

# **Finding of No Significant Impact**

---

## **Proposed SMC Military Family Housing at White Point San Pedro, California**

**Department of the Air Force  
Space and Missile Systems Center  
Los Angeles Air Force Base, California**

**26 February 1997**



Printed on recycled paper

## FINDING OF NO SIGNIFICANT IMPACT (FONSI)

**PROPOSED ACTION:** The Air Force proposes to construct new housing units for military personnel assigned to Los Angeles Air Force Base (LAAFB), California. This action would *help* fulfill the projected deficit of military family housing (MFH) and maintain Air Force standards of living for military personnel and their families.

Four options for fulfilling the MFH deficit were evaluated by the Air Force (i.e., the Proposed Action and three alternatives). The Proposed Action is the development of MFH on the US Navy White Point housing site and an adjacent, undeveloped parcel of land. The three alternatives to the Proposed Action are: (1) demolition of a portion of the San Pedro Navy Housing on John Montgomery Drive and rebuilding MFH on this site; (2) construction of new housing units on the Fort MacArthur Upper Reservation; and (3) the No Action Alternative. All sites are located in the community of San Pedro in the City of Los Angeles. An Environmental Assessment (EA) dated December 1996 has been prepared to evaluate the environmental impacts of the Proposed Action and alternatives.

In late 1993, the Air Force originally proposed to alleviate its housing deficit by building up to 150 single-family housing units at the Fort MacArthur Upper Reservation in San Pedro. Significant adverse environmental impacts were expected to occur, and a Notice of Intent to prepare an Environmental Impact Statement (EIS) was published in the Federal Register on July 20, 1994.

However, as a result of a public scoping meeting held in August, 1994, and the 1995 Base Realignment and Closure Committee decision to close US Naval Station Long Beach, the Proposed Action was changed. In February, 1996, the Air Force proposed to build up to 96 single-family housing units on the US Navy White Point housing site, including an adjacent, Navy-owned, undeveloped, 8-acre parcel of land. Due to the change in site and decrease in potential for environmental impacts associated with the new site, the Air Force has determined that an EIS is no longer required and has prepared an EA. The Fort MacArthur Upper Reservation is included as an alternative in the EA.

Furthermore, as a result of comments in response to the publication of the Environmental Assessment and draft FONSI the Air Force, has reduced the scope of the project. The Air Force will build 71 homes situated to maximize open space on the 8-acre parcel. Other design and construction features have also been incorporated into the plans to address concerns about the aesthetics of the site.

### SUMMARY OF FINDINGS:

**Community Resources:** The Proposed Action will not result in any significant impacts to community resources. The proposed action is consistent with current land use plans and zoning. The undeveloped 8-acre parcel of land adjacent to the existing housing area is not planned for open space, therefore, the potential loss of open space is not considered significant. The California Coastal Commission has issued a negative determination for the project. After meetings with community leaders concerned with aesthetics of the site, the Air Force has reduced the scope of the proposed action. This includes reducing the number of units and optimizing open space on the 8 acres.

Transportation: The Proposed Action will not result in significant impacts to traffic conditions at intersections or roadways.

**Public Services:** The Proposed Action will not result in impacts to police, fire protection, medical facilities, schools, libraries, recreational resources in the community. These resources are sufficient to accommodate the minimal increase in need for public services that would occur as a result of the Proposed Action.

**Utilities:** The Proposed Action results in a 23 percent increase in potable water use, an increase of 0.01 million gallons per day of wastewater, and an increase of 0.1 ton per day of solid waste. These increases, and an increase in energy consumption associated with the proposed action, can be accommodated. Therefore, no impacts to utilities would occur.

**Hazardous Materials and Wastes:** With the exception of household hazardous wastes, the Proposed Action will not result in the use or generation of hazardous materials or wastes. No Installation Restoration Program (IRP) impacts are anticipated. IRP sites and ongoing remediation activities are not located on the proposed housing site. During demolition activities, the Air Force will manage asbestos-containing material and lead-based paint removal in accordance with existing directives. The Proposed Action will not result in impacts from pesticides, radon, ordnance or polychlorinated biphenyls.

**Soils and Geologic Resources:** Construction in previously disturbed areas (within the existing housing area) will not result in impacts to soils or sediments, or impacts from faulting or seismicity. Construction practices and methods, adherence to Air Force construction requirements, and voluntary compliance with City of Los Angeles building codes, will take into consideration the previously documented potential effects of landslides (surficial slumping) and subsidence at this site. The Proposed Action will not result in significant impacts to topography and stratigraphy, or non-renewable mineral resources. Erosion, primarily during construction cut and fill activities in previously undisturbed areas will be minimized through the use of erosion control measures. Because the site is located in a seismically active area, all newly constructed building would be built to the Uniform Building Code, Seismic Zone 4, standards. Because ground disturbing activities have the potential to uncover paleontological resources (fossil remains), and the high paleontological sensitivity beneath the site, earthwork in the Altamira shale will be monitored by a paleontologist. Therefore, no significant impacts to geologic resources are anticipated.

**Water Resources:** The potential for transport of contaminated materials from the housing area via runoff will be prevented or minimized by proper street cleaning and stenciling of storm drains to discourage illegal dumping. The Proposed Action will not result in significant impacts to surface water, drainage or groundwater resources.

**Air Quality:** The proposed action meets both *de minimis* and regional significance requirements during construction and operation. Air pollutant emissions generated during construction and operation are not considered significant.

**Noise:** Construction of new housing could result in noise levels that temporarily exceed City of Los Angeles noise standards. Disturbances will be minimized by prohibiting noisier activities during early morning and late evening hours, by providing prior notification of construction to affected residents, and monitoring noise levels if complaints are received. The increase in noise from additional traffic resulting from the new housing is not considered significant over baseline conditions. Therefore, no significant impacts from noise are anticipated.

**Biological Resources:** Threatened or endangered species are not found or expected on the site. Therefore, significant impacts to biological resources would not occur.

**Cultural Resources:** Due to the potential to encounter buried archaeological materials during earthwork, a qualified archaeologist will monitor ground disturbing activities. Construction activities will be halted and redirected in the event archaeological materials are uncovered, and a data recovery plan prepared and coordinated with the State Historic Preservation Officer (SHPO). SHPO has concurred with the No Adverse Effect Determination for the six former military structures (Base-End Stations, referred to as concrete pillboxes in the EA) on the 8-acre parcel. Therefore, the Proposed Action will not result in significant impacts to cultural resources.

Additional information about these Base-End stations was elicited as a result of the publication of the draft FONSI. That information indicated the structures were mischaracterized both as to age and purpose in the Environmental Assessment. These are now recognized as having been important components of the harbor defense system, therefore the Air Force will incorporate several mitigation efforts in the project and consider others. The Air Force is committed to –

- Excavate and document the existing structures through the use of line drawings and photographs prior to their removal or relocation. The Fort MacArthur Military Museum Association and San Pedro Bay Historical Society will be invited to participate in this process.
- Prepare a historical sign or marker depicting the Base-End Stations, their location and purpose, and their relationship to the gun emplacements situated on the Upper Reservation. The Fort MacArthur Military Museum Association and San Pedro Bay Historical Society will be invited to participate in this process.
- Use its best efforts to remove and refurbish one representative sample of the existing Base-End Stations (to be selected in consultation with the Museum Association and Historical Society) and relocate it to an adjacent location on the White Point property which is similar in contour and elevation and overlooks the target area protected by the Fort MacArthur batteries.
- In the event an existing structure cannot be successfully relocated (because of deterioration to the original concrete or because the cost of relocation is prohibitive), SMC will construct a replica Base-End Station at an adjacent location in accordance with original plans to be furnished by the Museum Association. We will coordinate with the Association to ensure the historical accuracy in replicating the interior of the structures.
- Following relocation or replication of a Base-End Station as provided above, SMC will secure the structure to prevent vandalism but will provide the Museum Association with prearranged access to the site for purpose of conducting group tours, etc., in furtherance of its historical mission.

**Socioeconomic Resources:** The Proposed Action will not result in a significant increase in population, result in the need for new housing, result in any significant economic effect from loss of income from rental properties, or result in any significant change to employment conditions. In accordance with Executive Order 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations), the Proposed Action will not disproportionately impact minority or low-income populations as a result of adverse environmental, economic, social, or health impacts. Therefore, no significant impacts to socioeconomics would occur.

**EVALUATION OF THE NO ACTION ALTERNATIVE:** Under the no action alternative, LAAFB would not be able to fulfill its projected housing deficit. The proposed housing site, and alternative sites, would remain in their current condition. The No Action Alternative would result in no impacts to environmental resources.

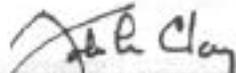
**MITIGATION:** Best management practices for specific resources will be implemented during construction, demolition and operation to prevent or minimize potential environmental impacts, as described herein.

**CUMULATIVE IMPACTS:** The environmental assessment reviewed cumulative impacts that could result from the incremental impact of the action when added to other past, present, or reasonably foreseeable future actions. With the exception of other construction projects in the area, there are no other known projects anticipated for the study area. Review of potential environmental impacts of this action, combined with other construction activities, concluded that no significant cumulative impacts to the local regional environment will occur.

**FINDING OF NO SIGNIFICANT IMPACT:** Based on the environmental assessment conducted in accordance with the requirements of the National Environmental Policy Act, the Council on Environmental Quality and Air Force Instruction 32-7061 (Environmental Impact Analysis Process), I conclude the environmental effects of the proposed construction and occupancy of new military family housing at White Point in the community of San Pedro, Los Angeles County, California, are not significant and that the preparation of an environmental impact statement is not warranted. For these reasons, a finding of no significant impact is made. An Environmental Assessment of the proposed action, dated December 1996, is on file at:

U.S. Air Force Space and Missile Systems Center  
2420 Vela Way, Bldg 130, Suite 1467  
Los Angeles AFB, CA 90245-4659  
Attn: Maj Lonny Baker, SMC/AXPC  
Phone: (310) 363-0935

**APPROVED:**

  
\_\_\_\_\_  
JOHN L. CLAY, Brig Gen, USAF  
Chairman, Environmental Protection Committee  
Space and Missile Systems Center  
Los Angeles Air Force Base, California

26 Feb 97

(Date)