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## EXECUTIVE SUMMARY

### INTRODUCTION

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

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

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

### Project Location

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

### PURPOSE AND NEED

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

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



Source: Data provided by SFVAMC Engineering Service in 2010

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

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The overarching goals of the Proposed Action include:

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

The specific objectives of the Proposed Action are as follows:

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

## **PROPOSED ACTION**

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

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

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

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## Planning Process

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

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

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

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

## Alternatives

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

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

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

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

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

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

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

### **EIS Alternatives**

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

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

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

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

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

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

**Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2**

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

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

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

**Alternative 4: No Action Alternative**

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

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



Source: VA, 2014

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



Source: VA, 2014

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



Source: VA, 2014

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



Source: VA, 2014

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

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## Supplemental Draft EIS Impacts and Mitigation

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

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

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

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

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

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

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

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

## POTENTIAL FOR GENERATING CONTROVERSY

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

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

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

## PUBLIC INVOLVEMENT AND AGENCY COORDINATION

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

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

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

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

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

Supplemental Draft EIS is posted on SFVAMC's Web site along with previous environmental documentation and can be viewed at <http://www.sanfrancisco.va.gov/planning/EIS.asp>. A public meeting regarding this Supplemental Draft EIS will be held during the public review and comment period. In addition, VA conducts meetings with the local community on a regular basis. Some recent meetings held in the past year took place on February 27, June 24, and December 11, 2014.

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

### **Next Steps**

Public review of the Supplemental Draft EIS will take place from March 9, 2015 until May 7, 2015, and a public Supplemental Draft EIS meeting will be held at the SFVAMC Fort Miley Campus Auditorium during this period on April 14, 2015.

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

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

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

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

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Construction: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Water and Fire Flow Systems)	Minor	Minor	Minor	No Impact
Operation: Fire Hazards	Minor with Mitigation	Minor with Mitigation	Minor with Mitigation	No Impact
	<b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup>.</b>	<b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup>.</b>	<b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup>.</b>	
Operation: Law Enforcement Services	Minor	Minor	Minor	No Impact
Operation: Parks and Recreation (Park Accessibility)	Beneficial	Beneficial	Beneficial	No Impact
Operation: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact
<b>Long-Term Project Impacts</b>				
Construction: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Construction: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact

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Construction: Fire Hazards	Minor	Minor	Minor	No Impact
Construction: Law Enforcement Services	Minor	Minor	Minor	No Impact
Construction: Parks and Recreation (Park Accessibility)	Minor	Minor	Minor	No Impact
Construction: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire and EMS Response Times)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Fire Truck Access and Circulation)	Minor	Minor	Minor	No Impact
Operation: Fire Protection Services (Water and Fire Flow Systems)	Minor	Minor	Minor	No Impact
Operation: Fire Hazards	Minor with Mitigation	Minor with Mitigation	Minor	No Impact
	<b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>	<b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>		
Operation: Law Enforcement Services	Minor	Minor	Minor	No Impact
Operation: Parks and Recreation (Park Accessibility)	Beneficial	Beneficial	Minor	No Impact
Operation: Parks and Recreation (Park Usage)	Minor	Minor	Minor	No Impact

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

*Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.*

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

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

*Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.*

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

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

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

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

<b>Impact Area</b>	<b>Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1</b>	<b>Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2</b>	<b>Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative</b>	<b>Alternative 4: No Action Alternative</b>
Operation: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
<b>Long-Term Project Impacts</b>				
Construction: Wetlands Alteration	No Impact	No Impact	Potentially Adverse Impact at SFVAMC Mission Bay Campus	No Impact
Construction: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
Operation: Flooding as a Result of Location within a Floodplain	No Impact	No Impact	Minor	No Impact
Operation: Degradation of Wetlands	No Impact	No Impact	Minor	No Impact
Operation: Degradation of Coastal Resources	Minor	Minor	Minor	No Impact
<b>GEOLOGY, SOILS, AND PALEOTOLOGICAL RESOURCES</b>				
<b>Short-Term Project Impacts</b>				
Construction: Erosion and Loss of Topsoil	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Construction: Alteration of Topography	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact
Construction: Paleontological Resources	Minor or No Impact	Minor or No Impact	Minor or No Impact	No Impact

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

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

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

<b>Impact Area</b>	<b>Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1</b>	<b>Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2</b>	<b>Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative</b>	<b>Alternative 4: No Action Alternative</b>
<b>GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE</b>				
<b>Short-Term Project Impacts</b>				
Construction: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Operation: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Impact of Climate Change on Projects for EIS Alternative: Extreme Heat Events	Minor	Minor	Minor	Minor
Impact of Climate Change on Projects for EIS Alternative: Wildfire Threat	Minor with Mitigation <b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>	Minor with Mitigation <b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>	Minor with Mitigation <b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>	Potentially Adverse at SFVAMC Fort Miley Campus
Impact of Climate Change on Projects for EIS Alternative: Sea Level Rise	No Impact	No Impact	No Impact	No Impact
<b>Long-Term Project Impacts</b>				
Construction: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Operation: Greenhouse Gas Emissions	Minor	Minor	Minor	No Impact
Impact of Climate Change on Projects for EIS Alternative: Extreme Heat Events	Minor	Minor	Minor	Minor

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

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<b>Impact Area</b>	<b>Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1</b>	<b>Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2</b>	<b>Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative</b>	<b>Alternative 4: No Action Alternative</b>
Impact of Climate Change on Projects for EIS Alternative: Wildfire Threat	Minor with Mitigation  <b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>	Minor with Mitigation  <b>Mitigation Measure GHG-1: Maintain Foliage on Campus and Coordinate with Other Jurisdictions to Maintain Foliage Adjacent to Campus<sup>c</sup></b>	No Impact at SFVAMC Mission Bay Campus	Potentially Adverse at SFVAMC Fort Miley Campus
Impact of Climate Change on Projects for EIS Alternative: Sea Level Rise	No Impact	No Impact	No Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b>				
<b>Short-Term Project Impacts</b>				
Construction: Water Quality Degradation Caused by Erosion, Sedimentation, or Construction Contaminants	Minor	Minor	Minor	No Impact
Construction: Depletion of Groundwater Resources	Minor	Minor	Minor	No Impact
Operation: Downstream Flooding or Increase in the Frequency or Severity of Combined Sewer Overflow Events as a Result of Altered Drainage Patterns or an Increase in Impervious Surfaces	Minor	Minor	Minor	No Impact
Operation: Water Quality Degradation Caused by Changes in the Intensity of Land Use and Increases in Impervious	Minor	Minor	Minor	No Impact

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

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<b>Impact Area</b>	<b>Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1</b>	<b>Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2</b>	<b>Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative</b>	<b>Alternative 4: No Action Alternative</b>
<b>Long-Term Project Impacts</b>				
Construction	Minor	Minor	Minor	No Impact
Operation: Land Uses	No Impact	No Impact	Minor or No Impact	No Impact
Operation: Plans, Policies, and Ordinances	No Impact	No Impact	No Impact	No Impact
<b>NOISE</b>				
<b>Short-Term Project Impacts</b>				
Construction: Noise (On-Site Receptors)	Minor with Mitigation  <b>Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features<sup>g</sup></b>	Minor with Mitigation  <b>Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features<sup>g</sup></b>	Minor with Mitigation  <b>Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features<sup>g</sup></b>	No Impact
Construction: Noise (Off-Site Receptors)	Minor with Mitigation  <b>Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features<sup>g</sup></b>	Minor with Mitigation  <b>Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features<sup>g</sup></b>	Minor with Mitigation  <b>Mitigation Measure NOI-1: Monitor Construction Noise Levels and Implement Additional Noise-Attenuating Features<sup>g</sup></b>	No Impact
Construction: Vibration (On-Site Receptors)	Adverse with Mitigation  <b>Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the</b>	Adverse with Mitigation  <b>Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the</b>	Adverse with Mitigation  <b>Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the</b>	No Impact

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

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Construction: Vibration	Minor with Mitigation  <b>Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the Vicinity of Proposed Construction<sup>h</sup></b>  <b>Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction<sup>i</sup></b>	Minor with Mitigation  <b>Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the Vicinity of Proposed Construction<sup>h</sup></b>  <b>Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction<sup>i</sup></b>	Minor with Mitigation  <b>Mitigation Measure NOI-2: Conduct a Preconstruction Survey of Buildings in the Vicinity of Proposed Construction<sup>h</sup></b>  <b>Mitigation Measure NOI-3: Monitor Vibration-Sensitive Equipment during Construction<sup>i</sup></b>	No Impact
Operation: Noise (Mobile Source)	Minor	Minor	Minor	Minor
Operation: Noise (Siren Noise)	Minor	Minor	Minor	Minor
Operation: Noise (Stationary Source)	Minor	Minor	Minor with Mitigation at SFVAMC Mission Bay Campus  <b>Mitigation Measure NOI-4: Conduct a Site-Specific Noise Study to Inform Design of Stationary Noise Sources for the Potential New SFVAMC Mission Bay Campus<sup>j</sup></b>	Minor
Operation: Vibration	Minor	Minor	Minor	No Impact

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

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

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

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Construction: Parking	Minor with Mitigation  <b>Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover<sup>1</sup></b>  <b>Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus<sup>m</sup></b>	Minor with Mitigation  <b>Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover<sup>1</sup></b>  <b>Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus<sup>m</sup></b>	Minor with Mitigation  <b>Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover<sup>1</sup></b>  <b>Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus<sup>m</sup></b>	No Impact
Operation: Traffic	Minor	Minor	Minor	Minor
Operation: Transit	Minor	Minor	Minor	No Impact
Operation: Pedestrian	Minor	Minor	Minor	No Impact
Operation: Bicycle	Minor	Minor	Minor	No Impact
Operation: Loading	Minor	Minor	Minor	No Impact
Operation: Site Access and Circulation	Minor	Minor	Minor	No Impact
Operation: Parking	Minor	Minor	Minor	No Impact

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

Please note: The text of each mitigation measure is presented in a note at the end of this summary of impacts and mitigation measures.

<b>Impact Area</b>	<b>Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1</b>	<b>Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2</b>	<b>Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative</b>	<b>Alternative 4: No Action Alternative</b>
<b>Long-Term Project Impacts</b>				
Construction: Construction-Related Haul Truck Activity, Traffic and Parking	Minor with Mitigation  <b>Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program<sup>k</sup></b>	Minor with Mitigation  <b>Mitigation Measure TRANS-1: Use Identified Truck Haul Routes and Implement Queue Abatement Program<sup>k</sup></b>	Minor	No Impact
Construction: Traffic, Transit, and Pedestrian Circulation	Minor	Minor	Minor	No Impact
Construction: Parking	Minor with Mitigation  <b>Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover<sup>l</sup></b>  <b>Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus<sup>m</sup></b>	Minor with Mitigation  <b>Mitigation Measure TRANS-2: Conduct Supplemental Surveys of Parking Occupancy and Implement Programs to Prevent Parking Spillover<sup>l</sup></b>  <b>Mitigation Measure TRANS-3: Implement Temporary ADA Parking Strategies during Presence of Temporary Modular Structures on Campus<sup>m</sup></b>	Minor	No Impact
Operation: Traffic	Minor	Minor	Minor	Minor
Operation: Transit	Minor	Minor	Minor	No Impact
Operation: Pedestrian	Minor	Minor	Minor	No Impact

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

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

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

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

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<b>Impact Area</b>	<b>Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1</b>	<b>Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2</b>	<b>Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative</b>	<b>Alternative 4: No Action Alternative</b>
Hydrology and Water Quality; Noise and Vibration; Environmental; Solid and Hazardous Materials; Traffic, Transit, and Parking; Utilities (Water Supply, Electricity and Natural Gas)				
Operation: Aesthetics, Air Quality, Community Services (Fire Protection Services, Fire Hazards, Law Enforcement), Floodplains, Wetlands, and Coastal Management (Degradation of Wetlands and Coastal Resources); Geology and Soils; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use; Socioeconomics and Environmental; Solid and Hazardous Materials; Utilities;	Minor cumulative impact	Minor cumulative impact	Minor cumulative impact	No adverse cumulative impact
Operation: Archaeological Resources, Historic Resources	No cumulative impact	No cumulative impact	No cumulative impact	No adverse cumulative impact
Operation: Floodplains, Wetlands, and Coastal Management (Flooding); Paleontological Resources;	No cumulative impact	No cumulative impact	Minor cumulative impact	Minor cumulative impact
Operation: Population and Employment, Wildlife and Habitat (Federally Listed Plant/Wildlife Species)	No cumulative impact	No cumulative impact	No cumulative impact	No adverse cumulative impact

**Table ES-1: Summary of Environmental Impacts and Mitigation Measures**

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Impact Area	Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1	Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2	Alternative 3: SFVAMC Fort Miley Campus Plus SFVAMC Mission Bay Campus Alternative	Alternative 4: No Action Alternative
Operation: Community Services (Parks and Recreation)	Beneficial cumulative impact	Beneficial cumulative Impact	Minor cumulative impact	No adverse cumulative impact
Operation: Traffic, Transit, and Parking	Minor cumulative impact	Minor cumulative impact	Minor cumulative impact at SFVAMC Fort Miley Campus; Potentially adverse cumulative impact at SFVAMC Mission Bay Campus. Further analysis would be required once a specific location for the potential new Campus has been determined	No adverse cumulative impact
Operation: Wildlife and Habitat (Vegetation/Habitat, Other Species of Special Regional Concern, Habitat Linkages and Corridors)	Minor cumulative impact	Minor cumulative impact	No cumulative impact	No adverse cumulative impact

Notes:

- a: **Mitigation Measure AIR-1:** VA will employ Tier 4 engines in construction equipment or the equivalent retrofitted construction equipment to achieve Tier 4 engine emission standards during Phases 1.7, 1.8, 1.10, and 1.13.
- b: **Mitigation Measure AIR-2:** VA will utilize Tier 4 engines or the equivalent retrofitted construction equipment to achieve Tier 4 engine emission standards in construction equipment used during Phases 1.8, 1.10, 1.11, and 1.13.
- c: **Mitigation Measure GHG-1:** SFVAMC will maintain its foliage on the SFVAMC Fort Miley Campus by conducting an annual foliage survey and then conducting appropriate pruning and/or removal actions. In addition, SFVAMC will coordinate with GGNRA and the City and County of San Francisco to ensure those agencies maintain foliage on their adjacent properties to minimize fuel load for potential wildfires that could affect the SFVAMC Fort Miley Campus.

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- d: **Mitigation Measure CR-1:** *If archaeological deposits are discovered during implementation of the LRDP, all ground disturbance will immediately stop within 50 feet (15 meters) of the discovery, and the location of the discovery will be marked for avoidance. A qualified archaeologist will recommend to SFVAMC whether the discovery is NRHP eligible by evaluating it in accordance with 36 CFR 60.4. SFVAMC will submit its finding to the SHPO for review and concurrence via e-mail. If SFVAMC finds that the archaeological resource is not eligible for the NRHP, and if the SHPO concurs or does not comment within 7 days, construction may proceed at the discretion of SFVAMC. If SFVAMC finds that the archaeological resource is eligible for the NRHP, and if the SHPO concurs or does not comment within 7 days, SFVAMC will seek to avoid the historic property. If it cannot avoid the resource, SFVAMC will prepare and implement a data recovery plan. The SHPO will be afforded the opportunity to review reports describing the evaluation, finding of effect, and proposed treatment of inadvertent discoveries. However, these reports will not be posted to the LRDP Web site because of the protected and sensitive nature of archaeological information.*
- e: **Mitigation Measure CR-2:** *To mitigate impacts on the SFVAMC Historic District, SFVAMC will remove the temporary modular swing space following completion of the short-term project phase or after approximately 35 months.*
- f: **Mitigation Measure CR-3:** *SFVAMC will mitigate for the LRDP's adverse effects on historic properties, including the effects of demolition of Buildings 18 and 20, new construction within the SFVAMC Historic District, and the cumulative effects of the LRDP as a whole, by creating the following:*
- a. **Historic District Design Guidelines (HDDG):** *SFVAMC will prepare design guidelines for the SFVAMC Historic District, interpreting the SOISTHP and applicable guidelines in the context of the significance, integrity, and character-defining features of the SFVAMC Historic District and, as applicable to Category C projects, the Fort Miley Military Reservation Historic District. SFVAMC will ensure that all exterior projects occurring within the SFVAMC Historic District apply the design guidelines beginning with project planning and design development. The HDDG will cover both the architectural and landscape qualities of the SFVAMC Historic District, as well as provide advice for designing projects in the context of the Fort Miley Military Reservation Historic District. The HDDG will also consider vegetative screening along the boundaries, and determine whether such screening would improve the historical integrity of the SFVAMC Historic District and/or the Fort Miley Military Reservation Historic District.*
- i. *SFVAMC will provide a draft of the HDDG to Consulting Parties by September 8, 2014.*
- ii. *SFVAMC will post the draft HDDG to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.*
- iii. *SFVAMC will consider comments received during this period as it finalizes the HDDG.*
- iv. *SFVAMC will post the final HDDG to its LRDP website by April 3, 2015, and will notify Consulting Parties of this posting.*
- b. **Historic Landscape Study (HLS):** *SFVAMC will prepare a Historic Landscape Study for the SFVAMC Historic District to document its landscape qualities, including the original design concept, the historical evolution of landscape characteristics, the significance of the landscape design, and the way in which the current landscape contributes to the eligibility of the SFVAMC Historic District.*
- i. *By or about April 30, 2015, SFVAMC will prepare a draft work plan for development of an HLS; specifying the content, methods and standards for preparation process for review by Consulting Parties, timeline for completion, and estimated cost.*

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- ii. SFVAMC will post the draft HLS work plan to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.*
- iii. SFVAMC will consider comments received during this period as it finalizes the HLS work plan.*
- iv. SFVAMC will post the final HLS work plan to its LRDP website by October 1, 2015, and will notify Consulting Parties of this posting. SFVAMC will prepare the HLS in accordance with the final HLS work plan.*
- c. Public Interpretation Program (PIP): SFVAMC will design and implement a public interpretation program related to its history. The PIP shall include, but not be limited to, a permanent display in a publicly accessible space at the Medical Center.*
- i. By or about March 1, 2015, SFVAMC will prepare a draft work plan for the PIP defining the objectives of the PIP, specifying the media with which the program will be developed (with consideration of typical media such as displays in publically accessible places, oral history recordation, traveling exhibits, popular publications, and/or websites), and defining themes that will be conveyed by the program. In addition, the PIP work plan will specify the timeline and milestones for implementation of the program and preparation of the individual media and will provide an estimate of associated costs. The PIP work plan will specify how individual interpretive media will be funded and prepared in tandem with LRDP sub-phases that contribute to the adverse effect on historic properties.*
- ii. SFVAMC will post the draft PIP work plan to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.*
- iii. SFVAMC will consider comments received during this period as it finalizes the PIP work plan.*
- iv. SFVAMC will post the final PIP work plan to its LRDP website by October 1, 2015, or before demolishing Buildings 18 and 20 – whichever is earlier, and will notify the Consulting Parties of this posting. SFVAMC will implement the PIP in accordance with the final work plan.*
- d. Historic Preservation Treatment and Maintenance Plan (HPTMP): SFVAMC will prepare a historic preservation treatment and maintenance plan applicable to the resources that contribute to the SFVAMC Historic District. The HPTMP will include procedures for cyclical, routine, and emergency treatment and maintenance activities to ensure that such activities are performed in accordance with federal guidelines and current best practices in the historic preservation industry.*
- i. By or about March 1, 2015, SFVAMC will prepare a draft work plan for the HPTMP to define the objectives, milestones, and timeline for the HPTMP.*
- ii. SFVAMC will post the draft HPTMP work plan to its LRDP website and will notify Consulting Parties of this posting and their 30-day comment period.*
- iii. SFVAMC will consider comments received during this period as it finalizes the HPTMP work plan.*
- iv. SFVAMC will post the final HPTMP work plan to its LRDP website by October 1, 2015, and will notify the Consulting Parties of this posting. SFVAMC will prepare and implement the HPTMP in accordance with the final work plan.*
- e. As Mitigation Measures a, b, c, and d are being developed, SFVAMC may continue to consult on individual LRDP sub-phases, in accordance with Stipulation III above.*

- g: **Mitigation Measure NOI-1:** VA will monitor exterior noise levels at on-site receptors located closest to a particular construction site for a 24-hour period at the onset of each major phase of construction (e.g., demolition, trenching, structure erection). If noise levels are found to exceed 55 dBA Ldn, VA will implement additional measures to reduce noise levels at affected on-site receptors as a result of construction noise. These additional measures may include but are not limited to relocating occupied patient beds to other areas of the SFVAMC Fort Miley Campus, installing temporary acoustic attenuating features/barriers, preventing the line of sight between the receptor in question and noise source, and providing in-room sound-masking equipment (e.g., white noise).
- h: **Mitigation Measure NOI-2:** The preexisting condition of all buildings within a 50-foot radius of construction areas (where large construction equipment would be utilized) will be recorded in the form of a preconstruction survey. The preconstruction survey will determine conditions that exist before construction begins and will be used to evaluate damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage will be documented photographically and in writing before construction. All buildings damaged will be repaired to their preexisting condition.
- i: **Mitigation Measure NOI-3:** Vibration levels will be monitored at the nearest interior location of adjacent medical structures containing vibration-sensitive equipment to monitor potential impacts from construction related to this alternative. In the event that measured vibration levels exceed 65 VdB and would disturb the operation of sensitive medical equipment, additional measures will be implemented to the extent necessary and feasible. These measures include providing notice to equipment operators to coordinate regarding the timing of construction activities showing vibration levels above 65 VdB, possibly temporarily relocating the sensitive equipment, and/or installing isolation equipment (i.e., vibration-dampening mounts).
- j: **Mitigation Measure NOI-4:** VA will retain the services of a qualified acoustical consultant to conduct an additional site-specific noise study to evaluate and establish the appropriate ambient noise levels at the proposed off-site medical research facility for a detailed HVAC and emergency-generator noise reduction analysis. The recommendations of the acoustical consultant will include specific equipment design and operations measures to reduce HVAC and emergency-generator noise to acceptable levels for exterior and interior noise levels as specified in the San Francisco Noise Control Ordinance.
- k: **Mitigation Measure TRANS-1:** SFVAMC will use only a combination of the three haul truck routes identified below for LRDP construction-related activities:
- From points north of the Campus: U.S. 101 → SR 1 (Veterans Boulevard/Park Presidio Boulevard) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue
  - From points south of the Campus: I-280 → SR 1 (Junipero Serra Boulevard/19th Avenue/Crossover Drive/Park Presidio Boulevard) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue; or, alternatively, U.S. 101 (Bayshore Freeway/Central Freeway) → Mission Street → U.S. 101 (Van Ness Avenue) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue
  - From points east of the Campus: I-80 → U.S. 101 (Central Freeway) → Mission Street → U.S. 101 (Van Ness Avenue) → Geary Boulevard → Point Lobos Avenue → 42nd Avenue or 43rd Avenue
- Use of alternative routes, particularly through the surrounding neighborhoods, is actively discouraged. SFVAMC and its construction contractors will monitor truck arrivals and, if necessary, implement a queue abatement program to ensure that haul trucks do not queue up and idle on the Campus or on adjacent or nearby streets.
- l: **Mitigation Measure TRANS-2:** SFVAMC will conduct supplemental surveys of parking occupancy several weeks after completion of Building 211 to determine the utilization of the new parking structure and overall occupancy of on-site facilities throughout the day. The survey will also consider on-street parking in the surrounding area to estimate how much spillover demand has been “recaptured” on the site as a result of the increased parking supply. As construction plans for

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

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

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

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

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

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

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

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