

1                   **DRAFT FINDING OF NO SIGNIFICANT IMPACT (FNSI)**

2                   **Environmental Assessment (EA) for the Powertrain PN64026 Project on**  
3                   **Corpus Christi Army Depot (CCAD),**  
4                   **at the Naval Air Station in Corpus Christi (NASCC), Texas**  
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6   **RESPONSIBLE AGENCY:**           Department of the Army

7   **COORDINATING AGENCIES:**   Department of the Navy and U.S. Army Corps of Engineers

8   **BACKGROUND:**   In accordance with the National Environmental Policy Act (NEPA) of  
9   1969, including procedures set forth in Council on Environmental Quality (CEQ) regulations (40  
10   Code of Federal Regulations [CFR] Sections 1500–1508) and in 32 CFR 651, Environmental  
11   Analysis of Army Actions, the Army has prepared an environmental assessment (EA) to address  
12   the Powertrain PN64026 Project at Corpus Christi Army Depot (CCAD), located on Naval Air  
13   Station Corpus Christi (NASCC), Corpus Christi, Texas.

14   The Proposed Action, described below, is a continuation of a larger project analyzed in a 2009  
15   EA entitled “Corpus Christi Army Depot Building 8 Replacement Facility”, which is  
16   incorporated by reference throughout the attached EA. The Building 8 Replacement Facility,  
17   originally planned for construction over nine phases, is now planned to be erected in seven  
18   phases. Since completion of the 2009 EA, project-specific phasing and activities have been  
19   slightly modified to better meet CCAD needs, suit engineering demands, and meet military  
20   construction (MILCON) program mandates. Additionally, at the time that the 2009 evaluation  
21   was conducted, the relocation and reconfiguration of the 23 buildings and the Gulf Winds Golf  
22   Course had not been finalized and were therefore not included in the previous evaluation. Since  
23   completion of the Building 8 Replacement Facility EA in 2009, NASCC facilities have been  
24   identified that would require relocation of their functions and demolition of those facilities  
25   presently used for completion of the PN64026 project. In addition, the configuration of the  
26   Building 8 replacement facility has been modified to no longer impact the Gulf Winds Golf  
27   Course. Therefore, the relocation of the back nine holes of the Gulf Winds Golf Course will no  
28   longer be required and is not included in the PN64026 project. Therefore, CCAD has prepared  
29   this new environmental analysis for the activities currently proposed under the Powertrain  
30   PN64026 Project, including the relocation of the NASCC facilities and the demolition of  
31   portions of Building 8 not previously assessed in the 2009 EA.

32   **PURPOSE AND NEED:**   CCAD is the largest helicopter repair facility in the world and  
33   provides full-spectrum support for the warfighter including worldwide onsite maintenance,  
34   recapitalization and crash battle damage repair, modernization and new builds, and hands-on  
35   training. CCAD has incurred production and operation challenges due to workloads that have  
36   increased through 2011. Although CCAD’s current workload is not expected to significantly  
37   increase through FY18, it is anticipated that future demands on rotary repair will require CCAD  
38   to (1) maintain the capacity and the overall capability of the entire facility; (2) upgrade existing  
39   tooling facilities; and (3) develop the necessary skill sets for new and modern technologies to  
40   better meet client needs. Additionally, CCADs primary production facility (Building 8) was

1 constructed in 1941 and consists of six distinct buildings that were merged together and is  
2 largely an outdated, deteriorating, and aging facility that can no longer meet the demands on  
3 CCAD.

4 CCAD must continue to maintain multi-service depot-level support for rotary wing aircraft and  
5 unmanned aircraft. For this reason, the recently completed Dynamic Component Repair Facility  
6 (DCRF) and the proposed Powertrain PN64026 Project described in this Proposed Action are  
7 essential to meeting the need for updated facilities and to improving and assisting with CCAD  
8 operations. The purpose of this EA is to allow for the continuation of the Powertrain PN64026  
9 Project.

10 **PROPOSED ACTION:** This EA will assess all actions proposed under the Powertrain  
11 PN64026 Project including the proposed construction of new facilities, demolition of portions of  
12 the existing Building 8 that will be replaced by the Powertrain Project, and the relocation and  
13 subsequent demolition of CCAD and NASCC facilities within the footprint of the PN64026  
14 project. Specifically, the following is included in the PN64026 Project EA analysis:

- 15     ▪ Construction of the Powertrain Process Shops (PPS) and the Central Energy Plant (CEP),  
16 including supporting utilities and paving, two supporting electrical feeders, and site  
17 drainage and stormwater conveyance features.
- 18     ▪ Demolition of portions of the existing Building 8 that were replaced by the DCRF and  
19 that will be replaced by the proposed Powertrain PN64026 Project and all following  
20 phases (approximately 865,000 ft<sup>2</sup>). The portion of Building 8 northeast of the hangar  
21 line will remain intact, and a new exterior wall will be constructed. The portion of  
22 Building 8 to be demolished will be taken down to the existing slab and further analysis  
23 performed prior to converting the area into a parking lot.
- 24     ▪ Demolition and relocation of CCAD and NASCC facilities located in the footprint of the  
25 proposed Powertrain PN64026 Project. The facilities will be relocated either to existing  
26 facilities or to undeveloped areas.
  - 27         – CCAD Facilities include the General Administration and  
28 Engineering/Housing Shops (Buildings 1152, 1209, and 1219), hazardous  
29 waste storage area (Building 358), and Bachelor Enlisted Quarters (Building  
30 1746, currently functioning as engineering and administrative offices).
  - 31         – NASCC facilities include the Tire and Lube Facility (Building 1277), the  
32 Auto Hobby Shop (Buildings 1713 and 1737), the Arts and Crafts Shop  
33 (Building 1738), the Navy/Marine Corps Relief Thrift Shop (Building 1738),  
34 hazardous waste storage facility (Building 362), tennis courts (Building 124),  
35 golf course storage facility (Building 1743), and nearby covered parking  
36 facilities.

37 **NO-ACTION ALTERNATIVE:** The No Action Alternative is required to be considered  
38 under NEPA and establishes a baseline for comparing the present environmental conditions with  
39 the environmental consequences of the action alternative. The continuation of current conditions  
40 and trends of the existing environment are considered to represent the impacts from the No

1 Action Alternative. Under the No Action Alternative, no construction or demolition activities  
2 associated with the Powertrain PN64026 Project presented in this analysis would be conducted.  
3 Activities would continue as presented in the 2009 Building 8 Replacement Facility EA. Under  
4 the No Action Alternative CCAD and NASCC facilities located in the footprint of the proposed  
5 Powertrain PN64026 Project would not be relocated, and the Army would not be able to continue  
6 the construction of subsequent phases of the Powertrain Facility until other appropriate sites for  
7 relocated Navy facilities are identified, approved, and constructed. If other suitable sites for  
8 NASCC facilities cannot be determined, the Powertrain Facility could not be completed as  
9 conceived, and neither the purpose and need of this EA nor that of the 2009 Building 8  
10 Replacement Facility EA would be fulfilled.

11 Additionally, under the No Action Alternative, CCAD operations would be split between the  
12 existing Building 8 and the recently constructed DCRF (Building 1700). The No Action  
13 Alternative would not allow CCAD to maintain the current production capabilities or enable  
14 upgrades to existing tooling facilities.

15 **SUMMARY OF FINDINGS FOR THE PROPOSED ACTION:** The findings and  
16 conclusions reached in this EA area based on a thorough review of the impacts and analysis  
17 considered and disclosed in this Finding of No Significant Impact (FNSI).

18 Geology and Soils: No significant impacts to the geology of the Project Area. The PPS and  
19 CEP will be built to match the grade of the DCRF (Building 1700), which is at a 7-foot grade  
20 elevation. Short-term soil disturbance with some erosion may result from the Proposed Action.  
21 However, best management practices (BMPs) implemented during construction will generally  
22 mitigate impacts to soil, such as the use of silt fences and berms to prevent soil runoff, and  
23 wetting of exposed soils to minimize soil erosion due to wind, therefore any impact would be  
24 expected to be minimal and temporary.

25 Water Resources: No significant impacts to surface water, coastal management resources,  
26 floodplains, or groundwater would be expected. A coastal zone consistency determination,  
27 subject to review, to the maximum extent practicable, by the Texas General Land Office  
28 (TGLO), will need to be approved prior to construction and finalization of this FNSI. The  
29 TGLO is anticipated to concur that the project will be undertaken in a manner consistent with the  
30 coastal management program, to the maximum extent practicable during the 30-day public  
31 review of this EA and draft FNSI. The Proposed Action would result in an increase in  
32 stormwater and wastewater discharge to Corpus Christi Bay, but a significant impact on water  
33 quality would not be expected because if carried forward, all improvements associated with the  
34 Proposed Action would be designed, reviewed, and implemented according to applicable  
35 municipal, state, and Federal codes, criteria, standards, and specifications. In addition, BMPs  
36 would be incorporated as necessary to meet all applicable requirements and minimize impacts,  
37 including those associated with Federal Emergency Management Agency (FEMA).

38 Biological Resources: No significant impacts to terrestrial habitat, aquatic habitats (including  
39 wetlands, seagrass beds, and essential fish habitat), or wildlife would be expected because the  
40 construction would occur on previously developed or disturbed land. No known Federally-listed  
41 threatened or endangered species are known to inhabit the project areas. While no significant  
42 impacts are anticipated to the State of Texas species of concern, the maritime pocket gopher

1 (*Geomys personatus maritimus*) has minor amounts of suitable habitat within undeveloped areas  
2 of the Project Area. TPWD correspondence received 2 February 2015 stated that that the  
3 Wildlife Habitat Assessment Program does not anticipated significant adverse impacts to rare,  
4 threatened or endangered species or other fish and wildlife resources. Additionally, if  
5 construction activities may take place during the migratory bird breeding season, pre-  
6 construction surveys for breeding nests would be conducted by Natural Resources staff prior to  
7 any clearing activities.

8 Cultural Resources: No significant impacts to cultural resources, historic properties, or historic  
9 districts would result from the Proposed Action. Section 106 consultations with the Texas  
10 Historical Commission (THC) State Historical Preservation Office (SHPO), initiated as part of  
11 the 2009 EA, resulted in a determination that activities included in the 2009 NEPA analysis  
12 would not impact cultural resources. Therefore, the SHPO consultation concurred that the  
13 construction of Powertrain PN64026 facilities and the demolition of NASCC facilities would  
14 have no significant adverse impacts to cultural resources. Section 106 Consultation is currently  
15 ongoing with the Texas SHPO for the portion of the Proposed Action not previously reviewed as  
16 part of the 2009 EA (relocation of NASCC and CCAD facilities and demolition of Building 8),  
17 as indicated in Appendix F of the attached EA. Should it be warranted, a Memorandum of  
18 Agreement with the SHPO outlining the stipulations required to protect cultural resources and/or  
19 mitigate impacts will be entered into as necessary. The Army will take no action until SHPO  
20 coordination is complete and this FNSI has been signed.

21 Socioeconomic Resources and Environmental Justice: There would be no impact to the  
22 demographic composition of the project area including the amount of housing available, change  
23 in the amount of schools, or the quality of the schools in the local community. The local  
24 economy would experience short-term economic benefits from expenditures incurred from the  
25 acquisition of commodities (e.g., gasoline for equipment and trucks) expected to be purchased  
26 from the local area. Employment in the area would not increase since it is expected that the  
27 construction companies would utilize their current employees. The updated and energy efficient  
28 facilities will have a long-term beneficial impact to CCAD by reducing energy costs and  
29 eliminating flash corrosion. Improved production facilities would result in increased efficiency,  
30 which would help maintain the capacity and overall capability of the entire facility. The  
31 Proposed Action is not expected to create disproportionately high or adverse effects on children,  
32 minority populations, low-income populations, or other environmental justice communities.

33 Land Use: No significant impacts to land use are expected under the Proposed Action  
34 Alternative. Land use restrictions associated with Air Installation Compatible Use Zones  
35 (AICUZs) and the location of Accident Potential Zones (APZs) would not change as a result of  
36 the Proposed Action.

37 Utilities and Infrastructure: No significant impacts to electricity, natural gas consumption,  
38 telecommunications, potable water demand, or domestic wastewater generation are expected.  
39 An overall positive impact on industrial wastewater would be expected to result from the  
40 modern, more efficient processes included in the DCRF (Building 1700). A minor, temporary  
41 increase in traffic on NASCC resulting from construction activities would occur. Demolition  
42 and construction associated with the Proposed Action would result in a temporary increase in  
43 solid waste generation. All additional waste produced during these activities would be disposed

1 of in compliance with applicable municipal, state, and Federal codes and regulations. Overall  
2 stormwater quality is not expected to change as part of the Proposed Action. However, the  
3 Proposed Action is expected to increase volume of stormwater to Laguna Madre through existing  
4 conveyance. These effects will be mitigated through the design of a swale system for water  
5 quality controls designed, reviewed, and installed according to applicable municipal, state, and  
6 Federal codes, criteria, standards, and specifications.

7 Hazardous Materials and Waste: No significant impacts to hazardous materials and waste are  
8 expected. Asbestos-containing materials (ACM) and lead-based paint (LBP) may be present in  
9 some of the buildings to be deconstructed. Removal of any ACM or LBP during deconstruction  
10 would be conducted in accordance with Federal and Army regulations. Aboveground storage  
11 tanks (ASTs) and drum storage areas would be relocated or removed prior to demolition. The  
12 storage and disposal of hazardous waste are regulated by ongoing programs and policies at  
13 NASCC and CCAD. No significant impacts to the Installation Restoration Program (IRP) Site 2  
14 would be expected as the cap under building 8 would remain intact under this Proposed Action.  
15 During construction of the electrical transmission line, the areas impacted by IRP Sites 1, 3, and  
16 4 may be disturbed. Coordination with IRP site managers will take place, and BMPs would be  
17 implemented to minimize public health and environmental hazards associated with the sites. In  
18 addition, evaluation and use of appropriate personal protection equipment (PPE) would be  
19 conducted by construction personnel, as required by the Occupational Safety and Health  
20 Administration (OSHA), to ensure safe working conditions. Review and oversight of the IRP  
21 sites by the U.S. Environmental Protection Agency (USEPA) and the Texas Commission on  
22 Environmental Quality (TCEQ) would continue, and the annual groundwater monitoring would  
23 continue. Any proposed subgrade activities or changes to topography would be reviewed to  
24 ensure continued compliance with remediation requirements for the IRP sites.

25 Noise: No significant impacts from noise are anticipated. Construction and deconstruction  
26 activities would result in minor, short-term increases in noise levels. Short-term noise created by  
27 the Proposed Action would not significantly impact sensitive receptors on CCAD or NASCC.  
28 The long-term noise levels would not be expected to significantly impact sensitive receptors, as  
29 the activities within each of the new buildings already occur at their current locations, and these  
30 activities are not expected to change.

31 Air Quality: No significant impacts to air quality are anticipated. There would be short-term  
32 emissions and fugitive dust during construction, demolition, paving and installation activities.  
33 However, the effects from these activities would last only as long as the duration of the activity,  
34 fall off rapidly with distance from the activity site, and would not result in long-term impacts.  
35 Long term emissions may decrease due to the replacement of older in-efficient emission sources  
36 with newer energy saving equipment and buildings.

37 Visual and Scenic Resources: Impacts to visual and scenic resources as a result of the Proposed  
38 Action would be negligible. Views of the Project Area from within NASCC property would be  
39 expected to change under the Proposed Action. Although the views would change, the overall  
40 scenic quality of the proposed Project Area would remain the same. The scenic and visual  
41 qualities of the proposed Project Area, as viewed from outside the NASCC boundaries, would  
42 remain unchanged under the Proposed Action. Therefore, visual resources would not be  
43 expected to be significantly impacted by the Proposed Action.

1 **SUMMARY OF CUMULATIVE IMPACTS:** The cumulative impacts of implementing the  
2 Proposed Action along with other present and future projects in the Corpus Christi area were  
3 assessed in the attached EA, and no significant cumulative impacts were identified.

4 **SUMMARY OF PUBLIC COMMENTS:** All interested agencies, groups, and persons were  
5 invited to submit written comments for consideration no later than 21 July 2015 to:

6 Corpus Christi Army Depot (CCAD)  
7 ATTN: AMCC-IOP (Ms. Polly Gustafson)  
8 308 Crecy Street, MS 30  
9 Corpus Christi, TX 78419-5260

10  
11 Public comments received during the 30-day public comment period, and the response to  
12 comments, will be incorporated in the final FNSI.

13 **DECISION:** I have thoroughly reviewed the attached Environmental Assessment and it has  
14 revealed no significant environmental impacts. Based on this review and my consideration of all  
15 relevant factors, I have determined that proceeding with the Proposed Action will have no  
16 significant impact on the natural or human environment. Therefore, an environmental impact  
17 statement will not be prepared. I hereby authorize implementation of the Proposed Action.

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22 Billingsley G. Pogue III Date  
23 Colonel, U.S. Army  
24 Commanding

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29 M. M. Jackson Date  
30 Rear Admiral, U.S. Navy  
31 Commander, Navy Region Southeast

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35 Enclosure:  
36 Environmental Assessment