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DEPARTMENT OF DEFENSE
Department of the Navy

Public review of the Final Environmental Impact Statement (FEIS) for Disposal and Reuse of Naval Station Treasure Island (NSTI), San Francisco, California

AGENCY: Department of the Navy, DOD.

ACTION: Public Notice.

SUMMARY: Pursuant to Section 102(2) (c) of the National Environmental Policy Act (NEPA) of 1969, as implemented by the Council on Environmental Quality regulations (40 CFR Parts 1500-1508), the Department of the Navy (Navy) has prepared and filed with the United States Environmental Protection Agency (EPA) the FEIS for Disposal and Reuse of NSTI. In accordance with NEPA regulations, this notice announces the availability of the FEIS. The FEIS has also been prepared in accordance with the Defense Base Closure and Realignment Act of 1990 (10 USC 2687) and the recommendations of the Defense Base Closure and Realignment Commission approved by the President and accepted by Congress in 1985, 1991, and 1993.

FOR FURTHER INFORMATION CONTACT: Ms. Timarie Seneca, Community Planner, BRAC Operations Office at (619) 532-0955, by fax at (619) 532-0940 or write to Commander, Southwest Division, Naval Facilities Engineering Command, Attn: Ms. Timarie Seneca, Code 06CM.TS, 1230 Columbia Street, Suite 1100, San Diego, California, 92101-8517.

SUPPLEMENTARY INFORMATION: A Notice of Availability (NOA) to prepare the Draft EIS was published in the Federal Register on May 10, 2002. A public hearing was held on June 11, 2002 at Building 140 on Naval Station Treasure Island.

The proposed action is the disposal of Navy property for subsequent reuse and redevelopment, in accordance with the 1990 Defense Base Closure and Realignment Act, and the 1993 Base Realignment and Closure Commission recommendations. NSTI was operationally closed on September 30, 1997. NSTI is located on two islands in San Francisco Bay approximately midway between the shores of the cities of San Francisco and Oakland. The larger island, called Treasure Island, consists of 402 acres (160 ha) of dry land created with artificial fill in the 1930s. Approximately 681 acres (276 ha) of dry and submerged land are available for disposal on Treasure Island. Yerba Buena Island is a natural island connected to Treasure Island by a causeway. Approximately 316 acres (127 ha) of dry and submerged land are available for disposal on Yerba Buena Island. Approximately 36 acres (14 ha) of land on Treasure Island have been transferred to the Department of Labor, approximately 20 acres (8 ha) on Yerba Buena Island have been transferred to Caltrans, and a total of 22 acres (9 ha) are ultimately scheduled for transfer to the Coast Guard.

The FEIS evaluates three reuse alternatives. Navy disposal is assumed as part of each reuse alternative. Alternative 1 represents full implementation of the development scenario described in the *Naval Station Treasure Island Draft Reuse Plan* developed by the Local Redevelopment Authority (LRA). Alternative 2 is based on comments received during the public scoping process, including the recommendations of an Urban Land Institute advisory panel. Alternative 3 represents a lower level of redevelopment than proposed in the Draft Reuse Plan. A fourth alternative, No Action, assumes no disposal of property and retention of the property by the Navy in an inactive or caretaker status. Under the No Action Alternative, existing leases would

continue until they expire or are terminated, no new leases would be entered into, and all buildings and other facilities would remain vacant and unused.

Alternative 1 (Preferred Alternative) features a combination of publicly oriented development, open space and recreation, and extensive residential development at full build out. Under Alternative 1, publicly oriented development on Treasure Island would include a themed attraction, similar to Disneyland, with lighting displays, some tall structures, such as a roller coaster, and at least one landmark structure assumed to be up to 100 feet (305 m) tall. Development would also include a 300-room hotel and a 1,000-room hotel with three restaurants and offices. Publicly oriented uses on Yerba Buena Island would include a 150-room hotel, conference facilities, and a restaurant. Clipper Cove Marina would also be expanded and a new yacht club would be developed. Community uses on both islands would include public parks and open space, schools, a bikeway and pedestrian path. Industrial uses would include a new wastewater treatment plant, a new police station and a new fire station on Treasure Island; these facilities and an existing fire station on Yerba Buena Island would be staffed with fire, paramedic, and police personnel. The elementary school, child development center, fire training school, and brig would be retained and reused, for their original uses, with some modifications. Residential housing use would include reuse of existing housing as well as construction of new housing on both islands. No decision on the proposed action will be made until the NEPA process has been completed.

Potential impacts evaluated in the FEIS include, but are not limited to: land use, visual resources, socioeconomics, public services, utilities, cultural resources, biological resources, geology and soils, water resources, traffic and circulation, air quality, noise, and hazardous materials and waste. Potentially significant but mitigable impacts include: land use impacts related to inconsistencies with the general plan designation and zoning classification under all reuse alternatives; traffic impacts to westbound and eastbound on and off ramps on Yerba Buena Island under Alternative 1; impacts to westbound traffic on the San Francisco-Oakland Bay Bridge during peak hours under all reuse alternatives; impacts to transit operations due to lack of bus service between NSTI and the East Bay under all reuse alternatives; biological impacts to mudflats, wading shorebirds and essential fish habitat due to increased pedestrian and boating activities under all reuse alternatives; potential exposure of individual and property to liquefaction and flooding under all reuse alternatives; potential exposure of individuals and property to ponding under Alternatives 1 and 3; and potential health and safety implications from future development activities interfering with remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act under all reuse alternatives. The one significant impact that cannot be mitigated would be to cultural resources from demolition of two buildings on Treasure Island eligible for listing on the National Register of Historic Places under Alternative 2.

The FEIS has been distributed to affected Federal, State, and local agencies and other interested parties. In addition, copies of the FEIS are available for review at the following public libraries:

San Francisco Main Library
100 Larkin Street (at Grove)
San Francisco, CA 94102
(415) 557-4400

Bayview/Waden Branch Library
5075 3rd Street (at Revere Avenue)
San Francisco, CA 94124
(415) 715-4100

Potrero Branch Library
1616 20th Street (between Arkansas and Connecticut Street)
San Francisco, CA 94107
(415) 695-6640

Chinatown Branch Library
1135 Powell Street (near Jackson Street)
San Francisco, CA 94108
(415) 274-0275

North Beach Branch Library
2000 Mason Street (at Columbus Avenue)
San Francisco, CA 94133
(415) 274-0270

Bernal Heights Branch Library
500 Cortland Avenue (near Moultrie Street)
San Francisco, CA 94110
(415) 695-5160

Oakland Public Library–Main Branch
125 14th Street
Oakland, CA 94612
(510) 238-3134

Oakland Library–Eastmont Branch
Eastmont Mall 2nd Floor
7200 Bancroft Avenue, Suite 211
Oakland, CA 94605
(510) 615-5726

The FEIS public review period will begin June 27, 2003 and end on July 28, 2003. Comments on the FEIS should be submitted in writing to: Commander, Southwest Division, Naval Facilities Engineering Command, Attn: Ms. Timarie Seneca, Code 06CM.TS, 1230 Columbia Street, Suite 1100, San Diego, California, 92101-8517. Comments must be postmarked by July 28, 2003 to be considered in this environmental review process.