

**DEPARTMENT OF DEFENSE  
DEPARTMENT OF THE NAVY**

**FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED DISPOSAL  
OF NAVAL ACTIVITY PUERTO RICO (FORMER NAVAL STATION  
ROOSEVELT ROADS), CEIBA, PUERTO RICO.**

Pursuant to section 102(2)(C) of the National Environmental Policy Act (NEPA) of 1969 and the Council on Environmental Quality regulations (40 CFR Parts 1500-1508) implementing the procedural provisions of NEPA, the Department of the Navy (the Navy) gives notice that a Supplemental Environmental Assessment (SEA) has been prepared, and that an Environmental Impact Statement is not required for the disposal of Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico. The Puerto Rico Environmental Quality Board was a cooperating agency in the preparation of the SEA.

Pursuant to the United States Department of Defense (DoD) Appropriations Act of Fiscal Year 2004 (Public Law 108-87), the Navy closed Naval Station Roosevelt Roads (NSRR) in Puerto Rico in Spring 2004. Accordingly, on March 31, 2004, NSRR ceased operations as a Naval Station. The base was re-designated as Naval Activity Puerto Rico (NAPR) to maintain a Navy presence and associated security during the disposal process.

In 2007, the Navy prepared the Environmental Assessment (EA) for the Disposal of Naval Activity Puerto Rico (referred to herein as the 2007 EA) that evaluated the potential environmental impacts associated with the disposal of NAPR. To oversee the planning process for future development of NAPR, the Commonwealth created a Local Redevelopment Agency (LRA). In 2004, the LRA developed the Naval Station Roosevelt Roads Reuse Plan (Reuse Plan). The potential disposal and reuse of the property, as proposed in the Reuse Plan, was the basis for the evaluation of the potential impacts in the 2007 EA, which was considered consistent with the Puerto Rico Public Environmental Act (Law No. 9).

Proposed Action: In April 2010, the Commonwealth, through the LRA, submitted an addendum to the original 2004 Reuse Plan (referred to herein as the 2010 Reuse Plan Addendum, or the Addendum). The Proposed Action evaluated in this SEA is the proposed reuse of Parcel III located at NAPR, as identified in the 2010 Reuse Plan Addendum. The 2010 Reuse

Plan Addendum is conceptual and focuses on proposed land uses and not on specific developments. The LRA, in conjunction with the Puerto Rico Planning Board (PRPB), has developed a Special Zoning Plan for NAPR based on the 2010 Reuse Plan Addendum. Upon its adoption, this plan would serve as the official zoning of the property. Any future development projects proposed on former NAPR property would be reviewed by the PRPB to ensure such development is consistent with the Special Zoning Plan.

The SEA herein evaluates the environmental consequences of the proposed reuse of the NAPR property in accordance with the Commonwealth's 2004 Reuse Plan, as modified by the 2010 Reuse Plan Addendum, and adopted by the Commonwealth and the LRA. The disposal of the NAPR property is the responsibility of the Navy; redevelopment will be the responsibility of future owners of the property.

The 2007 EA evaluated the environmental consequences of the 2004 Reuse Plan. This SEA supplements the 2007 EA in accordance with the CEQ regulations (40 CFR 1502.21) and analyzes only the effects of those elements of the 2010 Reuse Plan Addendum that are substantially different than those of the original 2004 Reuse Plan. The 2010 Reuse Plan Addendum categorized the proposed redevelopment into four distinct phases. The impacts associated with the proposed reuse, as defined by Phases I and II, are considered indirect impacts of reuse of the predominantly existing infrastructure of NAPR. CEQ regulations (40 CFR 1508.8[b]) cite growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate and related effects on air and water and other natural systems as examples of indirect impacts. The impacts associated with long-range future redevelopment (Phases III and IV) are based on expansion of the existing infrastructure at NAPR and unforeseen economic factors and, therefore, are being considered as cumulative effects of the Proposed Action. All reasonably foreseeable elements of the 2010 Reuse Plan Addendum are analyzed in this SEA.

Alternatives Analyzed: Although the Navy's Proposed Action is reuse of Parcel III of the NAPR property, restrictions imposed on land use by the Navy may affect the long-term redevelopment potential for the property. Thus, the two alternatives analyzed in this document are: (1) reuse of Parcel III property at NAPR as identified in the Commonwealth's 2010 Reuse Plan Addendum, and (2) (the No-

Action Alternative): disposal of NAPR consistent with the 2004 Reuse Plan in accordance with the Preferred Alternative for Parcel III as identified in the 2007 EA (Finding of No Significant Impact [FONSI] signed on April 10, 2007). The No-Action Alternative also establishes a baseline to identify and compare potential environmental consequences from the redevelopment of NAPR as identified for the Preferred Alternative in the 2004 Reuse Plan.

Marine waters adjacent to NAPR support sensitive environmental resources such as essential fish habitat (e.g., coral reefs and sea grass beds) as well as threatened and endangered species, including sea turtles, the West Indian manatee, and the yellow-shouldered blackbird. Because of the speculative nature of the Reuse Plan, its full effects on listed species cannot be addressed. However, there are a number of conservation measures that Commonwealth and/or federal resource agencies could/may impose on non-federal owners/developers before development-specific approvals or permits are issued. Implementing these conservation measures would be the responsibility of the new owner/developer, and the respective issuing agency would be responsible for ensuring that these measures are instituted. After disposal, the Navy would no longer retain any ownership or control of these properties.

In consultation with the U.S. Fish and Wildlife Service (USFWS), the Navy has developed parcel-specific conservation guidelines that list species-specific conservation recommendations for future land owners to consider. This EA identifies the conservation guidelines to be provided to new owner(s)/developer(s) to offset potential impacts. Accordingly, during Section 7 consultation pursuant to the Endangered Species Act (ESA), in a letter dated August 25, 2011, USFWS concurred with the Navy's determination that, by adoption of the conservation measures previously approved for the 2004 Reuse and Special Zoning Plan, re-initiation of consultation under Section 7 of the ESA would not be necessary.

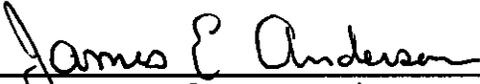
Prior to implementing the Proposed Action, a Memorandum of Agreement (MOA) negotiated between the Navy and the Puerto Rico State Historic Preservation Office (SHPO) will be executed. The MOA details which archaeological sites at NAPR would undergo data recovery and to what level. In addition, it specifies the level of documentation needed

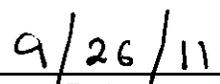
for respective historic structures or the consultation process needed to establish the level of recordation. Through the execution of a MOA, and by implementing the stipulations of the MOA, the Navy would meet their requirements under Section 106 of the NHPA. Although the MOA has not yet been signed by the SHPO (signature by all parties is anticipated shortly) agreement has been reached between the SHPO and the Navy as to the contents of the document and signature by all parties will occur prior to any transfer of property by the Navy as a result of this FONSI.

The analysis conducted in the SEA focused on the following resources: Land Use and Aesthetics, Soils, Water Quality, Air Quality, Noise, Terrestrial and Marine Environments, Threatened and Endangered Species, Socioeconomic Conditions, Cultural Resources, Environmental Contamination, and Coastal Zone Management.

Based on information gathered during preparation of the SEA, the Navy concluded that implementation of the Proposed Action will have no significant adverse impacts on the environment and that an EIS is not warranted.

The SEA and FONSI prepared by the Navy addressing this action may be obtained from: Department of the Navy, BRAC Program Management Office SE, 4130 Faber Place Drive, Suite 202, North Charleston, SC 29405, Attn: Dale Johannesmeyer, 843-743-2128, dale.johannesmeyer.ctr@navy.mil. A limited number of copies of the SEA and FONSI are available to fill single copy requests.

  
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James E. Anderson, Director  
BRAC Program Management Office, SE

  
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