

**DEPARTMENT OF DEFENSE  
DEPARTMENT OF THE NAVY**

**FINDING OF NO SIGNIFICANT IMPACT FOR THE ENVIRONMENTAL  
ASSESSMENT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF PUBLIC  
PRIVATE VENTURE HOUSING AT NAVAL AIR STATION FALLON, NEVADA (EA-  
007-17-USN-1700467201)**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) implementing the National Environmental Policy Act (NEPA), U.S. Department of the Navy (Navy) NEPA regulations (32 CFR Part 775), and Chief of Naval Operations Manual-5090.1, the Navy gives notice that an Environmental Assessment(EA) has been prepared and an Environmental Impact Statement is not required for the Proposed Construction and Operation of Public Private Venture Housing at Naval Air Station (NAS) Fallon, Nevada.

The Navy is aware of the November 12, 2024 decision in *Marin Audubon Society v. Federal Aviation Administration*, No. 23-1067 (D.C. Cir. Nov. 12, 2024). To the extent that a court may conclude that the CEQ regulations implementing NEPA are not judicially enforceable or binding on this agency action, the Navy has nonetheless elected to follow those regulations at 40 CFR Parts 1500-1508, in addition to the Navy's regulations implementing NEPA at 32 CFR Part 775, to meet the agency's obligations under NEPA, 42 U.S.C. §§ 4321 et seq.

**Proposed Action:** The Navy proposes to amend existing agreements with San Diego Family Housing, LLC (SDFH) to include the leasing of additional Government land from the Navy into the SDFH leasehold, as well as construction, operation, and maintenance of 172 new Public Private Venture (PPV) privatized military family housing (MFH) units and associated facilities at NAS Fallon, located in Churchill County, Nevada. The Proposed Action would address deficit housing by providing new MFH for active-duty military members assigned to NAS Fallon and their families. The Navy would continue to own the Government land, but the land would be leased to a private entity. The current ground lease with SDFH expires on July 31, 2051. At the end of the ground lease either: (1) the lease ends and MFH and improvements will revert to Navy ownership; (2) the lease will be renegotiated and extended; or (3) the Government will take another legally permissible action at that time regarding the privatized

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housing. It is planned at this time that the MFH would remain at the end of the lease term.

The Proposed Action would include obtaining Bureau of Reclamation (Reclamation) authorization to utilize Newlands Project drainage facilities for long-term discharge and conveyance of stormwater from the project site, as well as authorization for construction of a sanitary sewer pipeline across a Newlands Project irrigation facility.

The purpose of the Proposed Action is to provide adequate, affordable housing for military personnel and their families in the NAS Fallon area, in accordance with Office of the Secretary of Defense and Department of Defense (DoD) standards. The PPV approach allows the Navy to leverage assets while benefiting from private sector solutions to build, renovate, own, operate, and maintain MFH and support facilities more quickly and cost effectively. The need for the Proposed Action is to alleviate the current shortfall in adequate housing for Navy and Marine Corps forces stationed at NAS Fallon and their families. This would positively enhance combat readiness and mission capabilities.

**Alternatives Analyzed:** Under the No Action Alternative, the existing SDFH ground lease would not be amended to add additional Government land into the SDFH leasehold for deficit MFH construction at NAS Fallon. The existing SDFH business agreements would not be amended to add the construction, ownership, operation, management, and maintenance of additional PPV housing units at NAS Fallon. Reclamation authorization for long-term discharge and conveyance of stormwater from the project site or construction across a Newlands Project irrigation facility would not be required. The No Action Alternative does not meet the purpose and need for the Proposed Action. It does, however, serve as a baseline against which the impacts of the Proposed Action can be evaluated.

**Alternative to be Implemented:** Alternative 1 (Preferred Alternative) has been selected for implementation of the Proposed Action as it best meets the purpose and need for the project and would have no significant impacts to the human or natural environment.

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**Existing Conditions:** The Proposed Action would be implemented at NAS Fallon, which is located in the Lahontan Valley of west-central Nevada, approximately 6 miles southeast of the city of Fallon and 70 miles east of the city of Reno. The proposed PPV housing development would be located on undeveloped NAS Fallon property north of existing PPV housing. The areas within NAS Fallon adjacent to the project area consist of existing PPV housing and the NAS Fallon Child Development Center to the south and agricultural lands to the north. The project area is located along a boundary of NAS Fallon. Off-station land near the project area is sparsely populated with a few privately owned and operated farms immediately west.

The development footprint would range from 55 to 70 acres within the larger 99-acre project area. There are private properties to the west of the project area that are designated by the Churchill County Land Use Plan for low-intensity uses and are currently being used for agriculture. Land uses within NAS Fallon are predominantly for military air operations and training purposes and include facilities for personnel support, air operations support, and administrative support facilities.

Housing previously built on the site between 1980 and 1994 was demolished in 2006. Given the production phase-out date for polychlorinated biphenyls (PCBs) in 1979 and general cessation of asbestos use in construction in the late 1970s, it is unlikely but nonetheless possible that PCBs and/or asbestos-containing materials (ACMs) were utilized in construction of this earlier housing. However, as discussed in the EA, in light of Navy contract requirements to meet regulatory compliance standards in demolishing the housing, any PCBs and/or friable ACM would have been identified and removed/remediated prior to demolition. Accordingly, it is unlikely that such materials are present in the soil at this time.

**Environmental Effects:** No significant direct, indirect, or cumulative environmental impacts would occur from implementing the Proposed Action. Certain environmental resources (i.e., water resources, geological resources, visual resources, and environmental justice) were not analyzed in detail in this EA because potential impacts were considered to be negligible or non-existent. The following is a summary of the environmental impacts from the Proposed Action.

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Air Quality: Air quality impacts from the proposed construction activities would occur from (1) combustive emissions due to the use of fossil-fuel-powered equipment and (2) fugitive dust (particulate matter less than or equal to 10 microns in diameter; particulate matter less than or equal to 2.5 microns in diameter) due to the operation of equipment on exposed soil.

Annual project emissions would be well below the thresholds of concern for all pollutants. Annual Hazardous Air Pollutant emissions would be substantially lower than the thresholds of concern (10 tons per year for an individual Hazardous Air Pollutant or 25 tons per year of combined Hazardous Air Pollutants).

Air quality impacts from proposed operations would occur from combustive emissions due to the use of commuter vehicles, natural gas-fired space and water heaters within residential and auxiliary buildings, and a diesel-powered emergency generator within the new sanitary sewer pump station. Annual emissions from these sources would be well below the thresholds of concern for all pollutants. Therefore, there would be no significant air quality impacts.

Noise: Impacts associated with construction noise would be limited to annoyance and activity interference and would be temporary, lasting only for the duration of the project. Noise levels generated by the proposed activities would not result in significant noise impacts at nearby noise-sensitive locations, and the newly constructed facilities would follow Navy policy and be in substantive compliance with local regulations regarding noise insulation. Therefore, there would be no significant noise impacts.

Biological Resources: Removal of the maximum amount (55 to 70 acres) of greasewood vegetation would represent less than 0.08 percent of the total greasewood habitat on the lands that NAS Fallon administers. As set forth in the EA, there would be no significant impacts to biological resources. Additionally, non-significant impacts to rare plants, milkweed, non-jurisdictional playa wetlands, and wildlife species/special status wildlife species would be further minimized/avoided through implementation of conservation measures. Therefore, there would be no significant impacts to biological resources.

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Cultural Resources: There are no historic properties recorded in the proposed housing development area or new sanitary sewer pump station. Conservation measures would help to minimize potential impacts in the event that previously unrecorded archaeological resources or human remains are encountered during the construction or subsequent maintenance. The Nevada State Historic Preservation Officer has concurred with the Navy's proposed finding of "no historic properties affected." Therefore, there would be no significant impacts to cultural resources.

Land Use: The housing size, design, and density would be consistent with the already developed PPV housing located to the south of the project area. The proposed development would be located on NAS Fallon property and would not alter or be incompatible with any surrounding agricultural land uses. Impacts to prime farmland would be avoided through implementation of conservation measures. Therefore, there would be no significant land use impacts.

Infrastructure: Current utilities have sufficient capacity to handle the Preferred Alternative except for wastewater treatment. However, the Navy would construct a new sanitary sewer pump station and a new force main sewer pipeline connecting the new sanitary sewer pump station to the existing force main under the Preferred Alternative to manage increased wastewater flows. (The project could potentially utilize a reduced scope of infrastructure construction work, so long as wastewater capacity would remain sufficient. Any such reduction in scope would not alter the impacts analysis for Infrastructure or otherwise.) Due to an increase in impervious surfaces from roadways and houses, a minimal amount of increased stormwater runoff is anticipated. Thus, there would be a minor increase in stormwater discharge to the Reclamation irrigation drainage ditches. Management of stormwater during construction and operations would be in compliance with applicable National Pollutant Discharge Elimination System permits. Therefore, there would be no significant impacts to infrastructure.

Hazardous Materials and Waste: Conservation measures would be implemented for safe storage of hazardous materials and the prevention of, and response to, any spills related to the

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operation of construction equipment to minimize risks. Contractors would also be required to follow all applicable federal and local requirements with respect to storage, transportation, and handling of any hazardous materials. Therefore, there would be no significant hazardous materials and wastes impacts.

Transportation: The proposed housing residents currently travel to and from the station. The traffic modeling shows the MFH as new trips and still shows all intersections operating without delay. Queues at the main gate in the morning and afternoon peak hours would continue to occur, with no change to the number of personnel going through the gate and Level of Service (LOS) still above C. With a concentration of housing and the Child Development Center, there potentially could be some degree of traffic from the MFH to the main gate resulting in longer queues. However, there would be no increase in the number of military personnel. Traffic could also be generated from family members leaving the MFH area to access the city of Fallon or other locations for work or school. Trips to the base for services could occur during non-peak hours. Traffic congestion may be offset by active-duty military members walking or biking with the MFH located close to the main gate. With no change to the number of personnel going through the gate and LOS still above C (LOS C indicates stable traffic flow), there would be no significant transportation impacts.

Public Health and Safety: During construction, there may be a minor and temporary increase in demand for public services; during operations, there may be a long-term but minor impact on fire, emergency, and police services at NAS Fallon from the additional permanent residents on base. The Proposed MFH site is located outside of the Clear Zone and Accident Potential Zones. No environmental health and safety risks associated with the Proposed Action would disproportionately affect children. Therefore, there would be no significant impacts to public health and safety.

Socioeconomics: There would be no change in personnel numbers, employment, or income. There would be a temporary and direct benefit from the use of local labor and supplies and indirect and induced benefit from expenditures of workers during

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construction. During operation, the additional 172 military families residing on base could result in additional but minor expenditures on base. Military dependents of school-age children residing on base would be expected to continue attending the school previously attended, which would have no significant impacts on school capacity. Therefore, there would be no significant socioeconomic impacts.

Cumulative Impacts: Potential cumulative effects of the Preferred Alternative in combination with other past, present, and foreseeable actions were analyzed and found to not be significant. Implementation of the Preferred Alternative would result in no significant cumulative impacts.

**Public Participation**: The public participation process included the publication of a Notice of Availability of the Draft EA in three local newspapers: *Reno Gazette Journal*, *Lahontan Valley News*, and *The Fallon Post*. The Draft EA was made available for public review at the Churchill County Library in Fallon, Nevada, and on the Navy Region Southwest website:

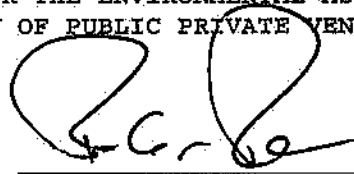
<https://cnrsw.cnicy.navy.mil/Operations-and-Management/Environmental-Support/Public-Information-Access-to-Navy-Projects/NASF-Environmental-Assessment-PPV-Housing/>. The 30-day public review period was from August 9 to September 8, 2024. One comment was received from a member of the public and one comment was received from the Nevada Division of Water Resources, Department of Conservation and Natural Resources. Comment responses are provided in Appendix B of the Final EA.

**Finding**: Based on the analysis presented in the EA, the Navy finds that implementation of the Proposed Action/Preferred Alternative would not significantly impact the quality of the human or natural environment.

The EA prepared by the Navy addressing this action is on file and interested parties may obtain a copy by contacting Ms. Amanda Peyton, Senior Community Planner, Naval Facilities Engineering Systems Command Southwest, 750 Pacific Highway (12th Floor), San Diego, California 92132-5190 or email [amanda.t.peyton.civ@us.navy.mil](mailto:amanda.t.peyton.civ@us.navy.mil).

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12/18/21  
Date



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