

Appendix E

Cultural Resources Supporting Information

- California Historical Resources Information System Records Search
- Consultation with Other Interested Parties
- California State Historic Preservation Office Correspondence
- NHPA Section 106 Finding of Effect (to be included in the Final EA pending submittal of the FOE to SHPO)

California Historical Resources Information System

Records Search

**CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM**



ALAMEDA
COLUSA
CONTRA COSTA
LAKE

MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO

SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
Email: leigh.jordan@sonoma.edu
<http://www.sonoma.edu/nwic>

Date: August 27, 2012

NWIC File No.: 11-1036

To: Emilie Zelazo, AECOM, 2020 L Street, Suite 400, Sacramento, CA 95811

From: Leigh Jordan, Coordinator

Re: US Navy to VA Transfer of Alameda Naval Air Station

Oakland West 7.5' Quad

Resources In and within .25-mile radius	See attached Resource List; resource locations and PDF files of records on disk
Reports In and within .25-mile radius	See attached Report List; report locations and database printouts on disk
Other Reports	Seventeen reports are classified as "Other Reports" (reports with little or no field work and/or missing maps or inadequate locational information) that cover your search area: see attached Other Reports List. The electronic report Map 17 does not depict "study areas" for these reports because their shapes are either not representable or would be shown at a very large scale (i.e., all of Alameda County). In addition, you have not been charged the "digitized shape fee" for these study areas. The references for these reports, however, are provided and should you decide you want a copy let us know.
OHP HPD	PDF of OHP HPD for city of Alameda, which includes NADS, is on disk. This PDF is searchable so you can use the "Find" box to locate by "NAS" for example or specific building "Ammunition Locker."
OHP ADOE	PDF of OHP ADOE for County of Alameda is on disk.
CA Inventory	PDF of Cal Inventory for County of Alameda is on disk.

Historic Maps	1871 San Antonio Rancho Plat Map 1895 USGS 15' San Francisco quad 1899 USGS 15' San Francisco quad 1915 USGS 15' San Francisco quad 1942 USGS 15' San Francisco quad
State Shipwreck Inventory	You will pay less if you go on-line to the State Lands Department web site and query their database directly; NWIC has 12-year old paper version which works but is time consuming and, thus, costly for you – so we've started directing people to State Lands.

Consultation with Other Interested Parties

August 30, 2012

Name
Title
Organization
Address
City, CA Zip

Subject: Alameda Point Veterans Affairs Outpatient Clinic and National Cemetery

Dear Name:

The Department of Veterans Affairs (VA) is proposing to construct and operate a VA Outpatient Clinic (OPC) and VA National Cemetery on a portion of the former Naval Air Station (NAS) Alameda in the City of Alameda, California. Under Section 106 of the National Historic Preservation Act, as amended, (Section 106), VA has initiated consultation with the California State Historic Preservation Officer (SHPO). We are writing to inform you of the status of the Section 106 process for this project, and of your opportunity to participate in the process.

As part of the Section 106 process, VA will provide consulting parties an opportunity to review the Finding of Effect (FOE) report to assess the effects of VA's proposed undertaking prior to submittal of the FOE to SHPO, to ensure that the FOE incorporates consulting party input, as appropriate.

Project Overview

The former NAS Alameda is located at the western end of the City of Alameda, along the eastern side of San Francisco Bay (see Exhibit 1). The project site comprises the inactive airfield area of the former NAS Alameda, which is developed with runways and taxiways, former aircraft maintenance facilities, associated airfield structures and equipment, and several small bunkers formerly used for ammunition storage. This area is currently owned by the Department of the Navy (Navy), which proposes to transfer approximately 623 acres (Transfer Parcel) to VA as part of the disposal of excess property.

The proposed undertaking would involve development of VA facilities on approximately 112 acres (the VA Development Area) of the approximate 623-acre Transfer Parcel, as follows:

- a. Construction and operation of a 158,000-square foot, two-story VHA OPC (on 20 acres), which would also house behavioral health facilities, a VBA Outreach Office, and NCA Public Information Center and offices;
- b. Construction and operation of a NCA cemetery (on 80 acres), including administrative and maintenance facilities located within the OPC building. The columbaria would contain niches for housing cinerary urns containing cremated remains;
- c. Construction and operation of a 2,500-square foot, one-story Conservation Management Office (on 2.4 acres) to support management of the Federally-listed endangered species - California Least Tern (CLT);

- d. Use of existing bunkers for storage of emergency supplies and use of the undeveloped area within the Transfer Parcel for emergency training exercises during CLT non-breeding season and as a staging area during emergencies and natural disasters; and
- e. Installation/construction of both on- and off-site utilities and roadways (including upgrades) necessary to serve the above-listed facilities (approximately 10 acres on site and 6 acres off site); and
- f. Management of the approximate 511-acre undeveloped area (which includes the 9.7-acre CLT colony) for the long-term persistence and sustainability of the CLT

The Area of Potential Effect (APE) includes the areas of proposed VA development and encompasses the construction footprint and all construction areas where potential project-related effects may occur (see Exhibit 2). This APE includes the approximate 112-acre VA Development Area and the proposed approximately 6-acre access road/ utility corridor that runs east from the eastern edge of the Transfer Parcel to tie into the main sewer and water utilities. The access road/utility corridor includes approximately 1,425 feet of West Redline Avenue directly east of the VA Transfer Parcel to the entry road from the Alameda Point North Gate, and a 3,292-foot segment of Main Street that extends from the Alameda Point North Gate east to the where utilities would tie into the main sewer and water utility. At the request of the SHPO, the APE also includes the adjacent NAS Alameda Historic District to ensure analysis of the potential for indirect, visual effects on the district. No VA development is proposed within the district boundaries.

You will be notified when the draft FOE is ready for review, which is currently estimated for October 2012. Should you have any questions about this undertaking, you may contact Doug Roaldson at (707) 235-4602.

Sincerely,

Dr. Brian J. O'Neill, M.D.
Director, VANHCS
Department of Veterans Affairs

Enclosures: Exhibit 1 (Project Location and Vicinity)
Exhibit 2 (Project APE)



Exhibit 1: Project Vicinity and Location Map



Source: AECOM 2012

Figure 2. Area of Potential Effect

Consulting Parties

Mr. Milford Wayne Donaldson, FAIA
Council Chair
Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Avenue, NW
Suite 803
Washington, DC 20004

Brian Lusher
Program Analyst, VA Liaison
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue NW, Room 803
Washington, DC 20004

Mr. Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
California Department of Parks and Recreation
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Alameda Architectural Preservation Society
(AAPS)
c/o Ms. Elizabeth (Krase) Greene

Alameda Historic Advisory Board (HAB)
2263 Santa Clara Avenue
Alameda, CA 94501

Ms. Marilyn York
Director of Operations
Alameda Naval Air Museum

Mr. Doug Biggs
Executive Director
Alameda Point Collaborative
677 West Ranger Avenue
Alameda, CA 94501

Richard Kenton, SSO
AMVETS
VA Regional Office
1301 Clay Street #1150N
Oakland, CA 94612

American Legion
Leland J. Thompson Memorial Post 647
c/o Mr. James Sweeney

Mr. Paul Stanton Kibel
Center on Urban Environmental Law
536 Mission Street
San Francisco CA 94105-2968

Mr. Matthew T. Naclerio
Director of Public Works
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Ms. Jennifer Ott
Chief of Operations
City of Alameda – Alameda Reuse and
Redevelopment Authority (ARRA)
Alameda City Hall
2263 Santa Clara Avenue
Alameda, CA 94501

Mr. Mark Chandler
Commissioner
County of Alameda Veterans Affairs
Commission

Mr. Rich Thom
Director of Aircraft and Museum Operations
USS Hornet Museum
PO Box 460
Alameda, CA 94501

Mr. Aidan Barry

Ms. Carol Gottstein

Jean-Marie Feyling
Amah Mutsun Tribal Band

Charles Higuera
Amah Mutsun Tribal Band

Marion Martinez
Amah Mutsun Tribal Band

Irene Zwierlein
Chairperson
Amah Mutsun Tribal Band

Michelle Zimmer
Amah Mutsun Tribal Band

Ms. Kathryn Ramey, Chairperson
and
Mr. Glenn Villa, Cultural Heritage Committee
lone Band of Miwok Indians

P.O. Box 699
Plymouth, CA 95669

Ann Marie Sayers
Indian Canyon Mutsun Band of Costanoan

Ms. Rosemary Cambra
Chairwoman
Muwekma Ohlone Tribe of the San Francisco
Bay Area

Andrew Galvan
The Ohlone Indian Tribe

Mr. Thomas P. Soto
The Ohlone Indian Tribe

Ramona Garibay
Representative
Trina Marine Ruano Family

Jakki Kehl

Katherine Erolinda Perez

Marjorie Ann Reid

Ms. Ella Rodriguez
Linda Yamane

California State Historic Preservation Office
Correspondence

VA 120813 A

VA Medical Center
10535 Hospital Way, Mather, CA 95655
Community Living Center (CLC)
150 Muir Road, Martinez, CA 94553
VA Outpatient Clinics:
280 Cohasset Road, Chico, CA 95926
5342 Dudley Avenue, McClellan, CA 95652
201 Walnut Avenue, Mare Island, CA 94592
150 Muir Road, Martinez, CA 94553

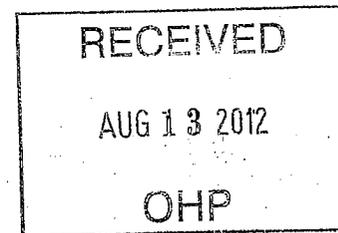


VA Outpatient Clinics (continued):
2221 Martin Luther King, Jr. Way, Oakland, CA 94612
351 Hartnell Avenue, Redding, CA 96002
103 Bodin Circle, Bldg. 778, Travis AFB, CA 94535
425 Plumas Boulevard, Yuba City, CA 95991
Oakland Behavioral Health Clinic
525 21st Street, Oakland, CA 94612
Telephone Care: 1-800-382-8387
Website: www.northerncalifornia.va.gov/

Department of Veterans Affairs
VA Northern California Health Care System (VANCHCS)
10535 Hospital Way, Mather, CA 95655
AUG 13 2012

In Reply Refer To: 612/001/EBD/SAF

Mr. Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816



Subject: Section 106 Initiation for the Alameda Point Veterans Affairs Outpatient Clinic and National Cemetery

Dear Mr. Donaldson:

The Department of Veterans Affairs (VA) is proposing to construct and operate a VA Outpatient Clinic (OPC) and VA National Cemetery on a portion of the former Naval Air Station (NAS) Alameda in the City of Alameda, California. Per the requirements of the National Historic Preservation Act (NHPA), VA is contacting you to initiate consultation under Section 106 of the NHPA for the proposed undertaking. At this time, VA is requesting your concurrence with the delineation of the Area of Potential Effect (APE) and the plan for consultation/public involvement.

Definition of Undertaking

The former NAS Alameda is located at the western end of the City of Alameda, along the eastern side of San Francisco Bay (see Figure 1). The project site comprises the inactive airfield area of the former NAS Alameda, which is developed with runways and taxiways, former aircraft maintenance facilities, associated airfield structures and equipment, and several small bunkers formerly used for ammunition storage. This area is currently owned by the Department of the Navy (Navy), which proposes to transfer approximately 623 acres (Transfer Parcel) to VA as part of the disposal of excess property.

Consistent with 36 Code of Federal Regulations 800.3(a)(1), VA and Navy have determined that the Federal-to-Federal transfer of property from Navy to VA—as a transfer of property from one Federal agency to another with the property remaining in Federal ownership—is not an undertaking that has the potential to affect historic

2.

Mr. Milford Wayne Donaldson, FAIA

properties. Therefore, this consultation focuses on VA's subsequent undertaking, which includes the construction and operation of the OPC and National Cemetery.

The proposed undertaking is designed to serve the multiple needs of San Francisco Bay Area Veterans by constructing and operating VA facilities that are co-located on one site. The primary elements of the services to be provided to Veterans shall include:

- Veterans Health Administration (VHA) OPC – including an Ambulatory Care Clinic, VA/Department of Defense (DoD) Ambulatory Surgery Center, and the potential for a jointly-staffed VA/U.S. Coast Guard Women's Health Clinic.
- National Cemetery Administration (NCA) – VA Cemetery to serve the long-term internment needs of San Francisco Bay Area Veterans through construction of an above-ground columbarium cemetery for cremated remains.
- Veterans Benefits Administration (VBA) – A VBA Outreach Office co-located with NCA and VHA services in the VA OPC building to provide benefit services to Veterans.

The proposed undertaking would involve development of VA facilities on approximately 112 acres (the VA Development Area) of the approximately 623-acre Transfer Parcel, as follows (Figure 2):

- Construction and operation of a 158,000-square foot, two-story VHA OPC (on 20 acres), which would also house Behavioral Health facilities, a VBA Outreach Office, and NCA Public Information Center and offices;
- Construction and operation of an NCA cemetery (on 80 acres), including administrative and maintenance facilities located within the OPC building. The columbaria would contain niches for housing cinerary urns containing cremated remains;
- Construction and operation of a 2,500-square foot, one-story (maximum height of 25 feet) Conservation Management Office (on 2.4 acres) to support management of the Federally-listed endangered species - California Least Tern (CLT);
- Use of existing bunkers for storage of emergency supplies and use of the undeveloped area within the Transfer Parcel for emergency training exercises during the CLT non-breeding season and as a staging area during emergencies and natural disasters;
- Installation/construction of both on- and off-site utilities and roadways (including upgrades) necessary to serve the above-listed facilities; and

3.

Mr. Milford Wayne Donaldson, FAIA

- Management of the approximately 511-acre undeveloped area (which includes the 9.7-acre CLT colony) for the long-term persistence and sustainability of CLT.

Area of Potential Effect

The APE includes the areas of proposed VA development and encompasses the construction footprint and all areas where potential project-related effects may occur (see Figure 2). The APE includes the approximately 112-acre VA Development Area and the proposed approximately 6-acre access road/utility corridor that would run east from the eastern edge of the Transfer Parcel to tie into the main sewer and water utilities. The access road/utility corridor would include approximately 1,425 feet of West Redline Avenue, directly east of the VA Transfer Parcel to the entry road from the Alameda Point North Gate, and a 3,292-foot segment of Main Street, that extends from the Alameda Point North Gate east to where the utilities would tie into the main sewer and water system.

Identification of Historic Properties

The former NAS Alameda was constructed in the 1930s, prior to World War II, and played an active role in the war. NAS Alameda was decommissioned in 1997. A portion of the naval air station comprises the NAS Alameda Historic District, which is eligible for listing in the National Register of Historic Places (NRHP) with a period of significance from 1938 to 1945. The NAS Alameda Historic District is located directly east of the proposed undertaking.

A records search for the undertaking was initiated through the Northwest Information Center on March 21, 2012.

Previous Studies and Consultations

In 1999, the Navy entered into a Section 106 Memorandum of Agreement (MOA) titled *Memorandum of Agreement Among the United States Navy, the Advisory Council on Historic Preservation and the California State Historic Preservation Regarding the Layaway, Caretaker Maintenance, Leasing, and Disposal of Historic Properties on the Former Naval Air Station, Alameda, California* (1999 MOA). The MOA identified the NAS Alameda Historic District, the south jetty of the Oakland Inner Harbor, and the Jetties and Federal Channel Historic District (Alameda Training Wall) as historic properties. The 1999 MOA did not identify any archaeological sites eligible for the NRHP.

Since 1999, the Navy has completed two base-wide evaluations to complete the identification of historic properties at the former NAS Alameda. These evaluations

4.

Mr. Milford Wayne Donaldson, FAIA

resulted in the preparation of the *Combined Specific Buildings Survey and Evaluation Report/Cold War Era Historic Resources Survey and Evaluation Report for Naval Air Station Alameda* (September 2011) (Combined Evaluation Report) and the *Cultural Landscape Report (CLR) for Naval Air Station Alameda* (April 2012). The California State Historic Preservation Officer (SHPO) concurred with the findings of the Combined Evaluation Report on January 7, 2011, and May 31, 2011 (USN090603A), and with the findings of the CLR on March 19, 2012 (USN120221A).

The Combined Evaluation Report identified additional World War II-era contributing elements of the NAS Alameda Historic District and concluded that the historic district includes 99 contributing resources. The NAS Alameda Historic District is located east of the APE for the current undertaking, and the Combined Evaluation Report did not identify any historic properties within the APE.

The CLR identified a historic designed landscape as an additional contributing element of the NAS Alameda Historic District. The CLR concluded that no NRHP-eligible cultural landscapes or landscape features occur outside the historic district boundary. Therefore, the CLR did not identify any historic properties within the APE for the current undertaking.

Plan for Public Involvement/Coordination with National Environmental Policy Act Review

For the proposed undertaking, VA plans to build upon the Navy's previous consultations and integrate efforts to provide the public with an opportunity to comment under Section 106 with other public involvement processes such as those planned for National Environmental Policy Act (NEPA) review. VA will conduct the following outreach to potential consulting parties in the Section 106 process:

- VA will establish a list of consulting parties, taking into account the Navy's list of consulting parties from the historic property identification effort as well as VA's procedures for identifying consulting parties;
- VA will notify consulting parties in writing that Section 106 consultation has been initiated with SHPO and that they will have an opportunity to comment on the effects of the undertaking through a review of the Finding of Effect (FOE) report and at the NEPA public meeting held during the public review period for the NEPA Environmental Analysis, which is being jointly prepared by VA and the Navy;
- VA will provide consulting parties an opportunity to review the assessment of the effects of VA's proposed undertaking prior to submittal of the FOE to SHPO, to ensure that the FOE incorporates consulting party input, as appropriate; and

5.
Mr. Milford Wayne Donaldson, FAIA

- VA will inform the public about the Section 106 process and findings during the NEPA public meeting discussed above, and will consider comments received.

Summary

VA anticipates that the identification phase of Section 106 review for the proposed undertaking will be based on the existing documentation prepared for former NAS Alameda. Information from these studies will be summarized and used to prepare the effects analysis for the undertaking. VA will consult with SHPO on its findings through a request for concurrence on the FOE report.

VA is requesting consultation on the proposed undertaking—the construction and operation of the VA OPC and National Cemetery—to fulfill Section 106 requirements of the NHPA. VA is also requesting SHPO comments and concurrence with the delineation of the APE and the plan for consultation/public involvement.

Should you have any questions about this undertaking, you may contact Doug Roaldson, VA Sierra Pacific Network Green Environmental Management System Manager, at (707) 235-4602.

Sincerely,



Brian J. O'Neill, M.D.
Director

Enclosures:

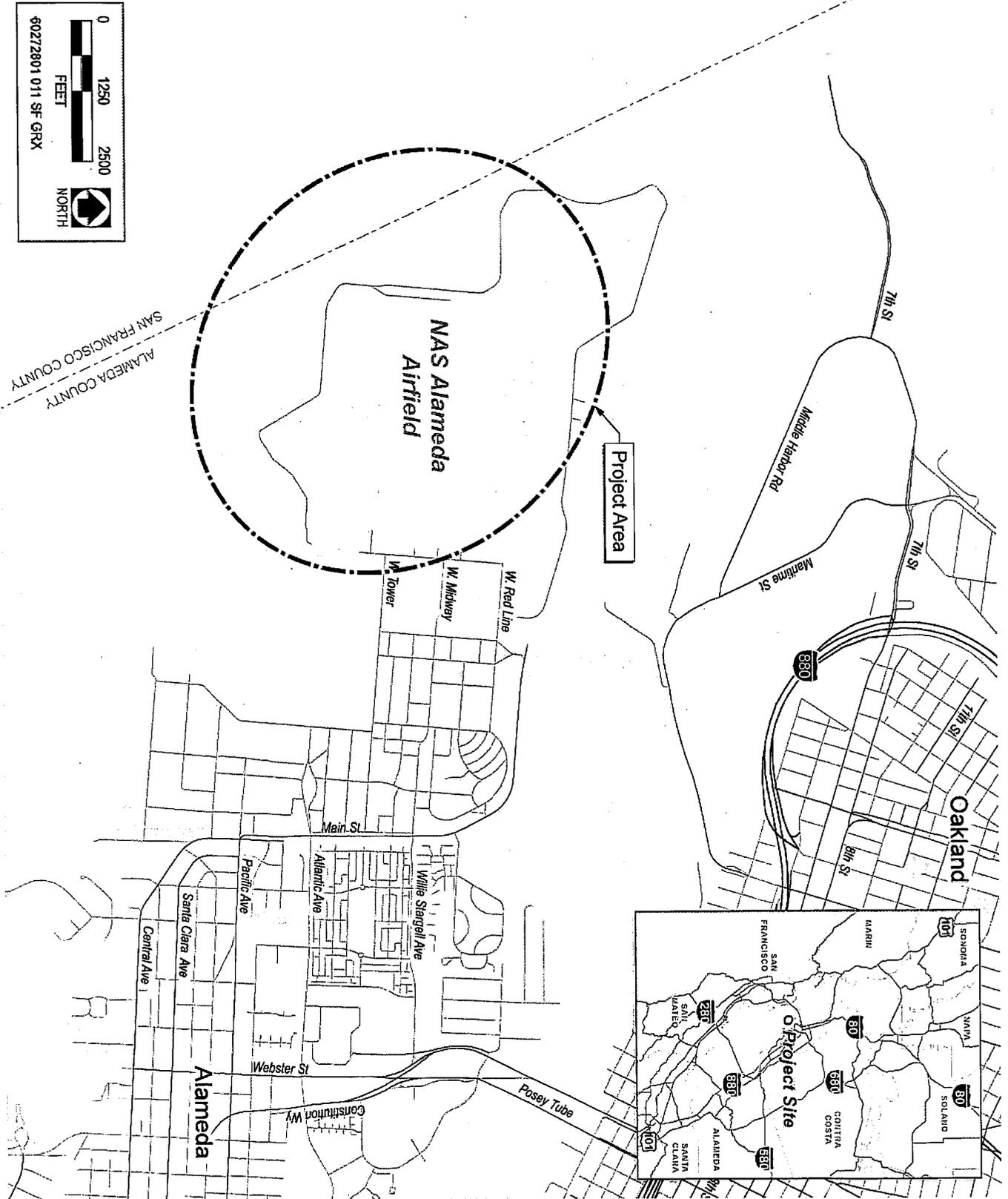
- Figure 1 (Project Location and Vicinity)
- Figure 2 (Area of Potential Effect)
- Figure 3 (NAS Alameda Historic District)

cc:

Kathleen Schamel, VA Federal Preservation Officer
Larry Janes, Capital Asset Manager, VA Sierra Pacific Network
Erica Spinelli, Disposal Project Leader/Senior Cultural Resources Manager,
Navy Base Realignment and Closure Project Management Office West
Brian Lusher, Advisory Council on Historic Preservation

Figure 1: Project Location and Vicinity

Source: AECOM 2012



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 23, 2012

Reply in Reference To: VA120813A

Brian J. O'Neill, M.D.
Director
Department of Veterans Affairs
VA Northern CA Health Care System
10535 Hospital Way
Mather, CA 95655

Re: Section 106 Consultation for Construction of Outpatient Clinic, National Cemetery and Additional Facilities, Former Naval Air Station Alameda

Dear Doctor O'Neill:

Thank you for initiating consultation on behalf of the Department of Veteran's Affairs (VA) regarding their efforts to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800.

The VA has identified the undertaking as the construction and development of several facilities, such as a National Cemetery and Outpatient Clinic, at the Former Naval Air Station Alameda. Ownership of former NAS Alameda, including the NAS Alameda Historic District, is currently being transferred from the U.S. Navy to the VA. Extensive construction and development of the former air station is being proposed by the VA, however at this time they are only requesting concurrence with their Area of Potential Effect (APE) determination, and consultation and public outreach methodology.

After reviewing the submitted information, I have the following comments:

- 1) As illustrated by maps submitted by the VA, proposed construction will occur adjacent to the NAS Alameda Historic District. Therefore, all designs for new construction and features visible from the district must be developed and consulted upon with that in mind. I suggest the VA amend the APE for all construction to include the NAS Alameda Historic District. If you agree with this modification I concur that the APE has been properly determined and documented pursuant to 36 CFR Parts 800.4 (a)(1) and 800.16(d). Please provide an updated map and narrative description of the modified APE at your earliest opportunity. If the VA does not agree with this proposal, please notify my office in writing.
- 2) I agree with the VA's proposed approach to public consultation for this undertaking as detailed on page four of their 13 August 2012 letter to my office. Please be reminded that such consultation must include the notification and

solicitation of comments from tribes identified through the Native American Heritage Commission. All comments received during this period must be included in the VA's Section 106 submittals to my office.

- 3) I agree with the VA's approach to identifying historic properties within the APE pursuant to 36 CFR Part 800.4. This proposed course of action will borrow from the findings of previous surveys and context reports pertaining to former NAS Alameda in addition to public outreach. Any remaining issues or questions arising from this procedure will be addressed through the Section 106 consultation process before the final determination of effect is identified.
- 4) It is my understanding that the VA will continue to consult with my office for *all* proposed actions at former NAS Alameda.
- 5) This letter does not address any construction activities and pertains solely to the VA's request for concurrence with identification efforts, public outreach and APE delineation.

Thank you for seeking my comments and considering historic properties as part of your project planning. If you have any questions or concerns, please contact Ed Carroll of my staff at (916) 445-7006 or at email at ecarroll@parks.ca.gov.

Sincerely,



Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

CC:

Brian Lusher
Advisory Council on Historic Preservation

Kathleen Schamel
Federal Preservation Officer
Department of Veterans Affairs

NHPA Section 106 Finding of Effect

[pending]

