

4.1 INTRODUCTION TO THE ANALYSIS

4.1.1 SCOPE OF THE ANALYSIS

This section describes the potential environmental effects of the alternatives under review. An Environmental Screening Form (ESF) was prepared to determine the appropriate scope of the EIS analysis. The ESF was based on preliminary environmental analysis and early public scoping.

The ESF (provided in Appendix A) determined there would be no measurable effects on the following impact topics that were included in the GMPA EIS due to changed circumstances or new opportunities since preparation of the GMPA, and, therefore, do not require additional analysis in this Supplemental EIS:

- Health Care,
- Geology and Soils,
- Floodplains,
- Climate, and
- Human Health, Safety, and the Environment.

As a result of the ESF analysis and public scoping, the following impact areas are addressed in this chapter:

- Cultural Resources: Historic Architectural Resources, Cultural Landscape, and Archaeology;
- Natural Resources: Biological Resources, Water Resources, Visual Resources, Air Quality, and Noise;
- The Community: Land Use, Socioeconomics and Housing, Schools, Visitor Experience, Recreation, and Public Safety (Police, Fire, and Emergency Services);
- Transportation and Circulation: Roadway Networks, Parking, Pedestrian and Bicycle Facilities, Public Transportation, and Construction Traffic;
- Utilities: Water Supply, Wastewater Treatment and Disposal, Storm Drainage, Solid Waste, and Energy (Electricity, Natural Gas, and Conservation); and
- Presidio Trust Operations.

In some sections, the analysis relies on information and analysis contained in the GMPA EIS, which is cited or summarized as appropriate. Each topic section includes the following elements:

Methodology - Explains the methods used to determine whether an impact would occur. Some impacts are evaluated quantitatively, either with simple calculations or through computer modeling. Examples of quantitative analyses are roadway operations, which are determined through the use of a traffic model, and demand for school services, which is determined by applying a factor (students per household) to the anticipated population of the Presidio under each alternative, then comparing that figure to the number of spaces available in the school system. If quantitative analysis is used, the model or calculations are explained. Other impacts are evaluated qualitatively, where the quality, not necessarily the quantity, of the resource is considered. Examples of such impacts include changes in visual character and land use compatibility. Applicable federal laws and regulations are evaluated for their ability to reduce the impacts of the alternatives.

In order to measure the magnitude of impacts, a baseline condition must be identified. The baseline is the condition that best describes Area B of the Presidio as it would be if no action was taken on the proposed Presidio Trust Management Plan (PTMP). The No Action Alternative (GMPA 2000) includes the level of development and activity that would be expected to occur in the absence of any action on the PTMP. Therefore, the impacts of all other alternatives are compared to the No Action Alternative (GMPA 2000).

Potential Impact - Describes the impacts of the alternatives. Where relevant, both direct and indirect effects are described.

Every alternative is evaluated under each impact heading, in the following order:

- No Action (GMPA 2000),
- Final Plan and Final Plan Variant,
- Resource Consolidation,
- Sustainable Community,
- Cultural Destination, and
- Minimum Management.

Mitigation Measures - Includes measures adapted from the GMPA EIS and new mitigation described in the impact discussion