

**FINDING OF NO SIGNIFICANT IMPACT (FONSI):
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAUSALITO ANNEX,
SAN FRANCISCO VA HEALTH CARE SYSTEM
SAUSALITO, CALIFORNIA**

The U.S. Department of Veterans Affairs (VA) assessed the potential impacts of the planned construction and operational changes at the proposed San Francisco VA Health Care System (SFVAHCS) Annex at Sausalito, California. Pursuant to the Council on Environmental Quality (CEQ) regulations (40 Code of Federal Regulations [CFR] 1500-1508) implementing procedural provisions of the National Environmental Policy Act (NEPA) and VA procedures for implementing NEPA (38 CFR Part 26), the VA gives notice that an Environmental Assessment (EA) has been prepared and an Environmental Impact Statement (EIS) is not required for this action. The attached EA is incorporated by reference into the Finding of No Significant Impact (FONSI).

Proposed Action: The Proposed Action would install up to 8,000 square feet of new modular space and supporting improvements at 25 Libertyship Way in Sausalito to be used by the VA for administrative purposes. The Proposed Action would also rehabilitate the exterior of the existing vacant Machine Shop building located at the property.

Purpose and Need: The Proposed Action is needed to support current space constraints at the SFVAHCS Fort Miley Campus, which is located approximately eight miles to the south of the subject site at Lands' End in the city of San Francisco, as well as to protect and preserve the existing Machine Shop from further disrepair. The VA proposes to address these needs by relocating select administrative office space from the Fort Miley Campus to the modular buildings on the subject site and by replacing the exterior façade and roofing of the Machine Shop in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Section 106 of the National Historic Preservation Act.

Existing Conditions: The Proposed Action would be located on Federal lands owned by the VA located within the City of Sausalito, Marin County, California. Specifically, the Proposed Action would be located at 25 Liberty Ship Way, approximately 1.3 acres in size. As part of the Proposed Action, office space for up to 75 staff members would be relocated from the SFVAHCS Fort Miley Campus, located at 4150 Clement Street in San Francisco, to the subject site. The subject site currently consists of a vacant Machine Shop that was constructed in 1942, an empty Butler building along the eastern property boundary, and a paved area between the two.

Scope of the EA: The EA evaluates the potential direct, indirect, short-term, and long-term impacts on the natural and human environment resulting from the Proposed Action. The EA documents VA's compliance with the requirements of NEPA, as amended; the CEQ regulations implementing NEPA (40 CFR 1500-1508) and VA procedures for implementing NEPA (38 CFR Part 26).

Resource areas examined in the EA and potentially impacted include: aesthetics; land use; air quality; cultural resources; geology and soils; hydrology and water quality; wildlife and habitat; noise; floodplains, wetlands, and coastal zone management; socioeconomics and environmental justice; community services; solid and hazardous materials; transportation and parking; and utilities. The EA also addresses potential cumulative impacts.

In accordance with CEQ NEPA regulations (40 CFR Section 1506.6, Public Involvement), the EA has been made available to agencies and the public for a 30-day comment period. This review period provided, to the extent practicable, the opportunity for the public to be involved in the preparation of this assessment. No comments were received on the Draft EA; the VA's Notice of

Availability, newspaper legal announcement and invitation to comment are included as an Appendix to the Final EA.

Alternatives Analyzed: The EA evaluates one action alternative and a no action alternative. The Proposed Action is the construction up to 8,000 square feet of new modular space and supporting improvements at the subject site to be used by the VA for administrative purposes, as well as the rehabilitation of the exterior of the existing Machine Shop building located at the subject site. No other action alternatives were identified that adequately met the purpose and need for the Proposed Action.

Environmental Effects: The EA examined the potential human and natural environment consequences of the Proposed Action. Implementation of the Proposed Action would not significantly impact or adversely affect the quality of the human or natural environment. The Proposed Action would not result in any significant long-term adverse effects on aesthetics, land use, air quality, geology, hydrology and water quality, wildlife and habitat, noise, solid and hazardous materials, transportation and parking, and utilities. In many cases, adverse effects are minimized through compliance with VA standard specifications and Federal, state and local regulations.

As of December 20, 2016 the Marinship Machine Shop is a registered historic site. The Proposed Action would replace the existing siding and paint, which have been found to contain asbestos and lead-based paint over regulatory levels, with an alternate material maintaining the same dimensions and overall appearance of the historic façade. On May 7, 2015, the VA "reinitiated" consultation with the State Historic Preservation Officer (SHPO) on this property to seek concurrence with the Proposed Action. The VA is also currently developing plans for conducting archaeological testing as necessary, in consultation with the SHPO, the Federated Indians of Graton Rancheria, the City of Sausalito, and other interested parties. The VA will complete consultation with the SHPO for the Proposed Action and the archaeological testing plan in accordance with Section 106 of the National Historic Preservation Act prior to completing the final design and implementing the project.

Minimization Measures: VA standard construction specifications require various controls to be employed during construction activities related to protecting the environment and managing hazardous and non-hazardous waste. Because these controls are required by VA, implementation of these controls is assumed as part of implementation of the Proposed Action. The list below provides examples of several applicable VA standard construction specifications, but is not intended to be comprehensive.

Section 01 00 00 – General Requirements: These requirements include executing construction activities in such a manner as to interfere as little as possible with normal functioning of the site and its surroundings, including operations of utility services, fire protection systems and any existing equipment and access required to remain in operation. Roads, walkways and entrances to the site would be required to be kept clear of construction materials, debris and standing construction equipment and vehicles.

Section 01 57 19 – Temporary Environmental Controls: These requirements include such measures as setting work area limits, protecting the landscape, minimizing interference with and protection of wildlife, reducing exposure of unprotected soils, protecting disturbed areas, installing erosion and sediment control devices, hazardous material spill prevention measures, managing spoil areas, and following good housekeeping procedures. They also require providing sound deadening devices on construction equipment and noise abatement measures

to manage construction-related noise levels. Controls may include use of shields or other physical barriers to restrict noise transmission, providing soundproof housings or enclosures for noise producing machinery, using efficient silencers on equipment air intakes, using efficient intake and exhaust mufflers on internal combustion engines, lining hoppers and storage bins with sound deadening material, and conducting truck loading, unloading, and hauling operations so that noise is kept to a minimum.

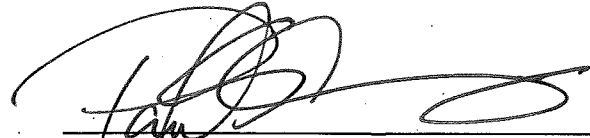
Section 01 74 19 – Construction Waste Management: This specification section requires contractors to prepare and submit a written demolition debris management plan that includes procedures to be used for debris management, techniques to be used to minimize waste generation, and descriptions for material handling.

Asbestos Abatement: Asbestos abatement would be performed as part of the exterior renovation of the Machine Shop in accordance with U.S. EPA's National Emission Standard for Asbestos (40 CFR Part 61 - Subpart M) and applicable VA Division 02 Standard Specification Sections, including Section 02 82 13.21 (*Asbestos Floor Tile and Mastic Abatement*), Section 02 82 13.21 (*Asbestos Roofing Abatement*), Section 02 82 13.31 (*Asbestos Transite Abatement*), and others.


Section 02 83 33.13 – Lead-Based Paint Removal and Disposal: A lead-containing paint removal plan would be required per this specification section. Removed paint chips and associated waste would be disposed of in compliance with Federal, state, and local requirements. Monitoring of airborne concentrations of lead would be required in accordance with 29 CFR 1910.1025. Removal of paint indoors and on the outsides of buildings would be performed in such a manner as to minimize contamination of work areas with lead-contaminated dust or other lead-contaminated debris/waste. Lead-contaminated waste, scrap, debris, bags, containers, equipment, and lead-contaminated clothing which may produce airborne concentrations of lead particles would be collected and disposed of at an approved hazardous waste treatment, storage, or disposal facility.

Finding: Based on information gathered during preparation of the EA, the VA finds that implementation of the Proposed Action would not have a significant impact on the human environment and an EIS is not required for the Proposed Action.

The Final EA may be obtained by interested parties at the following SFVAHCS Website (<http://www.sanfrancisco.va.gov/planning/>). A copy of the Final EA is also available for public review at the the Sausalito Public Library, 420 Litho Street, Sausalito.



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Date