

Draft

FINDING OF NO SIGNIFICANT IMPACT

Environmental Assessment for the Construction and Operation of the Westside Shoppette/Gas Station at Kirtland Air Force Base, Albuquerque, Bernalillo County, New Mexico

Pursuant to the National Environmental Policy Act (NEPA) of 1969 (Public Law 91-190, 42 United States Code §4321 et. seq.); the Council on Environmental Quality (CEQ) regulations implementing NEPA (40 Code of Federal Regulations [CFR] §§1500-1508); and the Department of the Air Force Environmental Impact Analysis Process (EIAP; Air Force Instruction 32-7061), the United States Air Force prepared an Environmental Assessment (EA) analyzing the potential impacts of the construction and operation of a shoppette/gas station. The EA is incorporated by reference and this Finding of No Significant Impact (FONSI) summarizes the results of that evaluation.

Purpose and Need for the Proposed Action

The Army and Air Force Exchange Service (AAFES) proposes to construct a shoppette/gas station at Kirtland Air Force Base (Kirtland AFB) in Albuquerque, Bernalillo County, New Mexico. The purpose of the action is to better serve the needs of the military community through the improvement of shopping and other services by replacing the existing facility. A new shoppette/gas station would improve upon the existing infrastructure while also increasing services to customers. Further, Base personnel would benefit from the additional contribution to the Base's Morale, Welfare, and Recreation (MWR) program budget from the increased AAFES revenues.

The need for this action is to provide consolidated, centrally located facilities on Kirtland AFB where authorized customers can obtain multiple services at a single west-side location. This would reduce the need to travel off-Base and allow customers to make a single stop for multiple services on the west side of the Installation. In addition, building improvements would increase energy efficiency and reduce overall operational costs.

Description of Proposed Action And Alternative

Proposed Action

AAFES proposes to construct a new 4,940-square-foot shoppette/gas station facility on a 3-acre undeveloped site located on the northeast corner of the Truman Street and Randolph Avenue intersection.

Construction would consist of a reinforced concrete slab/foundation with steel or concrete framing, including complete mechanical, electrical, and life/safety systems. The proposed facility would be designed in accordance with Leadership in Energy and Environmental Design (LEED)-New Construction (NC) standards; however, AAFES does not intend to pursue certification for this facility. The proposed facilities would connect to existing utility services and communications systems and would provide for pavement, walks, curbs, gutters, storm drainage, retention walls, and other site improvements, as necessary. These collocated facilities would include retail gasoline sales through the installation of two 12,000-gallon vaulted tanks; four multi-product dispensers with eight pumps; a canopy roofing system; and 32 parking spaces for use by authorized patrons. New construction would be in accordance with all applicable

Department of Defense Unified Facilities Criteria (UFC) provisions. Construction is expected to last approximately eight months.

No-Action Alternative

Under the No Action Alternative, AAFES would not construct the new shoppette/gas station facility. As a result, Kirtland AFB would continue to use the existing AAFES facility, which is located on Aberdeen Avenue between Carlisle and Truman Streets. Use of this facility would result in the continued provision of inadequate services for authorized personnel within outdated facilities that have exceeded their useful life. This facility contains two gasoline pumps (four dispensers) and 10 parking spaces and a small (2,476-square-foot) retail facility. Further, Base personnel would not benefit from the expanded customer services and the additional revenue provided from these services to the Base's MWR program budget.

Anticipated Environmental Consequences

Proposed Action

The potential consequences associated with this action are not significant in nature. The Proposed Action would have negligible impacts on topography, geology, and soils; air quality; and biological resources. The Proposed Action would not be expected to generate any hazardous materials or wastes and the action would not disproportionately affect children, minorities, or low-income populations. Potential consequences to land use, airspace, aircraft operations, climate, noise, cultural resources, and utilities and infrastructure were not evaluated in detail because there would be no impacts. Impacts to other resources are summarized below.

Traffic. Construction activities would result in a slight increase to traffic volume in the project area due to on-road use by construction equipment, construction workforce vehicles, and vehicles delivering construction materials. To minimize these impacts, the contractor would provide adequate off-street parking for all construction workers to avoid increased congestion near roadsides, as well as, encourage construction workers to carpool to the site.

Because the number of personnel assigned to Kirtland AFB would not be expected to increase, there would be no associated increase in the number of entries and exits to the Base since the facilities would only be utilized by on-Base personnel. However, existing on-Base trips would likely be redistributed over the existing roadway network, increasing the number of trips to this portion of the Base. Project design incorporates two entry and exit points, thereby limiting the traffic on both roadways. Because of the unused capacity on Truman Street, it is estimated that there would be no traffic issues (i.e., flow or safety concerns) that would reduce the level of service of any roadway to an unacceptable standard. Therefore, the proposed construction and operation of this facility would have negligible impacts to traffic at Kirtland AFB.

Visual Resources. During construction, the project site would have little aesthetic appeal. Ground disturbance and construction equipment would be partially visible from the surrounding area. At the completion of construction, the project site would consist of a new building, parking areas, and landscaping. Over the long-term, visual and aesthetic impacts at the project site would be anticipated to be positive with the conversion of a previously disturbed, vacant parcel to a facility consistent with the design standards specified in the *Kirtland Air Force Base Architectural Compatibility Plan*.

Water Resources. No sensitive water features are located in or immediately adjacent to the Preferred Alternative site. During construction activities, the contractor will prepare a Stormwater Pollution Prevention Plan to implement best management practices to prevent the uncontrolled discharge of sediments and pollutants in compliance with the National Pollution Discharge Elimination System Construction General Permit.

Over the long-term, impacts would include the increase in stormwater runoff associated with the increase in impervious surface area and the potential increase of non-point source pollution associated with the facility and/or vehicles. This pollution will be minimized and potentially avoided through adherence to the Kirtland AFB SWPPP. Implementation of BMPs and design measures including the placement of culverts, swales, and retention facilities will further limit the potential short-term and long-term adverse impacts to surface water to insignificant adverse effects.

Cumulative Effects. Potential cumulative impacts were evaluated based on the proximity to the project site and similarity of timing of construction activities. Results of this analysis indicate that the proposed Enhanced Use Lease Project has the greatest potential for cumulative impacts with the Proposed Action due to its proximity (less than 1 mile) to the proposed project site. Construction of this project is proposed to occur in several phases over an estimated four-year period with the first phase of this project likely to include land clearing and infrastructure improvements. According to current construction schedules, only Phase I would correspond with AAFES construction activities. Further, due to pending environmental documentation and other potential scheduling issues, it is highly unlikely that any overlap of construction activities would occur.

Based on this determination, coupled with the proposed mitigation measures and adherence to existing Kirtland AFB management plans, it has been determined that cumulative impacts would not result from the implementation of the Proposed Action.

No-Action Alternative

Under this alternative, there would be no near-term changes to current land use, visual resources, air quality, noise, biological resources, traffic, or socioeconomics. In the longer term, however, other development would likely occur and could have similar impacts.

Public Review

A public notice was published in the *Albuquerque Journal* on August 31, 2008, inviting the public to review and comment upon the EA and FONSI. The public comment period closed on September 30, 2008. ____ comments were received.

Finding of No Significant Impact

Based upon my review of the facts and analyses contained in the attached EA, I conclude that the Proposed Action would not have a significant environmental impact, either directly or cumulatively in conjunction with other projects at Kirtland AFB. Accordingly, the requirements of NEPA, CEQ regulations, and the Air Force *Environmental Impact Analysis Process* are fulfilled and the preparation of an Environmental Impact Statement is not required.

Accepted By:

Approved By:

KEITH PARKER (Date)
Army & Air Force Exchange Service

D. BRENT WILSON, PE (Date)
Base Civil Engineer