

in the Palace of Fine Arts area would be available to meet the parking shortfall identified for the Mason Street Warehouses area.

Alternative 2: Replace and Widen, With Detour Option

Mitigation would be required to replace the twenty spaces that would be lost in the Thornburg area. It is expected that parking deficit would be met through the management of available supply by the Presidio Trust within the study area and in other nearby areas. There are several parking lots located within four hundred meters (one quarter mile) of the Thornburg Area which would be candidate locations for replacement parking. They include the fifty five-space and fifty-space lots in the North Halleck area.

Alternative 5: Presidio Parkway

Mitigation would be required to replace the 115 parking spaces that would be lost in the Thornburg Area, and the three spaces that would be lost in the Rod Road area. It is expected that parking deficits would be met through the management of available supply by the Presidio Trust within the study area and in other nearby areas. In the Rod Road area, additional parking would be provided by extending the existing parking lot on Rod Road to the north, to replace the parking spaces removed by the project. The parking lost in the Thornburg area could be replaced by expanding the underground parking garage that has been proposed for the Palace of Fine Arts area to accommodate the deficiency. Planning for the underground parking is still at the conceptual stage and further analysis would be required to determine the number of parking spaces that would be needed at this location.

3.2.6 Relocation

All build alternatives would result in the temporary and/or permanent removal of buildings in the project area. Estimates for temporary and permanent building removal were made with preliminary design drawings, and specific details regarding building removal will not be finalized until a preferred alternative is adopted and designed.

The build alternatives would require the removal of between 4,000 and 193,000 square feet of buildings, or less than one percent and 3.5 percent, respectively, of the 5.6 million total square feet of buildings identified in the *Presidio Trust Management Plan* (PTMP).¹

The Trust would be compensated for the temporary removal and return or permanent removal of Presidio buildings in the Presidio as part of the acquisition of interest and right of way (ROW) process. For this analysis

¹ PTMP, Attachment B: Final EIS Land Use Alternatives: Land Use Program by Planning Area, The Presidio Trust, 2001).

it is assumed that the actual land would be transferred from the Trust to Caltrans through the FHWA, pursuant to FHWA's authority under 23 USC 317, as a Federal land transfer² and the Trust would be compensated for the buildings that are in the alternatives' construction footprint. Implementation of the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, as amended and the *Civil Rights Act of 1964*, providing for relocation assistance services to affected renters and tenant businesses, will occur for any displaced occupants of the Presidio. These Acts require that residential and commercial property owners be paid fair market value of any property acquired as a result of the project.

Temporary Impacts

A number of temporary relocations related to project construction have been identified.

Alternative 1: No-Build

The No-Build Alternative would not require any temporary building removals.

Alternative 2: Replace and Widen

The Replace and Widen Alternative - Detour Option would require the removal of four Mason Street warehouses (Buildings 1182, 1183, 1184, and 1185) in order to accommodate the temporary detour for the Marina connector ramp. At this time, it is not known if the removal of these buildings will be temporary or permanent. Assuming removal is temporary the total building space removed will be approximately 4,705 square meters (50,644 square feet). Organizations affected by the removal of the Mason Street warehouses during the construction period include the San Francisco Exploratorium administrative offices (Building 1182) and office for the San Francisco Maritime National Historic Park (Building 1185). Buildings 1183 and 1184 are owned by the Trust but are currently vacant.

Alternative 5: Presidio Parkway

The Presidio Parkway Alternative would not require the temporary removal of any buildings.

Permanent Impacts

Exhibit 3-12 on the following page lists the buildings that would be permanently removed by each build alternative. No residential buildings will be removed.

² It is acknowledged that the assumptions used in this analysis could change based on the future negotiations of the transfer of land between the Presidio Trust and Caltrans through the FHWA, pursuant to FHWA's authority under 23 USC 317, as a Federal land transfer.

Exhibit 3-12
Buildings Temporarily Removed and Returned or Permanently Removed by Alternative

ALTERNATIVE	TEMPORARILY REMOVED AND RETURNED	VACANT DURING CONSTRUCTION	PERMANENTLY REMOVED	TOTAL BUILDING AREA PERMANENTLY REMOVED SQ METERS (SQ FEET)
No-BUILD	NONE	NONE	NONE	NONE
Replace and Widen – No-Detour Option	None	None	Building 1158	387 (4,166)
Replace and Widen – Detour Option	Buildings 1182*, 1183*, 1184*, 1185*	None	Buildings 605, 606, 610, 653	5,436 (58,513)
Presidio Parkway – Diamond Option	None	Building 106*	Buildings 201*, 204*, 205, 230*, 231, 605, 606, 670*, 1158	8,593 (92,494)
Presidio Parkway – Circle Drive Option	None	Building 106*	Buildings 201*, 204*, 205, 230*, 231, 605, 606, 670*, 1151*, 1158	9,699 (104,393)
Presidio Parkway – Merchant Road Slip Ramp Option	None	None	Buildings 1253, 1254, 1255, 1256	805 (8,665)

* National Historic Landmark District (NHL) contributors

Alternative 1: No-Build

The No-Build Alternative would not require the permanent removal of any buildings.

Alternative 2: Replace and Widen

The Replace and Widen Alternative – No-Detour Option would require the removal of Building 1158, currently occupied by the Presidio Dance Theatre.

The Replace and Widen Alternative - Detour Option would require the removal of Buildings 605 and 606 (Post Exchange) and Building 610/653 (Commissary). The removal of Building 610/653 would affect the current tenant, the Sports Basement. Although at the time of the analysis Building 605 was vacant, it is currently occupied by Shurguard Storage. Building 606 is currently vacant.

Alternative 5: Presidio Parkway

The Presidio Parkway Alternative would require the permanent removal of Buildings 201, 204, 205, 230, 231, 670, 605, 606 and 1158. Buildings 201, 204, 205, 230 and 231 are occupied by the Presidio Trust and National Park Service (NPS) and would require relocation. Buildings 606 and 670 are vacant. Building 605 is occupied by Shurguard Storage and Building 1158 is occupied by the Presidio Dance Theatre.

The Circle Drive Option would require the permanent removal of Building 1151 (the YMCA pool) in addition to those listed above. Both the Diamond and Circle Drive Options have a slip ramp option at Merchant Road. The Merchant Road Slip Ramp Option would also require the removal of the Armistead Road Buildings 1253, 1254, 1255 and 1256, all of which are residential buildings. No residential buildings would be removed under either option.

Avoidance, Minimization, and/or Mitigation Measures

Avoidance is a primary consideration in the development and screening of project alternatives. Minimizing the impacts to buildings was considered throughout the design of the alternatives, and temporary relocation – as part of the alternative’s design – was a key component. As a result, avoidance and relocation impacts have been minimized.

Direct property acquisition would be consistent with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, as amended and the *Civil Rights Act of 1964*. The project proponent will provide relocation assistance services to affected homeowners, renters and tenant businesses. In addition, property owners will be compensated in accordance with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970* and other applicable law.

3.2.7 Environmental Justice

An environmental justice analysis considered project impacts on minority and/or low-income populations. Determination of the presence of environmental justice populations and the potential effects on those populations rely, to a large degree, on analysis of demographic information, such as the U.S. Census data, and information gathered through public involvement and outreach activities.

Regulatory Setting

Federal laws and regulations guide the analysis of environmental justice.

Executive Order No. 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (signed by President Clinton on February 11, 1994) – directs Federal agencies to achieve