

**DEPARTMENT OF DEFENSE  
DEPARTMENT OF THE NAVY**

**FINDING OF NO SIGNIFICANT IMPACT FOR THE  
DISPOSAL AND REUSE OF THE NORTH HOUSING AREA AT NAVAL AIR  
STATION ALAMEDA, CALIFORNIA**

Pursuant to the National Environmental Policy Act (NEPA) of 1969 (42 United States Code §§ 4321-4370d [1994]), as implemented by the Council on Environmental Quality Regulations (40 Code of Federal Regulations Parts 1500-1508 [1997]); the Department of the Navy Base Realignment and Closure (BRAC) Implementation Guidance dated March 23, 2007; the Defense Base Closure and Realignment Act (DBCRA) of 1990; and Public Law (PL) 101-510 Title XXIX, the Department of the Navy gives notice that an Environmental Assessment (EA) has been prepared, and that an Environmental Impact Statement will not be prepared, for the reuse of the North Housing area at former Naval Air Station (NAS) Alameda, California. The EA supplements the 1999 Final Environmental Impact Statement for the Disposal and Reuse of the Naval Air Station.

Under the proposed action, the North Housing Parcel would be transferred from the Navy to entities that have applications approved by the Alameda Reuse and Redevelopment Authority (ARRA). This transfer would convey the property to be redeveloped consistent with the amended Community Reuse Plan: Main Street Neighborhoods Update adopted by the ARRA Board on March 4, 2009, and would, in part, meet future low- and moderate-income housing needs.

**Background:** In 1993, Congress made the decision to close NAS Alameda. NAS Alameda was decommissioned in 1997. The BRAC legislation provided the requirements for compliance with NEPA, stating, in part, that the provisions of NEPA shall apply during the process of property disposal. In accordance with BRAC legislation and NEPA, an Environmental Impact Statement (EIS) was prepared addressing the probable impacts of the reuse of NAS Alameda lands and facilities. A Record of Decision was signed on February 9, 2000. Since the parcel was originally intended to be conveyed to a federal entity, the property was not included in the larger NAS Alameda surplus determination and thus was not analyzed in the FEIS as an alternative use. In January of 1996, prior to NAS Alameda's closure, the City of Alameda adopted the NAS Alameda Community Reuse Plan, a "roadmap" for the conversion of the former NAS to civilian use. The Reuse Plan was prepared for the ARRA; an agency created and governed by the City Council, with extensive citizen input solicited by the Base Reuse and Advisory Group, later known as the Alameda Point Advisory Committee. In November 2007, the Navy notified the ARRA that it was going to declare an additional 42 acres (15 hectares), commonly referred to as the North Housing Parcel, of NAS Alameda as surplus property. A formal surplus declaration for the North Housing Parcel was published in November 2007 and triggered the ARRA's obligation, as the Local Redevelopment Authority, to manage a legislatively prescribed screening process,

including compliance with NEPA. No disposal can occur until the NEPA process is complete.

**Public Review:** The BRAC Program Management Office sent public notices to those interested parties and adjacent property owners through a direct mailing on July 8, 2009. These notices were sent in an effort to help explain both the NEPA process and North Housing project. In addition, a Notice of Availability (NOA) for the Draft EA was published in both the Oakland Tribune and Alameda Journal from 10 July 2009 to 12 July 2009, as well as on the BRAC PMO website. Through public comment, the Navy received both calls and written inquiries about the project. These inquiries are addressed and explained in Chapter 10 of the EA.

**Purpose and Need:** The purpose of the preferred action is to allow the Navy to dispose of the North Housing Parcel within the City of Alameda for economically beneficial reuse and development. The preferred action is needed to allow conveyance of the North Housing Parcel from the Navy to the entities who have applications that are approved by the Alameda Reuse and Redevelopment Authority (ARRA) for redevelopment.

**Proposed Action:** The proposed action is needed to convey 42 acres (15 hectares) of the North Housing Parcel from the Navy to the entities who have applications that are approved by the Alameda Reuse and Redevelopment Authority (ARRA) and transfer the remainder in a manner consistent with the reuse plan. This transfer would allow the property to be redeveloped consistent with the amended guidelines identified in the EA and would, in part, meet future low- and moderate-income inclusionary housing needs as part of any future residential development consistent with the current Neighborhood Residential District (R-4) zoning designation. The transfer of the property to the ARRA is expected to result in development of up to 437 housing units. The EA considers the environmental effects of both the property transfer and the eventual residential development.

**Alternatives Analyzed:** The proposed alternative and the No Action Alternative are evaluated in the EA. The proposed alternative (the Reuse Plan Amendment Alternative) includes the reuse of the North Housing Parcel at NAS Alameda. The proposed reuse of the site will adhere to the amended Community Reuse Plan adopted by the ARRA Board on March 4, 2009. Intended reuse of the site would include development of approximately 315 two-unit housing units, 20 to 30 new or renovated duet-style homes, and 90 units intended as permanent, service-enriched affordable rental housing for homeless accommodation. The development would also include a community center and property management offices. Approximately 8 acres (3 hectares) of existing open space at the North Housing Parcel are proposed as a public park that would provide the opportunity for a variety of youth sports activities. The No Action Alternative would result in retention of the property by the Navy, with no change in conditions on the site.

**Affected Environment:** The proposed action area is the North Housing Parcel located in the northeastern portion of former NAS Alameda. The North Housing Parcel is developed with former military housing units and the associated infrastructure. The

existing 282 housing units have been vacated and are not currently occupied by military or other civilian residents. Along the entire northern boundary of the North Housing Parcel is an undeveloped area that was previously used as a park. This open grassy park area is generally unimproved with remnants of a baseball diamond and boundary outlines for soccer fields.

**Environmental Consequences:** The proposed action will comply with the State Implementation Plan for air quality, and pollutant emissions will be below de minimis levels and is considered exempt by definition from conformity requirements of the General Conformity Rule. No significant biological resources are present on the site, and no significant impacts are expected to occur to sensitive biological resources. No cultural resources are present on the site, and no impacts to cultural resources will occur. No significant impacts to geological resources or from geological conditions have been identified.

The proposed reuse of the site would result in development consistent with the Community Reuse Plan and City policies. Proposed residential and park development would be compatible with existing, proposed, and planned surrounding uses. Proposed development and planned development in the neighborhood would create visually enhanced community with a cohesive aesthetic. Socioeconomic effects on recreation, housing, and environmental justice would be beneficial, with new, attractive residences and amenities for low and middle income people and new residences for the homeless. No disproportionate high and adverse impacts to minority or low-income populations, and no adverse socioeconomic impacts will occur.

Traffic from the proposed project, added to other traffic on the roadway system, will not significantly worsen traffic conditions. Traffic noise will not affect the site at a significant level and traffic generated by the action will not result in an unacceptable increase in ambient noise. No health or safety risks to the general public have been identified nor will the utility system be impacted at the project area. Future wastewater treatment and supplies of water, electricity, and natural gas are sufficient to serve the populations, and mandated water and energy conservation measures will reduce consumption. The expected increase in stormwater discharge intensities and volumes can be handled by existing infrastructure. There are no identified constraints on the site related to water resources, and implementation of best management practices will prevent adverse impacts. Overall, the proposed action will not result in any significant environmental impacts.

The No Action Alternative would not fulfill the purpose of and need for the proposed action and could result in significant impacts on visual resources as the vacated housing currently on the site deteriorates and on police, fire, and emergency services due to theft, fire, break-ins, and similar events.

**Finding:** Based on information gathered during preparation of the EA, I find that implementation of the proposed action will not have a significant impact on human health or the natural environment.

The EA may be obtained at <http://www.bracpmo.navy.mil/> from the Department of the Navy, Navy Base Realignment and Closure Program Management Office West (Navy BRAC PMO West), 1455 Frazee Road, Suite 900, San Diego, CA 92108. Attn: Patrick McCay, Phone (619) 532-0906.

12/8/09  
Date

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