attention paid to whether the adjacent public streets have the capacity to carry the increased traffic that should be expected after the IMP has been fully implemented.

**As a result, PAR also urges that the EIS provide an analysis of the capacity of neighboring streets to carry the increased traffic that should be expected after the IMP has been fully implemented. and recommendations, completed by or in collaboration with the San Francisco Municipal Transportation Agency (SFMTA), regarding the elimination or mitigation of any congestion that should be reasonably expected.**

Section 3.0 of the IMP explains that approximately 30% of the proposed new construction will be devoted to “research or its affiliated functions”, another 20% will devoted to “traditional medical needs” but it does not explain what the projected end use would be of the remaining 50% of proposed new construction.

**PAR recommends the EIS identify the anticipated end uses for that remaining 50% of new construction and, unless its continued location on the campus is determined to be essential, to consider all such space for possible relocation to an alternate site.**

As described in Section 2.0 of the IMP, piecemeal additions to the campus over the last 75 years have resulted in a “chaotic (architectural) fabric” and some “complicated, short-sighted solutions” that have adversely affected the historical integrity of various parts of the campus and of some of the buildings on it. For example, the construction of Building 200, an essential component of the campus, completely obscures the historic south-facing façade of Building 2.

Given the current density of buildings on the campus and the proposed exacerbation of it in the IMP, it is inevitable that additional views of other historic buildings on the campus will be similarly and inadvertently imperiled as implementation of the IMP proceeds.

As a further consequence, Section 6.0 notes that the IMP is by necessity malleable in nature and that, because seemingly insignificant departures from it can have consequences that can severely compromise the integrity of the original plan, it is critical that all proposed departures from the plan be thoroughly reviewed. Unfortunately the IMP fails to identify by whom those proposed actions should be reviewed or through what kind of a review process.

**PAR therefore urges that the EIS establish:**

- **periodic reviews throughout the period of construction;**
- **that the review meetings be scheduled at least once every three months;**
- **that the periodic meetings involve representatives of the SFVAMC, its construction contractors and representatives of all immediate neighbors (i.e., residents and representatives of neighborhood organizations, of San Francisco City and County Departments, of the National Park Service, etc.); and that**
- **the process be as open and transparent as if it were governed by California's Ralph M. Brown Act and San Francisco's Sunshine Ordinance.**

Thank you for the opportunity to review the IMP and to offer these suggestions for the scope of the EIS with respect to it.

**In light of the complexity of the IMP, we urge you to extend the November 12<sup>th</sup> deadline for these comments and suggestions by at least thirty days.**

Please let me know if you have questions about any of these comments or suggestions.

Sincerely,



Raymond R. Holland  
President

Cc: PAR Directors and Members  
David and Julie Burns, FOLE  
Sharon Duggan, Esq.  
Tom Kuhn, CSOB/FOSP  
Superintendent Frank Dean, GGNRA  
S.F. Mayor Gavin Newsom  
S.F. City Attorney Dennis Herrera  
S.F. Supervisor Michela Alioto-Pier  
S.F. Supervisor-Elect, District 2  
Catherine Stefani, Leg. Aide  
Office Supervisor Alioto-Pier

S.F. Supervisor Eric Mar  
LinShao Chin, Leg. Aide  
Office of Supervisor Mar  
S.F. Supervisor David Campos  
Linnette Haynes, Leg. Aide  
Office of Supervisor. Campos  
Nathaniel Ford, General Manager,  
S.F. Municipal Transportation Agency  
John Rahaim, General Manager,  
S.F. Planning Department  
Phil Ginsburg, General Manager,  
SF Recreation and Parks Department

**Planning Association for the Richmond  
Friends of Lands End  
People for a Golden Gate National Recreation Area  
Coalition to Save Ocean Beach  
Friends of Sutro Heights Park**

April 29, 2011

John Pechman, Facility Planner  
San Francisco VA Medical Center (001)  
4150 Clement Street  
San Francisco, CA 94121

Submitted via e-mail: [John.Pechman@va.gov](mailto:John.Pechman@va.gov)

**Re: Scoping for the SF SFVAMC Institutional Master Plan (IMP) and Environmental Impact Statement (EIS)**

Dear Mr. Pechman:

This submission is in response to the NOI to Prepare an EIS for the SFVAMC draft Institutional Master Plan (IMP) (*Federal Register Vol. 76, No. 61*) and request for scoping input for the preparation of that EIS. It is submitted by representatives of the following organizations: Planning Association for the Richmond (PAR), Friends of Lands End (FOLE), People for a Golden Gate National Recreation Area (PFGGNRA), Friends of Sutro Heights Park (FSHP), and the Coalition to Save Ocean Beach (CSOB). It is additive and is not intended to replace scoping comments provided at not intended to replace scoping comments provided in earlier letters and at the October 2010 or April 2011 scoping meetings with the SFVAMC.

Altogether, these organizations represent over **1,200 households**, businesses and individuals committed to ensuring the quality of life in San Francisco's Richmond District. Our members include **veterans and families of veterans**, including those who have made significant sacrifice in battle as part of our armed forces.

Our organizations **strongly support the SFVAMC mission** to provide the best medical care (including clinical research) to our veterans. We welcome the SFVAMC efforts to excel at research to improve the health of our veterans. We appreciate the opportunity to provide our input to this process.

**Background.** The 29-acre campus of the SFVAMC lies above Lands End and is surrounded on three sides by the national park land of the Golden Gate National Recreation Area (GGNRA). To the north is Lands End. East and West Fort Miley are listed on the National Register of Historic Places. There are also two small National Register districts within the SFVAMC campus. To the east and south, the SFVAMC abuts City and County of San Francisco's Lincoln Park and Palace of the Legion of Honor and the low-rise residential neighborhood of the Outer Richmond District.

For 40 years the SFVAMC has been growing, a building at a time, with more cars in evidence every few months. Finally, concerned residents and community organizations realized it was imperative that the SFVAMC have an IMP. For the last year, even without a finished IMP, the SFVAMC has been starting on a path to grow explosively. That growth is not only for service and care of veterans. The SFVAMC has become a major outpost of the University of California at San Francisco.

The SFVAMC states that its mission includes patient care, research, and education. The conceptual IMP states that in the next 20 years the institution wishes to increase built space by approximately 945,000 square feet, which would double its present size. It also wishes to provide parking space for over 3,400 cars. By their own admission at a meeting with neighborhood representatives, the SFVAMC staff says it knows the campus does not have the room for that kind of expansion.

In 2003, neighborhood representatives fought a huge building proposed under the Enhanced Use Lease agreement to house the Northern California Institute of Research and Education, in which the SFVAMC would collaborate with UCSF. That institute is now trying to locate in Sausalito.

On March 31, 2006, PAR and FOLE filed a Complaint related to the SFVAMC failure to comply with NEPA in the construction of Building 16 adjacent to homes on the southern edge of the campus. On June 6, 2008, Plaintiffs and the Defendant (US Department of Justice) reached a settlement agreement. Under terms of that agreement, the SFVAMC agreed to complete an Institutional Master Plan and EIS within 30 months of the settlement, as well as to comply with Section 106 of the National Historic Preservation Act in any alterations to Buildings 9, 10, 11 and 13, part of the registered historic properties on the SFVAMC campus.

The SFVAMC asked for an extension of that deadline, while at the same time releasing Environmental Assessments for construction of a five-story garage, a veterinary care building, and a mental health building and child care center – all of which comprise part of the IMP. Two of these would have **significant adverse effects** upon the Richmond District neighborhood and on the **national park**, as well as unnecessarily taking down a **National Register building** on the SFVAMC campus.

### Scoping comments

- An announcement of scoping ought to have **wide and consistent distribution**, particularly when a plan of this magnitude is involved.
  - We have checked in the neighborhood. Not even all of the immediate neighbors of the project have been notified nor those along Clement Street who would be affected by the traffic and parking of the construction period, and affected permanently by the number of people going to work or visiting the enlarged SF SFVAMC.
  - Notice also did not go to the civic groups most responsible for future planning for San Francisco, notably SPUR, nor to the conservation organizations such as the Sierra Club, the National Trust for Historic Preservation, and the National Parks Conservation Association that are the major groups with offices in this city and broad membership, who have a vital interest in the national park lands that surround the SFVAMC campus and the historic National Register properties in the GGNRA and parts of the SFVAMC campus.
- The EIS must address the **carrying capacity** of the campus surrounded by national park, San Francisco arts and recreational facilities, and a residential neighborhood.
- The SFVAMC must finish its **Facilities Options Study** so all may evaluate what alternatives for what missions and goals can best be served on this campus—and which must go off this campus. No EIS can be completed until this study is finished and the alternatives considered in the full context of what is proposed. Until the Facilities Options Plan is seen and reviewed, there can be no meaningful analysis of the Purpose and Need for any new buildings.
- The EIS must show how the proposed build out of over 2 million square feet will fit on this 29 acre campus without **further urbanizing** or **denigrating the character of the neighborhood**.
- The EIS must show how nearly tripling the **number of cars** coming to the campus, **from 1,214 to 3,440** can be accommodated without severely degrading the character of all the areas the SFVAMC is leaning on even now: the **GGNRA, the California Palace of the Legion of Honor, Lincoln Park**, and the streets surrounding the SFVAMC—and also show how they propose to fit all those cars on their campus.
- EIS must analyze how an area with **two entry roads** will provide access for an additional 2,200 cars per day, and what the wear and tear on the adjacent City streets will be. Note the Clement Street is a designated **sharrow**, where bicycles and autos share common lanes. Also, the residential neighborhood adjacent to these entry roads is home to **children and the elderly**, who may be at risk

from increased traffic. Also, this section of Clement Street is part of the City's famous 49-mile drive, and will have potential aesthetic effects on this public resource.

- The EIS must show how **SF MUNI** could meet the **public transportation needs** of this institution at the edge of the city, and must evaluate whether the numbers of patients, staff, and visitors creates transportation needs that would be much better served by access to the several transportation agencies that serve the downtown area.
- The EIS must address issues of **public safety** with the proposed increases in **human and vehicular traffic**, including **security, traffic** impacts on a street already serving a high volume of combined **bicycle** and vehicular traffic, including the **trucks** of the construction periods.
- The EIS must fully analyze the effects of **borderline development** and increased **night lighting** on various ground wildlife and birds in the contiguous parkland from Lincoln Park through East and West Fort Miley into Lands End, as well as how it may conflict with the NPS commitment to fostering **Dark Sky resources**. It must also account for the cultural impact on educational public observing events ("star parties") that have been held regularly by The San Francisco Amateur Astronomers at Land's End since the early 1950's.
- The EIS must show how the proposed build out of over 2 **million square feet will fit** on this 29 acre campus without severely **damaging adjacent properties** in the national park listed on the **National Register** and also show how the effects of the proposed buildings on the national park boundary will affect the **visitor experience**.
- The EIS must evaluate the **socio-cultural impacts** on recreational park lands, the SFVAMC and NPS National Register properties, and the Palace of the Legion of Honor San Francisco Fine Arts Museum.
- The EIS must encompass all of the **non-visual environmental impacts**, both short term (during construction) and long-term (2025 and beyond), including but not limited to:
  - **Air quality and emissions**
  - **Noise**— during and after construction
  - **Hydrogeological** (seismic, run-off/wastewater, percolation/permeability of soils, leaching of contaminants)
- The EIS must address **infrastructure requirements and impacts**, including but not limited to **sewage** (VAMC wastewater flows directly into the City system), **waste management**, and **power requirements**.
  - This includes not only increased capacity requirements, but the associated estimated costs and plans to cover those **costs** and the direct impact on the **City and County of San Francisco and city rate payers**.
- The EIS must address **emergency response** (which falls to the **City and County of San Francisco**) — especially with respect to evacuation of on-site patients and workers, but also in such matters as access for **fire trucks** and **City police**.
- The claim is made in the conceptual IMP that the SFVAMC intends to be an **integral part of the City of San Francisco**.
- The EIS must show how the SFVAMC proposes to **preserve the local context** of the institution, to carry out **consultation with state and local government**, and to carry out the regulations of state and local government for this part of the City of San Francisco, including but not limited to the **California Coastal Commission, the Planning Department**— particularly with regard to zoning, height limits, and traffic, **the Recreation and Park Department, the Health**

**Commission, the Public Utilities Commission, MTA, the Supervisors of Districts 1 and 2, and the Mayor's office.**

- In accordance with the **National Historic Preservation Act**, the EIS should show **how the SFVAMC plans to use federal funds or permits for the projects that would destroy or denigrate properties listed on the National Register**, whether in SFVAMC ownership or part of the National Park System. The EIS must address the apparent planned piecemeal **destruction of buildings listed on the National Register** within two areas of National Register buildings, and also a portion of the **NR-listed front lawn**.

We urge you to carefully consider these and all other environmental impacts of all four actions listed in the draft Institutional Master Plan. We look forward to continued dialogue to ensure that all stakeholders work to keep the SFVAMC an institution that is engaged and integrated into the community.

Respectfully yours,

*Ray Holland, President, Planning Association for the Richmond*

*Gene Brodsky, ESQ, PAR Board Member*

*Julie Burns, Friends of Lands End*

*David Burns, Friends of Lands End*

*Amy Meyer, People for a Golden Gate National Recreation Area*

*John Frykman, Coalition to Save Ocean Beach*

*Cheryl Arnold, Coalition to Save Ocean Beach*

*Tom Kuhn, Friends of Sutro Heights Park*

*Jason Jungreis, Friends of Sutro Heights Park*

**CC:**

Eric Mar, Supervisor – District 1

Mark Farrell, Supervisor – District 2

John Rahaim, Planning Director

Jim Illig, SF Health Commission

Kate Stacy, Deputy City Attorney

Sarah Karlinsky, SPUR

Alex Doniach, Senator Leland Yee

Dan Bernal, Senator Nancy Pelosi

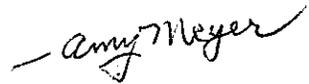
Sharon Duggan, ESQ.

Frank Dean, GGNRA

Brian Aviles, GGNRA

Brian Turner, National Trust for Historic Preservation

To: John Pechman, Facility Planner  
SF VAMC

From: Amy Meyer   
People For a Golden Gate National Recreation Area  
3627 Clement St.  
San Francisco, CA 94121  
phone: 221-8427 e-mail: [a7w2m@earthlink.net](mailto:a7w2m@earthlink.net) (preferred contact)

These comments elaborate on those I made at the October 26 scoping meeting. I fully support the importance of the work done at the San Francisco VAMC and the pride of the institution in its contributions to California and to the nation.

**The heart of the environmental process is the study of alternatives:**

In the draft IMP, the VAMC successfully outlined its present missions, defined the nature of the present campus in the “do nothing” alternative, and showed its vision of keeping all of its present functions with expected additions for the next 30 years to create “a citadel”. However, neither the “relocate the entire campus” or the “partial relocation” alternatives are sufficiently discussed. They involve changes of mission and land use which must be described to be evaluated. For example, if the entire campus is relocated, what would the VA want to do with the present campus, their property? If the campus is partially relocated, what would be the focus of the realigned campus?

**The VAMC does not exist in isolation:**

The plan talks of enormous buildings should the VAMC in its entirety stay in the Clement Street location.

- 1) The VAMC is required to do everything practicable to adhere to local building regulations. The proposed height of several buildings, going up to ten stories, far exceeds the forty foot height limit (generally understood as four stories) of the Richmond district. Such buildings will also overshadow the national park.
- 2) For years Bay Area residents worked to protect the lands on both sides of the Golden Gate in a national park. They will not permit these lands to be spoiled by the massive construction of 945,000 square feet, nearly doubling the size of the present campus, that would have major visual impact on the Golden Gate, a national icon.
- 3) While the writing about context of the “citadel” alternative speaks of “a core design principle” being to break away from being divorced from the urban environment and fully integrating the site into the surrounding park and pedestrian systems, the unanalyzed traffic and parking as well as the density of the new buildings would have major negative impact on the city and on the national park lands.

4) The EIS should examine the “carrying capacity” of the campus. There is a limit as to how much built space, people, and cars it can hold. As described, the “citadel” seems to exceed a healthy limit in relation to its surroundings.

5) National park advocates and neighborhood residents fought to have a portion of the VAMC campus placed on the National Register for Historic Places. The density of the “citadel” plan does not appear to protect the integrity of the historic site.

These big impacts of proposed development for the two alternatives that call for further building, must be analyzed in full in the EIS. I am not sure of how this analysis will be affected by the as-yet-incomplete Facilities Options Study, and while I earnestly wish the IMP to proceed, it would appear this study must be fully integrated into analysis of the IMP. Mitigation measures must be shown for unavoidable impacts.

### **Funding and “swing space”**

Having followed the financial fortunes of the SF VAMC for many years, it is hard to think that the “citadel” proposal would be fully funded in a timely way that during construction periods would minimize the effects on the national park and the neighborhood. Nor does the campus have the room for “swing space” for hospital and research needs and for parking displacements during construction periods. Having been through continuous rounds of the hospital’s needs for more acreage from 1974 -1991, and having in that year secured the boundary of the national park, local residents and park advocates will fight any attempt to use national park lands for any but the most minor assistance for a temporary hospital need.

Thank you for this opportunity to comment on the scoping for the EIS for the SF VAMC Institutional Master Plan.

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Monday, May 02, 2011 8:45 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Cc:** Cheary, Judi A.; Bressler, Janice  
**Subject:** FW: SFVAMC IMP Comments

FYI in regards to the EIS.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** Patty Lacson [<mailto:placson@famsf.org>]  
**Sent:** Friday, April 29, 2011 4:47 PM  
**To:** Pechman, John J.  
**Cc:** 'Raymondsnf@aol.com'; 'Julie Burns'  
**Subject:** SFVAMC IMP Comments

Dear Mr. Pechman:

I have reviewed the summary report of the VA's institutional master plan. I wish to comment specifically on sections 1.1.8, 2.2.6 and 2.2.7 which relate to parking.

- While existing inventory on land under VA jurisdiction is surveyed, it appears that adjacent parking supply is not addressed. The lack of a comprehensive evaluation of parking must be corrected in this draft Master Plan.
- There appear to be no studies offering data on modes of transportation used by VA staff. The assumptions for parking future parking requirements seem to assume the existing inventory is sufficient, which is clearly not the case. It is unclear how these assumptions were calculated, but real data is required.
- Currently, VA-provided parking is completely inadequate for the needs of the VA staff. This is evidenced by the staff's routine use of street parking in the adjacent Richmond district neighborhood and in the lots adjacent to the Legion of Honor.
- VA staff parking in the lots adjacent to the Legion of Honor have a negative impact on the visitors, staff, and volunteers of the Legion of Honor. The lots are nearly filled by 9 AM every day with VA staff, causing serious negative operational impacts to the Legion of Honor. It further puts a strain on DPT and the Recreation and Parks Department to handle parking and traffic problems.
- VA staff drive at unsafe speeds in the narrow lot on El Camino Del Mar. I have real safety concerns for our visitors, staff and volunteers. Many visitors and volunteers at the Legion and have mobility difficulties and I am concerned that one day we will have a serious accident.
- I have approached both Facility staff and Institutional Police at the SFVA to discuss the parking and safety situation and have been dismissed by SFVA administration.
- Given the current parking and traffic situations that can be attributed to impacts from the VA campus in its current configuration, expansion will only exacerbate these problems. Cumulative impacts of the proposed projects must also be studied.

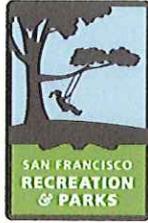
It does not appear that traffic to the VA campus is considered at all. While not a direct impact on the Legion of Honor, this will be a huge concern to the neighbors in the Richmond District. This is a relatively quiet corner of the City and any expansion must take traffic and transit impacts into consideration.

We cannot support this Master Plan as submitted. The VA must also reach out to its neighbors and work with us to mitigate the existing problems before even considering expansion of the campus in this location.

Patty Lacson

Director of Facilities  
Fine Arts Museums of San Francisco  
de Young/Legion of Honor  
100 - 34th Avenue  
Lincoln Park  
San Francisco, CA 94121

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[www.famsf.org](http://www.famsf.org)



Mayor Gavin Newsom  
Philip A. Ginsburg, General Manager

December 13, 2010  
John Pechman  
Facility Planner  
San Francisco VA Medical Center (001)  
4150 Clement Street, San Francisco, CA 94121  
[John.Pechman@va.gov](mailto:John.Pechman@va.gov)

Thank you for providing us the opportunity to comment on the Notice of Intent to Prepare an Environmental Impact Statement for the San Francisco Veterans Affairs Medical Center Institutional Master Plan. The future VAMC as proposed in the Conceptual Master Plan Summary Report for the SFVAMC Institutional Master Plan, may impact our nearby property, Lincoln Park and Golf Course.

First, the future circulation plan for the VAMC should be reviewed for its impacts on the adjacent properties. From the renderings presented in the conceptual plan, it appears that the current vehicular access to the Golden Gate National Area (GGNRA) property on the east side of VAMC will be rearranged through the ground level of the future parking structure. Also, as discussed in another report<sup>1</sup>, the VA is planning on rearranging this access entirely so that the road access to Fort Miley would be redirected from Lincoln Park Golf Course. The VAMC Master Plan should address this proposed plan. Likewise, the Environmental Assessment of VAMC Master Plan should evaluate the possible impacts of this plan on our property, Lincoln Park Golf Course as well as GGNRA's property.

Second, the EIS report's scope should include aesthetic and habitat impacts of the project. Some of the proposed buildings in the plan might alter the views towards the southwest from our property. These buildings include but are not limited to the 10 level Clinical and Research Expansion (P2.2), the 10 level Research Expansion (P2.5), as well as the two and four level parking structures proposed in the Phase I on the east side of the campus. The EIS report should also provide evaluations of the impacts on the views from Lincoln Park and how they might adversely affect the habitat. We also recommend examining the possible shadows that the future buildings in the VAMC might cast on Lincoln Park subject to the Planning Code Section 295.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen", with a long horizontal line extending to the right.

Karen Mauney-Brodek  
Deputy Director for Park Planning  
City of San Francisco  
Recreation and Parks  
[Karen.Mauney-Brodek@sfgov.org](mailto:Karen.Mauney-Brodek@sfgov.org)  
(415) 831-2789

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<sup>1</sup> Environmental Assessment: San Francisco VA Medical Center Mental Health Patient Parking Addition, Project NO. 662-CSI-612





Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

April 28, 2011

John Pechman, Facility Planner  
San Francisco VA Medical Center (001)  
4150 Clement St.  
San Francisco, CA 94121  
[John.Pechman@va.gov](mailto:John.Pechman@va.gov)

Re: San Francisco Veterans Affairs Medical Center Institutional Master Plan

Dear Mr. Pechman,

Thank you for providing the City of San Francisco's Recreation and Parks Department (RPD) the opportunity to review the Notice of Intent to Prepare an Environmental Impact Statement for the San Francisco Veterans Affairs Medical Center Institutional Master Plan. As the Notice indicates, Lincoln Park (owned and managed by RPD) is in close proximity to the VA site, located to the north and east of the project. As a result, Lincoln Park may incur direct and/or indirect impacts as a result of the project.

First, the future circulation plan for the VAMC should be reviewed for parking and traffic circulation impacts on adjacent properties. In particular, please consider the impact of temporary off-site parking to users of Lincoln Park and the Palace of the Legion of Honor.

Second, as there are a large number of projects proposed for construction over the next twenty years, please also consider the cumulative impacts to parking, traffic circulation, and other resources in the area resulting from simultaneous construction of multiple projects. Please carefully consider how traffic is to be rerouted during each construction project, as well as the impacts of that rerouting to traffic and parking in Lincoln Park and the Palace of the Legion of Honor.

Third, the EIS report's scope should include cumulative aesthetic and habitat impacts of the project. The overall plan, as well as some of the proposed buildings in the plan, might alter views towards the southwest from Lincoln Park. The EIS report should provide building renderings, as well as evaluations of the impact of building massing on views from Lincoln Park. The EIS report should also evaluate how buildings and/or construction might adversely affect the habitat. We also recommend examining the possible shadows that future buildings in the VAMC might cast on Lincoln Park, subject to Planning Code Section 295.

Conducting thorough community outreach on the proposed work with nearby residents, concerned stakeholders, and park visitors is encouraged.

Thank you for taking these comments into consideration.

Sincerely,

Dawn Kamalanathan  
Director of Planning and Capital Division  
City of San Francisco, Recreation and Parks  
[Dawn.Kamalanathan@sfgov.org](mailto:Dawn.Kamalanathan@sfgov.org)  
(415) 581-2544





## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Tuesday, April 26, 2011 2:52 PM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Cc:** Cheary, Judi A.  
**Subject:** FW: VA Expansion

Comments on the EIS/IMP.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** C.K. Wai [<mailto:chi.kinwai@gmail.com>]  
**Sent:** Tuesday, April 26, 2011 2:49 PM  
**To:** Pechman, John J.  
**Cc:** Julie Burns  
**Subject:** VA Expansion

Hello John. I am alarmed by the potential expansion and construction of the VA on Clement Street. The areas are mostly zoned residential and the future " growth " of VA is not consistent with the neighborhood. I am not certain if the zoning is compatible with further development. The debris and particle count in the air is rising because of the constructions. It can pose a health challenge if not hazard to neighbors , employees, and patients alike. The noise pollution is not conducive to better patient care either. If the development is mostly for research and administration functions, it is not direct patient care. It will have a negative impact to the flora and fauna additionally. It can upset the tranquil and natural environment of the areas, including but not limited to GGNRA, Lincoln Park, and the Legion of Honor. More " big boxes " will disrupt the aesthetics of the region. Furthermore, can the area manage the increasing stress of these expansions such as power consumption, traffic, and human interactions in a congested environment ? I respect VA 's property rights and I expect VA can consider my concerns too. I strongly oppose any future expansions. I urge VA to seek alternative sites other than Clement Street. Regards.

C.K. Wai

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Monday, May 02, 2011 9:19 AM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Subject:** FW: VA Expansion

FYI.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** Julie Burns [<mailto:julieburns@sealrock.com>]  
**Sent:** Friday, April 29, 2011 11:42 AM  
**To:** Pechman, John J.; Cheary, Judi A.  
**Cc:** Ray Holland; Ron Miguel; Amy Meyer; Eugene A. Brodsky; jason jungreis; [FoxSDuggan@aol.com](mailto:FoxSDuggan@aol.com)  
**Subject:** FW: VA Expansion

Additional scoping comments on the IMP, from Mr. C.K. Wai, subsequent to the April 26<sup>th</sup> meeting and submitted on his behalf, as requested.

Julie Burns, Ph.D.  
+1.415.666.3092 office  
+1.415.341.6060 mobile  
+1.415.666.0141 fax  
[julieburns@sealrock.com](mailto:julieburns@sealrock.com)

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**From:** C.K. Wai [<mailto:chi.kinwai@gmail.com>]  
**Sent:** Wednesday, April 27, 2011 3:10 PM  
**To:** Julie Burns  
**Subject:** Re: VA Expansion

Hello Julie. I concur with David regarding reference points. I prefer that those variables and factors be quantified so we can measure and compare them more scientifically. There should be some legal ranges and limits if not baselines for the last 5, or even 10 years for delta comparison. The difference in the number of birds emigrated and the number of garter snakes displaced because of the past and current constructions come into my mind. The patients satisfaction surveys and employees satisfaction surveys may expose yet other negative impacts. If VA can supply those verifiable statistics and information, we can better assess the plans. Please add my 2 cents to future meeting if I am not back. I will be flying to China on May 4th to start an Asian cruise touching China, Korea, ( skipping Japan ), Russia, cross the Pacific and disembark in Alaska before returning on May 21st. Take care and see you soon.

Kin

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**From:** C.K. Wai [<mailto:chi.kinwai@gmail.com>]  
**Sent:** Tuesday, April 26, 2011 2:49 PM  
**To:** [John.Pechman@va.gov](mailto:John.Pechman@va.gov)  
**Cc:** Julie Burns  
**Subject:** VA Expansion

Hello John. I am alarmed by the potential expansion and construction of the VA on Clement Street. The areas are mostly zoned residential and the future " growth " of VA is not consistent with the neighborhood. I am not certain if the zoning is compatible with further development. The debris and particle count in the air is rising because of the constructions. It can pose a health challenge if not hazard to neighbors , employees, and patients alike. The noise pollution is not conducive to better patient care either. If the development is mostly for research and administration functions, it is not direct patient care. It will have a negative impact to the flora and fauna additionally. It can upset the tranquil and natural environment of the areas, including but not limited to GGNRA, Lincoln Park, and the Legion of Honor. More " big boxes " will disrupt the aesthetics of the region. Furthermore, can the area manage the increasing stress of these expansions such as power consumption, traffic, and human interactions in a congested environment ? I respect VA 's property rights and I expect VA can consider my concerns too. I strongly oppose any future expansions. I urge VA to seek alternative sites other than Clement Street. Regards.

C.K. Wai

## Bennett, Kelsey

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**From:** Pechman, John J. [John.Pechman@va.gov]  
**Sent:** Monday, April 25, 2011 12:43 PM  
**To:** Allsep, Jayni; Bennett, Kelsey  
**Cc:** Cheary, Judi A.  
**Subject:** FW: SF VA Med Center expansion for offices

Comments regarding the IMP.

### John Pechman

*Facility Planner*  
San Francisco VA Medical Center (001)  
4150 Clement Sreet  
San Francisco, CA 94121  
415-221-4810 x4600

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**From:** Norma Wallace [<mailto:nwallace@questaec.com>]  
**Sent:** Monday, April 25, 2011 12:39 PM  
**To:** Pechman, John J.  
**Cc:** [julieburns@aol.com](mailto:julieburns@aol.com); Jack Gill  
**Subject:** SF VA Med Center expansion for offices

Dear Mr. Pechman ~

I respectfully submit input related to the proposed enormous out of proportion expansion of the SF VA for reasons other than providing direct services to veterans.

I am opposed. This clearly reflects inappropriate "taking" of environmental public goods resources which are best left to the public to enjoy.

Since Andrew Hallidie engineered cable cars to save horses, San Francisco has led the way in public transit. It makes no sense to build a 1,000 space garage. The bus was fine for me my entire life growing up and living as an adult in San Francisco. I never owned a car until I was 25 and then it was mostly parked. For all the ill effects that private vehicle traffic has on public health, including killing pedestrians, it is unacceptable to me that this project would even consider proposing such a system. Better that you should budget to help MUNI provide bus service.

The visual impact alone of this project will have an effect that cannot be mitigated. It is one thing to build master architectural wonders which house magnificent pieces of art which all can enjoy. It is another to propose a huge complex for research or administration that will be an eyesore forever, AND greet all incoming traffic to San Francisco Bay. San Francisco and our visitors deserve much better.

The headlands to both north and south of the Golden Gate are beautiful and unique. The geography is one of a kind. Sailing under the Golden Gate itself is one of the most incredible sailing experiences *in the world*. This project would palpably ruin one of the most well known vistas in the world. Is this really the best idea the SF VA can propose?

People live in the adjacent neighborhood because it is QUIET. Why would you propose a project that would have such a huge impact as, basically, building a “Pier 39” in the middle of the Richmond district, with its 1000-car parking garage.

I respectfully request a response.

Norma Wallace

4<sup>th</sup> Generation San Franciscan

San Francisco Homeowner

Currently Residing Richmond California