

# Chapter 1

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Purpose and Need

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# 1 Purpose and Need

This Supplemental Environmental Impact Statement (SEIS) evaluates the potential environmental consequences of the U.S. Department of the Navy's (DoN) disposal of Hunters Point Naval Shipyard (HPS), approximately 861 dry and submerged acres, from federal ownership and subsequent reuse of the property by the City and County of San Francisco (the city) in a manner consistent with the amended *Hunters Point Naval Shipyard Redevelopment Plan*, as adopted by the San Francisco Redevelopment Agency (SFRA) on 3 August 2010 (SFRA 2010). The location of HPS is shown in Figure 1.0-1. The project site, comprising HPS, and the project vicinity are shown in Figure 1.0-2. HPS Phase I, comprising approximately 75 ac (30 ha), was disposed of by the DoN in 2004 and is not a part of the proposed project evaluated in this SEIS.

The environmental consequences resulting from the disposal and reuse of the HPS were previously evaluated in the *Final EIS (FEIS) for the Disposal and Reuse of HPS, March 2000* (herein referred to as the 2000 FEIS; DoN 2000a). The 2000 FEIS evaluated the environmental consequences resulting from the implementation of the *HPS Redevelopment Plan* (SFRA 1997b). The DoN issued a Record of Decision (ROD) on 29 November 2000 (DoN 2000b) indicating that disposal of HPS would be accomplished in a manner that would allow the city to reuse the property as set forth in the *HPS Redevelopment Plan* (SFRA 1997b). This SEIS supplements the 2000 FEIS due to changes to the *HPS Redevelopment Plan* that have occurred since the 2000 FEIS and ROD.

Regulations promulgated by CEQ require federal agencies to prepare supplements to existing documents that implement provisions of the National Environmental Policy Act (NEPA) of 1969, as amended (Public Law [Pub. L.] 91-190, 42 United States Code [U.S.C.] 4321-4370f) if:

- The agency makes substantial changes in the proposed action that are relevant to environmental concerns; or
- There are significant new circumstances or information relevant to environmental concerns that have some bearing on the proposed action or its impacts.

The *HPS Redevelopment Plan*, as amended in 2010, constitutes a substantial change from the proposed action as documented in the 2000 FEIS and ROD. This SEIS supplements information and incorporates by reference the 2000 FEIS.

This document has been prepared in accordance with NEPA; the Council on Environmental Quality (CEQ) regulations implementing NEPA (40 Code of Federal Regulations [CFR] 1500-1508); DoN regulations implementing NEPA (32 CFR 775); the Office of the Chief of Naval Operations Instructions (OPNAVINST) 5090.1C CH-1; and DoN Base Realignment and Closure (BRAC) Implementation Guidance (NBIG).

## 1.1 Purpose and Need for Action

The purpose of the proposed action is to provide for the disposal of surplus property at HPS from federal ownership and its subsequent reuse in a manner consistent with the amended *Hunters Point Naval Shipyard Redevelopment Plan*, as adopted by the SFRA on 3 August 2010. The need for the proposed action is to comply with the Defense Base Closure and Realignment Act (DBCRA) of 1990, Public Law 101-510, 10 U.S.C. 2687. Under the authority of the DBCRA, the 1993 BRAC Commission directed the DoN to dispose of the Hunters Point Annex in any lawful manner, including leasing the property. The 1993 Commission's recommendation was approved by the President and accepted by Congress in September 1993. Later in 1993, Section 2834 of Public Law 103-160 amended Section 2824(a) of Public Law 101-510, giving the Secretary of the DoN authority to convey HPS to the city, or a reuse organization approved by the city, instead of leasing the property. This authority is independent of the DBCRA of 1990, as well as the Federal Property and Administrative Services Act of 1949 (40 U.S.C. 484) and its implementing regulations, the Federal Property Management Regulations (41 CFR 101-47).

1 Purpose and Need



Figure 1.0-1. Hunters Point Shipyard Location

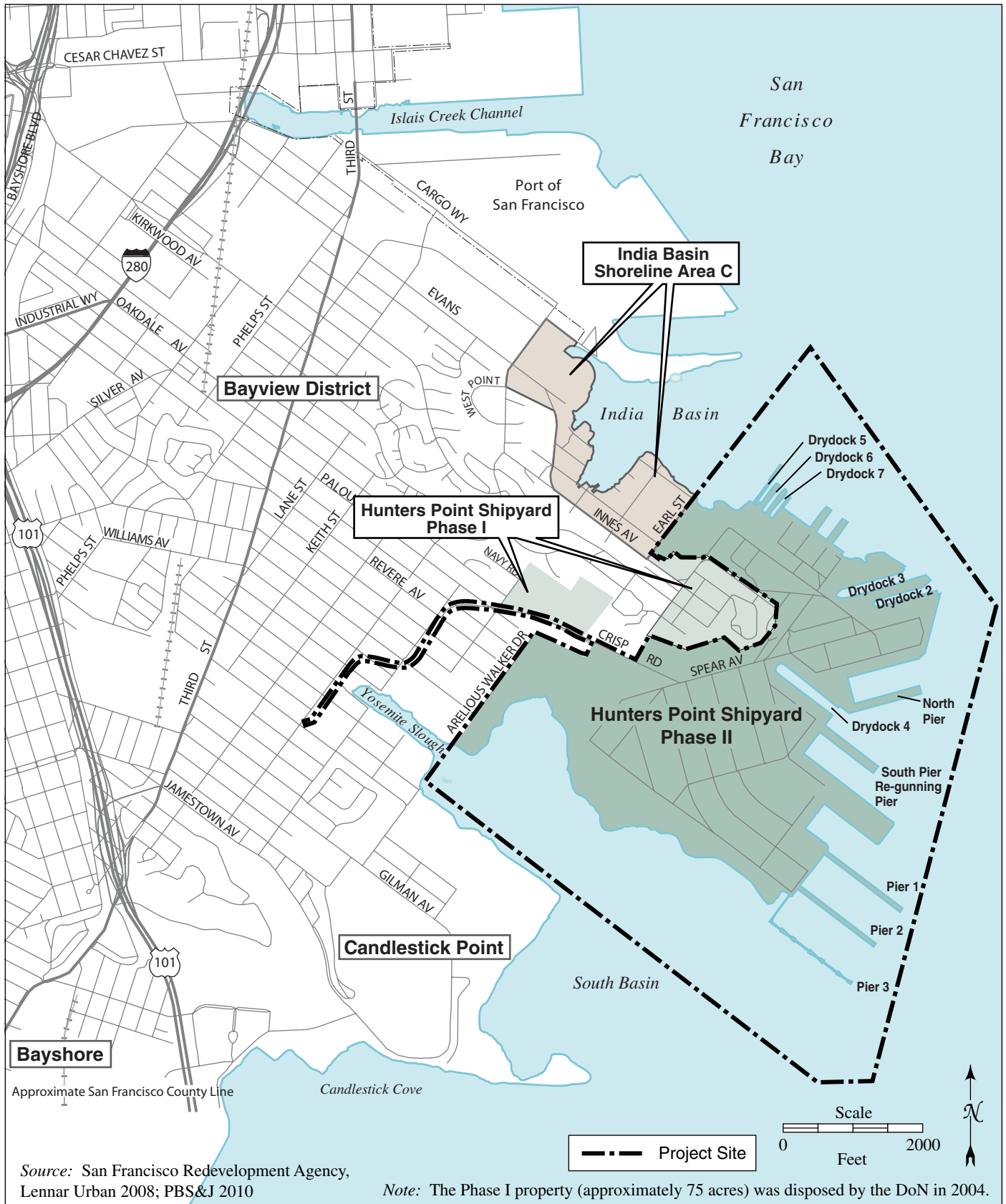


Figure 1.0-2. Hunters Point Shipyard Project Site and Vicinity

Additional information regarding closure and disposal of HPS is detailed in Section 1.2, Location and History. Accordingly, the DoN is planning to dispose of the property as required by applicable laws and regulations, including the DBCRA. DBCRA requirements related to the disposal of surplus property include the following:

- Compliance with NEPA;
- Environmental restoration of the property;
- Consideration of the local community's reuse plan before the DoN disposes of the property; and
- Compliance with specific federal property disposal laws and regulations.

Under the DBCRA, the decision to close, relocate, or realign bases is exempt from NEPA documentation requirements. However, once the decision has been made to close, relocate, or realign a specified base, the cognizant military service is required to prepare appropriate NEPA documentation evaluating the environmental effects of the disposal and subsequent reuse of the property. The reuse of HPS would be in a manner consistent with the 2010 *HPS Redevelopment Plan*. The disposal of the property is the responsibility of the DoN, and the City and County of San Francisco, as successor to the SFRA, is responsible for the implementation of the *HPS Redevelopment Plan*. The future developer or owner of the property would be responsible for implementation of mitigation measures and project environmental controls identified for resource impacts associated with reuse, except for those measures or portions of measures for which the city, or other governmental entity, are expressly obligated.

## **1.2 Location and History**

HPS is located in the City and County of San Francisco California and comprises approximately 936 ac (379 ha) (439 ac [200 ha] of dry land and 443 ac [179 ha] of submerged land). As shown in Figure 1.0-2, HPS is bounded on the north by India Basin; on the east and south by San Francisco Bay; on the southwest by South Basin; and on the northwest by the Bayview area of San Francisco. The project site also includes a railroad right-of-way (ROW) that extends west along Crisp Road until the road ends. There the railroad ROW continues south around Yosemite Slough terminating near Ingalls Avenue. This SEIS examines only the disposal of HPS. The project site does not include the former HPS Phase I property (approximately 75 ac), which was disposed of by the DoN in 2004 and is not a part of the proposed project evaluated in the SEIS. The project vicinity is defined as the Bayview Hunters Point community, the Bayview District, Candlestick Point, and India Basin Shoreline Area C. This part of the city contains light and heavy industrial activities, commercial activities, residential areas, and parks and recreational areas.

Maritime use of Hunters Point dates back to the 1850s, when privately-owned docking facilities and a timber pier were established. Commercial shop maintenance, repair, and dismantling began at the site in 1868, when the first drydock was built. In 1903, a second drydock was constructed. A third drydock, incorporating part of the first drydock, was built in 1918. Commercial activities near the drydock area in the late 1800s and early 1900s included fishing camps, packing houses, and a coal-gasification plant.

In 1939, the DoN purchased the Hunters Point property and subsequently leased it to the Bethlehem Steel Company until late 1941. At the same time the DoN took possession of the property, it acquired additional land, and began using it for ship repair as an annex to the former Mare Island Naval Shipyard. Between 1940 and 1945, the shipyard was expanded through extensive cut and fill operations. The property served as a major ship repair and construction facility, and was officially designated a U.S. Naval Shipyard on 30 November 1945. The shipyard was used primarily as a DoN industrial operation for the modification, maintenance, and repair of ships.



HPS ceased operating as a ship construction, overhaul, and repair facility in 1974. Thereafter, the DoN leased the property to various private entities and, between 1986 and 1990, used the facility to repair naval vessels. Under the authority of the DBCRA, the 1988 Defense Secretary's Commission on Base Realignment and Closure recommended that the DoN exclude HPS from its Strategic Homeport Program. This recommendation was approved by the Secretary of Defense and accepted by Congress in 1989.

In 1990, the DoN designated the property as the Hunters Point Annex to Naval Station Treasure Island, which is also located in San Francisco. Section 2824(a) of the National Defense Authorization Act for Fiscal Year 1991, Public Law 101-510, directed the DoN to lease not less than 260 ac (105 ha) of HPS to the city at fair market value for a period of at least 30 years.

Under the authority of the DBCRA of 1990, the 1991 BRAC Commission recommended closing the Hunters Point Annex to Naval Station Treasure Island. The Commission also recommended that the DoN lease the entire property and permit continuing occupancy of certain DoN components. These recommendations were approved by the President and accepted by Congress in 1991.

The 1993 BRAC Commission modified the 1991 Commission's recommendation by directing the DoN to dispose of the HPS in any lawful manner including leasing the property. The 1993 Commission's recommendation was approved by the President and accepted by Congress in September 1993. Later in 1993, Section 2834 of Public Law 103-160 amended Section 2824(a) of Public Law 101-510, giving the Secretary of the DoN authority to convey HPS to the city, or to a reuse organization approved by the city, instead of leasing the property. This authority is independent of the DBCRA of 1990, as well as the Federal Property and Administrative Services Act of 1949 (40 U.S.C. 484) and its implementing regulations, the Federal Property Management Regulations (41 CFR 101-47).

### **1.3 Reuse Planning Background**

In 1997, the Board of Supervisors adopted, by Ordinance 285-97, the *HPS Redevelopment Plan*, which included a mix of residential, commercial, research and development, industrial, and parks and open space land uses (SFRA 1997). Along with the *HPS Redevelopment Plan*, the San Francisco Planning and SFRA Commissions approved the *Design for Development* (SFRA 1997a). Together, these two documents identified the project goals and objectives, land use designations, development standards, community services and benefits, affordable housing and business relocation requirements, development approval process and development financing opportunities for HPS. These documents were intended to guide redevelopment of HPS.

Based on the 1997 *HPS Redevelopment Plan*, the DoN initiated the NEPA process and prepared the 2000 FEIS. The 2000 FEIS evaluated the environmental consequences resulting from the implementation of the 1997 *HPS Redevelopment Plan*. The DoN issued a ROD on 29 November 2000 indicating that disposal of HPS would be accomplished in a manner as set out in the 1997 *HPS Redevelopment Plan*.

Also in 2000, in accordance with the California Environmental Quality Act (CEQA), the City and County of San Francisco and SFRA prepared and adopted the *Hunters Point Reuse, Final Environmental Impact Report, 8 February 2000* (2000 FEIR). The 2000 FEIR assessed the environmental consequences of the community's reuse of HPS in a manner consistent with the 1997 *HPS Redevelopment Plan*.

In 2004, the DoN disposed of (conveyed) approximately 75 ac (30 ha) of HPS property (known as HPS Phase I) to the SFRA. This conveyance, followed by the city and SFRA approval of the *Phase I Disposition and Development Agreement* (DDA) that allowed for the redevelopment of the HPS Phase I property for residential, commercial, and open space development (SFRA 2003). This DDA is a contract

between the Project Applicant, Lennar Urban (or future developer or owner of the property) and the SFRA to set forth the terms and conditions under which the project site may be developed.

Then in May 2007, the San Francisco Board of Supervisors and the Mayor approved a resolution endorsing a Conceptual Framework for integrated planning of both HPS and Candlestick Point. In June 2008, in response to the Conceptual Framework, San Francisco voters approved Proposition G, the Bayview Jobs, Parks and Housing Initiative. The Proposition G Initiative proposed that new zoning be established along with a land use program. Proposition G also established city policy to encourage the timely development of both Candlestick Point (which is not part of this proposed action) and HPS with a mixed-use project including park and open space; residential; retail uses; “green” office, science and technology; research and development (R & D); and industrial uses; and a new professional football stadium or additional “green” office, science and technology, research and development; and industrial uses if the stadium is not built.

Proposition G established city policy that the integrated HPS and Candlestick Point redevelopment project must be consistent with the following objectives:

- 1) The integrated development should produce tangible community benefits for the Bayview District and the city.
- 2) The integrated development should reunify Candlestick Point and the HPS site with the larger Bayview neighborhood, and should protect the character of the Bayview area for its existing residents.
- 3) The integrated development should include substantial new housing in a mix of rental and for-sale units, both affordable and market-rate, and should include the rebuilding of Alice Griffith Housing.
- 4) The integrated development should incorporate environmental sustainability concepts and practices.
- 5) The integrated development should encourage the San Francisco 49ers — an important source of civic pride — to remain in San Francisco by providing a world-class site for a new waterfront stadium and necessary infrastructure.
- 6) The integrated development should be fiscally prudent, with or without a new stadium.

A copy of the City of San Francisco’s Proposition G is provided in Appendix E.

Following the 2007 Conceptual Framework and Proposition G approval, the SFRA prepared an amendment to the *HPS Redevelopment Plan* that, among other things, revised the land uses within the project site. The amended *HPS Redevelopment Plan* included additional residential, commercial R & D/industrial, parks and open space land used, and a new 69,000 seat football stadium. The *HPS Redevelopment Plan* was amended on 3 August 2010 by Ordinance No. 211-10.

A *DDA for Candlestick Point and Phase 2 of the HPS* was approved by the SFRA and city on 3 June 2010. The DDA allows and governs the physical construction of each element of the project and establishes and governs the relationship between the SFRA and Lennar Urban (or the future developer or owner of the property) regarding acquisition, ownership, assembly of a project site, and financing, construction, ownership, and operation of project improvements. The DDA also requires that the vision, goals, and priorities for the development of HPS set forth in the Conceptual Framework and Proposition G are implemented. The DDA is not part of the *HPS Redevelopment Plan*. The DDA (SFRA 2011) has numerous exhibits and attachments, including, but not limited to, the *Below-Market Rate Housing Plan*, *Community Benefits Plan*, *Sustainability Plan*, *Infrastructure Plan*, *Transportation Plan*, and *Parks and*



*Open Space Plan.* These plans are summarized in Section 2.3.1.8. To assess the potential environmental consequences resulting from the amended 2010 *HPS Redevelopment Plan*, the City and County of San Francisco and the SFRA prepared the *Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project Final EIR*. The SFRA Commission and the City and County of San Francisco Planning Commission certified completion of the *Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project Final EIR* on 3 June 2010 and adopted amendments to the *City and County of San Francisco General Plan*, Planning Code, and Zoning Map. In addition, the Planning Commission adopted Resolution 18-101 and 18-102, which found the *HPS Redevelopment Plan* amendment and other related actions to be consistent with the General Plan as amended. The SFRA, along with all 400 redevelopment agencies in the State of California, was dissolved on 1 February 2012. The City and County of San Francisco has assumed, by direction of Resolution No. 11-12, the role as successor to the SFRA and responsibility for exercising land use, development and design approval authority under the enforceable obligations for HPS.

Based on the changes between the 1997 and 2010 HPS redevelopment plans that have taken place since the 2000 FEIS and ROD, the Navy has prepared this SEIS to supplement the 2000 FEIS and assess the potential environmental consequences resulting from these changes. Regulations promulgated by the CEQ require federal agencies to prepare supplements to existing documents (40 CFR 1502.9(c)(1)) that implement provisions of the NEPA if:

- The agency makes substantial changes in the proposed action that are relevant to environmental concerns; or
- There are significant new circumstances or information relevant to environmental concerns that have some bearing on the proposed action or its impacts.

The *HPS Redevelopment Plan*, as amended in 2010, constitutes a substantial change from the proposed action as documented in the 2000 FEIS and ROD. The differences between the 1997 and 2010 HPS reuse plans included additional residential, commercial, development & D/industrial, parks and open space land uses, and a new 69,000 seat football stadium. Table 1.3-1 identifies the differences between the two plans. This SEIS supplements information and incorporates by reference the 2000 FEIS.

**Table 1.3-1. Changes between 1997 and 2010 HPS Reuse Plans**

Land Use	1997 HPS Reuse Plan (as defined in the 2000 FEIS) <sup>a</sup>	2010 HPS Reuse Plan <sup>b</sup>	Difference
Residential Units	1,300	2,650	+ 1,350
Neighborhood Retail/Other Commercial/Mixed-Use (ft <sup>2</sup> )	1,705,600	125,000	- 1,580,600
Research and Development/Industrial (ft <sup>2</sup> )	1,447,000	2,500,000 (5,000,000) <sup>c</sup>	+ 1,053,000 (+ 3,553,000) <sup>c</sup>
Artists' Studios/New Artist Center (ft <sup>2</sup> )	500,000	255,000	+ 245,000
Community Services (ft <sup>2</sup> )	NA	50,000	+ 50,000
Parks and Open Space (ac)	124	232	+ 108
Football Stadium (seats)	NA	69,000 <sup>c</sup>	+ 69,000 <sup>c</sup>
Yosemite Slough Bridge	NA	Yes	Yes
Shoreline Improvements	NA	Yes	Yes
Marina (slips)	NA	300	+ 300

*Notes:*

- 1997 HPS Reuse Plan build-out defined as identified in the 2000 FEIS.
- As defined in 2010 HPS Reuse Plan, amended 3 August 2010.
- The 2010 HPS Reuse Plan includes the option for an additional 2,500,000 ft<sup>2</sup> of research and development/industrial space if the football stadium is not built.

NA – Not Applicable.

## **1.4 Public Involvement Process**

### **1.4.1 Scoping and Community Outreach Process**

#### **1.4.1.1 Public Scoping Process**

The purpose of scoping is to identify potential environmental issues and concerns regarding the proposed action and to determine the scope of issues to be addressed in the SEIS. The scoping process for this SEIS included public notification via the Federal Register, newspaper advertisements, and a public scoping meeting, as noted below. Documents related to the scoping process and meeting are presented in Appendices A and B of this SEIS. The public scoping period began officially on 5 September 2008, with the publication of the Notice of Intent (NOI) in the Federal Register. The NOI conveyed to the public the intent of the DoN to prepare an SEIS to evaluate the potential effects of the proposed action (disposal and reuse) and alternatives. The NOI also announced the date, time, and location of a public scoping meeting. The 30-day scoping period for the SEIS ended on 17 October 2008. The public was invited and encouraged to provide scoping comments during this period.

The public scoping meeting was held on 23 September 2008 at the Southeast Community Facility, Alex L. Pitcher Community Room, 1800 Oakdale Avenue, San Francisco, CA, 94124. The meeting was conducted using a “town hall” format. Using this format, public participants were able to ask questions and provide comments to DoN personnel and other members of the project team.

Oral comments were received from five speakers at the public scoping meeting. Written comment letters were subsequently received from eight other parties, including local agencies and interest groups. These scoping comments and letters are also provided in Appendix B. These comments addressed a variety of concerns, including consistency with San Francisco Bay Conservation and Development Commission (BCDC) plans and policies, sea level rise, public access, site cleanup, public health and safety, environmental justice, liquefaction, open space, cultural resources, air quality, biology, and public facilities and services. A more detailed summary of the scoping comments is included in Section 7.2, Scoping and Public Participation. The DoN considered comments received during the scoping process to help determine the range of issues to be evaluated in this SEIS. The issues raised during the scoping period regarding environmental and socioeconomic topics are addressed in this SEIS. A complete transcript of the public scoping meeting is provided in Appendix B.

The environmental and social issues raised at the scoping meeting and in written comments received subsequent to the meeting were considered during the course of the impact assessment process, and are summarized below:

- It is important to clearly present the relationship of this SEIS to the city’s EIR and the India Basin Shoreline Plan.
- The new development plans need to be consistent with the BCDC Bay and Seaport Plan and with the CSLC Tidelands Trust.
- Include a detailed site plan that depicts the BCDC’s shoreline band jurisdictions, explains the existing conditions of the project site and proposed areas where fill would be placed and removed, proposed uses at the site, and proposed access areas and improvements.
- Include information regarding the existing and proposed public access to the site.
- Include a discussion on the potential vulnerability of the site to future sea level rise and how the project would accommodate for this rise.

- The CERCLA process undertakes an alternative analysis. Describe this process and how land use decisions affect this process. The DoN may wish to consider integrating the CERCLA cleanup alternatives into the NEPA alternatives evaluated in this SEIS.
- Provide strong community involvement in the SEIS development process in order to address Environmental Justice concerns and priorities of the local community.
- Thoroughly address site air quality and environmental health issues in this SEIS and during clean up and construction through monitoring and other mitigation measures.
- Assess health, social, and economic factors and perform a Health Impact Assessment.
- Identify the proportion of households with children in the project vicinity and assess environmental health and safety risks that may disproportionately affect children.
- Conduct a baseline community health survey centered on the census tract immediately adjacent to HPS.
- How will the cleanup of Parcel G affect subsistence fishing on the bay front shoreline?
- Account for the new scenario of large numbers of people together at the stadium in the context of the exposure scenarios for the human health, ecological, and radiological risk assessments.
- Explain why the location selected for the football stadium is preferable and more practical than other locations within HPS. An evaluation of alternative locations of the stadium within HPS should be included in this SEIS.
- Complete site cleanup before beginning any development. Clean up the site properly so no health problems are created later.
- Describe how the responsibility for remediation would be assigned and guaranteed if there is an early transfer of HPS land before the DoN has completed remediation.
- Clearly describe contaminants on each project site parcel, the cleanup efforts that have taken place or will take place, and how the remaining capped contamination will be controlled and monitored to ensure public safety. Monitor environmental conditions during clean up and construction that could impact community health. Work with San Francisco DPH on a monitoring strategy.
- Liquefaction of geology and soils may be a problem for development, especially for Parcels B, E, and E-2. Address the potential release of contaminants during seismic events and how this might be mitigated.
- Address the impact of redevelopment on health statistics. How will commercial truck traffic contribute to air pollution and community health problems such as asthma? How will pesticides be controlled and will they have community health impacts?
- Preserve native plant and animal habitat and natural shorelines. How will the project alternatives impact plant and wildlife species on the site?
- Maximize park conservation spaces and open green spaces along the waterfront to benefit the community and wildlife.
- Housing should be affordable for current residents, often low income, so they do not get pushed out of the neighborhood. This includes senior citizens.
- The redevelopment should result in jobs for current residents.
- Perform a Cultural Resources evaluation of former sacred burial grounds in the HPS area.

- Will there be affordable food supplies and restaurants in the new retail markets?
- Provide public facilities and services (libraries, recreation centers, senior centers, etc.).
- How will changes to traffic and public transportation affect the local community?
- Consider quality infant-toddler day care on the project site.
- Follow USEPA guidance on cumulative impacts and growth-related indirect impacts.

#### **1.4.1.2 Community Outreach Process**

In addition to the public scoping meeting, smaller public outreach meetings were conducted to further address environmental justice issues, to discuss concerns about the proposed action and alternatives, and to improve communication with the local community. Residents in the project vicinity represent a wide diversity of nationalities, cultural and ethnic groups, and spoken languages. In addition, the percent of households living at or below the poverty level is substantially higher than in the city as a whole. These factors were considered when additional public outreach was initiated after project scoping to better involve the community, create a dialogue, and to hear and consider specific concerns. These meetings were conducted during summer, fall, and winter of 2009 and included the following community groups: Bayview Hill Neighborhood Association; Bayview Churches Association; Bayview Alliance for Black Educators; environmental justice organizations; Hispanic Community Group; Bayview Hunters Point Seniors; Chinese for Affirmative Action; Bayview Hunters Point Public Housing Tenants; Samoan/Pacific Island Community Development Group; Southeast Community Facility Commission; and the Tabernacle Ministers Group.

Numerous oral questions, comments, and concerns were received during the public outreach meetings. These concerns were mostly within the general topic areas of community involvement, site cleanup process, traffic, jobs and housing, public health, wetland preservation, and parks and open space. A more detailed summary of comments received during the public outreach meetings and the public outreach program is provided in Section 6.4, Environmental Justice. This information was used to help scope the SEIS.

#### **1.4.2 Public Review of the Draft SEIS**

After the Draft SEIS was completed, the DoN published a Notice of Availability (NOA) in the Federal Register on 23 February 2011, and in the *San Francisco Chronicle*, and *Oakland Tribune* newspapers. Documentation of the NOA process is presented in Appendix A of this SEIS. The Draft SEIS was circulated for review and comment to government agencies, local organizations, Native American tribes (including but not limited to the Amah Tribal Band, Muwekma Indian Tribe, and the Indian Canyon Mutsun Band of Costanoan), and interested private citizens. The NOA was circulated with the Draft SEIS and also mailed directly to other interested parties identified during public scoping and outreach, and from the 2000 FEIS. The Draft SEIS was also available for general review on the DoN BRAC program management office (PMO) web site at <http://www.bracpmo.navy.mil>. In addition, the Draft SEIS was available for review at the following public locations:

San Francisco Main Library  
100 Larkin Street  
San Francisco, CA 94102

Hastings Law Library  
UC Hastings College of the Law  
200 McAllister Street, 4th Floor  
San Francisco, CA 94102

San Francisco State University Library  
1360 Holloway Avenue  
San Francisco, CA 94132

Institute of Governmental Studies Library  
University of California, Berkeley  
109 Moses Hall, #2370  
Berkeley, CA 94720

Jonsson Library of Government Documents  
Cecil H. Green Library, Bing Wing  
Stanford, CA 94305-6004

City Planning Department (By Appointment)  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

The Draft SEIS was available for a 45-day public review and comment period that began on 23 February 2011 and ended on 12 April 2011. Subsequently, based on a public request for a two-week extension, the Navy extended the public comment period to 6 May 2011. A public hearing was conducted during the review period at the Southeast Community Facility, Alex L. Pitcher Community Room, 1800 Oakdale Avenue, San Francisco, CA 94124, 15 March 2011, 5:30 to 8:30 P.M. No public comments were received on the Draft SEIS at the public hearing. Public comments were received by mail after the public hearing. These comments and the DoN's responses are presented in Appendix C, Comments and Responses. The Final SEIS has been revised, as appropriate, in response to public comments.

### **1.4.3 Public Review of the Final SEIS**

DoN announced the release of the Final SEIS by publishing a NOA in the *Federal Register*. The Final SEIS has been circulated to government agencies, local organizations, Native American tribes (including but not limited to the Amah Tribal Band, Muwekma Indian Tribe, and the Indian Canyon Mutsun Band of Costanoan), and interested private citizens. The Final SEIS is also available on the DoN BRAC PMO web site at <http://www.bracpmo.navy.mil> and in public libraries including the San Francisco Main Public Library; San Francisco State University Library; University of California Hastings College of Law Library; Stanford University, Jonsson Library of Government Documents; University of California, Berkeley Institute of Government Studies Library. In addition, the Final SEIS is available for public review by appointment at the City Planning Department, 1650 Mission Street, Fourth Floor, San Francisco, CA, 94103.

No earlier than 30 days after publication of the Final SEIS, a Record of Decision (ROD) will be issued. The ROD will indicate which disposal action has been selected, the alternatives that were considered, the potential environmental impacts, and any specific mitigation activities to support the decision. Publication of the ROD will complete the NEPA process.

## **1.5 Related Studies**

### **1.5.1 Environmental Impact Report for the Candlestick Point-Hunters Point Shipyard Phase II**

As noted in Section 1.0, Purpose and Need, to evaluate the potential significant impacts on the natural and human environment from the development plan proposed by the city, an EIR was prepared under CEQA. To support this process, new technical studies were performed for Transportation, Traffic, and Circulation, Air Quality and GHG, Noise, Cultural Resources, Hazards and Hazardous Materials, Land Use, Biological Resources, and Environmental Justice. The EIR covers a larger region than this SEIS, including both HPS and Candlestick Point, and was prepared ahead of this SEIS by the City and County of San Francisco and SFRA to comply with CEQA. This SEIS is specific to HPS, and is being prepared to comply with NEPA. Where applicable, technical information developed as part of the EIR was used in preparation of the environmental analysis presented in this SEIS.

## **1.6 Federal Approval Requirements**

Implementation of the proposed action would require multiple approvals from federal, state, regional, and local agencies. The major regulatory requirements and federal permits, licenses, and other entitlements which must be obtained in implementing the proposed action are presented in the individual resource sections in Chapters 3 and 4.

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