

NOTICE OF AVAILABILITY

FINAL ENVIRONMENTAL ASSESSMENT (EA)

AND 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.

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.

The following are the environmental resources identified in Final EA that may be affected or impacted by the proposed action. Topography, geology, soils, and seismicity; hydrology and water quality; biological resources; cultural resources; land use; air quality; noise; aesthetics; public health and safety; and public services and utilities.

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.

Copies of the Final EA and the FONSI can be downloaded from the BRAC website at <http://www.bracpmo.navy.mil>. If you have any questions or would like to request a hard copy of the Final EA or FONSI, please contact Mr. Patrick McCay at (619) 532-0906 or via email at patrick.mccay@navy.mil.