



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
DEPUTY CHIEF OF STAFF, G-8
700 ARMY PENTAGON
WASHINGTON DC 20310-0700
HSA-JCSG-GC-PC-0020

DAPR-ZB

December 22, 2004

MEMORANDUM FOR DEPUTY ASSISTANT SECRETARY OF THE ARMY FOR
INFRASTRUCTURE ANALYSIS

SUBJECT: Request for Summary of Scenario Environmental Impacts

1. Reference: Memorandum, Acting Under Secretary of Defense (Acquisition, Technology & Logistics) and Chairman, Infrastructure Steering Group, dated December 7, 2004, Subject: Transformation Through Base Realignment and Closure (BRAC 2005) Policy Memorandum Four – Selection Criteria 7 and 8.
2. Paragraph II. B. 2. of the referenced policy guidance requires Military Departments and the Defense Logistics Agency to prepare summaries of scenario-specific environmental impacts upon the request of Joint Cross Service Group. The memo indicates that Appendix C is to be used as a template for collection of the required impacts and associated information.
3. The Headquarters and Support Activities Joint Cross Service Group is preparing the following Candidate Recommendation for submission to the Infrastructure Steering Group and requires summaries of environmental impact for the following locations.
 - a. Specific scenario description: HSA-0108 – Realign Washington Navy Yard, Andrews AFB, and Ft. Belvoir by relocating Navy Criminal Investigation Service(NCIS), AF Office of Special Investigation(AFOSI), and USA Criminal Investigation Command(CID) to MCB Quantico.
 - b. Details explored in COBRA analysis include: Improvement in military value results; new MILCON; reductions and relocation of military and civilian personnel.
4. We need the information as soon as possible so that we can finalize our submission.
5. POC for this request is [REDACTED] 3-
[REDACTED]

Encl

CARLA K. COULSON
COL, GS
Deputy Director, HSA JCSG

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Appendix C
Summary of Scenario Environmental Impacts

HSA-0108 – Realign Washington Navy Yard, Andrews AFB, and Ft. Belvoir by relocating Navy Criminal Investigation Service(NCIS), AF Office of Special Investigation(AFOSI), and USA Criminal Investigation Command(CID) to MCB Quantico.

Details explored in COBRA analysis include: Improvement in military value results; new MILCON; reductions and relocation of military and civilian personnel.

General Environmental Impacts

Environmental Resource Area	Washington Navy Yard– Losing Administrative Headquarters	Andrews AFB– Losing Administrative Headquarters	Fort Belvoir– Losing Administrative Headquarters	MCB Quantico – Gaining Administrative Headquarters
Air Quality				
Cultural/Archeological/Tribal Resources				
Dredging				
Land Use				
Constraints/Sensitive Resource Areas				
Marine Mammals/Marine Resources/Marine Sanctuaries				
Noise				



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SUBJECT: Request for Summary of Scenario Environmental Impacts

Environmental Resource Area	Washington Navy Yard— Losing Administrative Headquarters	Andrews AFB— Losing Administrative Headquarters	Fort Belvoir— Losing Administrative Headquarters	MCB Quantico — Gaining Administrative Headquarters
Threatened & Endangered Species/Critical Habitat				
Waste Management				
Water Resources				
Wetlands				

SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS [TABS WORKING DRAFT]

SCENARIO #_409_ TITLE: HSA-0108 Co-LOCATE MILDEP INVESTIGATIVE AGENCIES_

GENERAL DESCRIPTION: Realign Washington Navy Yard, Andrews AFB, and Ft Belvoir by relocating Navy Criminal Investigation Service (NCIS), AF Office of Special Investigation (AFOSI), and USA Criminal Investigation Command (CID) to MCB Quantico.

ANALYST [REDACTED]

DATE: 27 DEC 04

Environmental Area	EIS/EA Installation Assessment Inst Name: Ft Belvoir	Analyst Comments (& data source(s) that drive assessment)
Air Quality	No Impact.	Proposal adds no new mission or facilities- so no impact to the Environment.
Cultural/ Archeological Resources	No Impact.	
Dredging	No Impact.	
Land Use Constraints/ Sensitive Resources	No Impact.	
Marine Mammals/ Marine Resources	No Impact.	
Noise	No Impact.	
Threatened & Endangered Species/Critical	No Impact.	
Waste Management	No Impact.	
Water Resources	No Impact.	
Wetlands	No Impact.	

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED); [TABS WORKING DRAFT]

SCENARIO # 409

IMPACTS OF COSTS

ENVIRONMENTAL RESULT	CAPITAL INSTALLATION	OPERATING AND MAINTENANCE
Environmental Restoration*		None.
Waste Management		None.
Environmental Compliance		None.



BRAC 2005 - TABS Proposal Information Management System (PIMS)

Proposal Summary

23-Dec-04

Proposal #: 409
Name: ██████████
Proposal Title: HSA-0108 Co-locate MILDEP Investigation Agencies
General Description: Realign Washington Navy Yard, Andrews AFB, and Ft. Belvoir by co-locating Navy Criminal Investigation Service, AF Office of Special Investigation, and USA Criminal Investigation Command at MCB Quantico.

Justification/Impact:

- Frees up 510,000 GSF close to Pentagon for other uses.
- Affects 2,293 personnel, as currently reported.
- Co-location of organizations facilitates possible consolidation of common support functions; applied a 10% personnel savings factor to the smallest organizations in this scenario, resulting in a forecast reduction of 141 positions.
- Computed space required at 200 GSF/person = 430,000 GSF.
- Navy NCIS needs upgraded HQ facility.
- MCB Quantico reports 61,436 GSF of vacant administrative space and sufficient land to accommodate 3.4 million GSF of new administrative space.
- Co-location of organizations with like missions promotes "jointness" and creates opportunities for synergy.

Operational Logic:

History Narrative Block: This is a Joint Cross Service Group (JCSG) proposal taken from the Office of the Secretary of Defense (OSD) BRAC tracking tool. It effects an Army Installation or unit and was entered for tracking purposes only - it is not being developed under the auspices of the Army Basing Study Group (TABS).

<u>Installation From</u>	<u>Installation To</u>	<u>Units Description</u>	<u>Total Mil</u>	<u>Total CIV</u>	<u>Total POP</u>
ANDREWS AFB	Marine Corps Base Quantico	AFOSI	0	0	0
BELVOIR	Marine Corps Base Quantico	USA Criminal Investigation Command	0	0	0
Washington Navy Yard	Marine Corps Base Quantico	NCIS	0	0	0
Total:			0	0	0

Brac Principles: Quality of Life
Organize

Transformational Options: 53 Collocate functions and headquarters in "Joint Campuses" to enhance interoperability and reduce costs. Source: Army; Application: H&SA

Operational Impact:

MVA Impact:

Capacity Impact:

Statistics:

NPV (\$K):	0	1-Time Cost (\$K):	0	Closure (Acres):	0
PB (yrs):	0	New Milcon (SF):	0	Shutdown (SF):	0

Army Brac Objectives:

Community Impact (6): Direct: 0 Indirect: 0

Comments:

Local Area Impacts (7):

Risk of Move:

LAI Items:

Comments:

Environmental Impacts (8):

EI Items:

Comment:

End of Proposal 409

INSTALLATION ENVIRONMENTAL PROFILE

FORT BELVOIR

1. Air Quality (DoD Question #210-225):

- a. The Clean Air Act (CAA) establishes health-based standards for air quality and all areas of the country are monitored to determine if they meet the standards. A major limiting factor is whether the installation is in an area designated nonattainment or maintenance (air quality is not meeting the standard) and is therefore subject to more stringent requirements, including the CAA General Conformity Rule. Conformity requires that any new emissions from military sources brought into the area must be offset by credits or accounted for in the State Implementation Plan (SIP) emissions budget. The criteria pollutants of concern include: CO, O₃ (1 hour & 8 Hour), and PM (PM₁₀, and PM_{2.5}). Installations in attainment areas are not restricted, while activities for installations in non-attainment areas may be restricted. Non-attainment areas are classified as to the degree of non-attainment: Marginal, Moderate, Serious, and in the case of O₃, Severe and Extreme. SIP Growth Allowances and Emission Reduction Credits are tools that can be used to accommodate increased emissions in a manner that conforms to a state's SIP. All areas of the country require operating permits if emissions from stationary sources exceed certain threshold amounts. Major sources already exceed the amount and are subject to permit requirements. Synthetic minor means the base has accepted legal limits to its emissions to stay under the major source threshold. Natural or true minor means the actual and potential emissions are below the threshold.
- b. FORT BELVOIR is in Moderate Nonattainment for Ozone (1 hr). FORT BELVOIR is proposed to be in Nonattainment for Ozone (8 hour). It holds a CAA Major Operating Permit. It holds 2 CAA Minor Operating Permits. No emission credit program available. No SIP growth allowance has been allocated for this installation. FORT BELVOIR is in an area projected or proposed to be designated nonattainment for the 8-hour Ozone or the PM_{2.5} NAAQS.

2. Cultural/Archeological/Tribal Resources (DoD Question #229-237):

- a. Many installations have historical, archeological, cultural and Tribal sites of interest. These sites and access to them often must be maintained, or consultation is typically required before changes can be made. The sites and any buffers surrounding them may reduce the quantity or quality of land or airspace available for training and maneuvers or even construction of new facilities. The presence of such sites needs to be recognized, but the fact that restrictions actually occur is the overriding factor the data call is trying to identify. A programmatic agreement with the State Historic Preservation Office (SHPO) facilitates management of these sites.
- b. Historic property has been identified on FORT BELVOIR. There is no programmatic agreement for historic property in place with the SHPO. It does not have sites with high archeological potential identified.

3. Dredging (DoD Question # 226-228):

- a. Dredging allows for free navigation of vessels through ports, channels, and rivers. Identification of sites with remaining capacity for the proper disposal of dredge spoil is the primary focus of the profile. However, the presence of unexploded ordnance or any other impediment that restricts the ability to dredge is also a consideration.
- b. FORT BELVOIR has impediments to dredging.

4. Land Use Constraints/Sensitive Resource Areas (DoD Question #198-201, 238, 240-247, 254-256, 273):

- a. Land use can be encroached from both internal and external pressures. This resource area combines several different types of possible constraints. It captures the variety of constraints not otherwise covered by other areas that could restrict operations or development. The areas include electromagnetic radiation or emissions, environmental restoration sites (on and off installation), military munitions response areas, explosive safety quantity distance arcs, treaties, underground storage tanks, sensitive resource areas, as well as policies, rules, regulations, and activities of other federal, state,

tribal and local agencies. This area also captures other constraining factors from animals and wildlife that are not endangered but cause operational restrictions. This resource area specifically includes information on known environmental restoration costs through FY03 and the projected cost-to-complete the restoration.

- b. FORT BELVOIR reports that 6411 unconstrained acres are available for development out of 9059 total acres. FORT BELVOIR has spent \$2063M thru FY03 for environmental restoration, and has estimated the remaining Cost to Complete at \$689M. FORT BELVOIR has Explosive Safety Quantity Distance Arcs, none of which require safety waivers, and none with the potential for expansion. It has restrictions due to adjacent or nearby Sensitive Resource Area.

5. Marine Mammal/Marine Resources/Marine Sanctuaries (DoD Question #248-250, 252-253):

- a. This area captures the extent of any restrictions on near shore or open water testing, training or operations as a result of laws protecting Marine Mammals, Essential Fish Habitat, and other related marine resources.
- b. FORT BELVOIR is impacted by laws and regulations pertaining to Marine Mammal Protection Act, Essential Fish Habitats & Fisheries and Marine Sanctuaries, which may adversely restrict navigation and operations.

6. Noise (DoD Question # 202-209, 239):

- a. Military operations, particularly aircraft operations and weapons firing, may generate noise that can impact property outside of the installation. Installations with significant noise will typically generate maps that predict noise levels. These maps are then used to identify whether the noise levels are compatible with land uses in these noise-impacted areas. Installations will often publish noise abatement procedures to mitigate these noise impacts.
- b. FORT BELVOIR does not have noise contours that extend off the installation's property. It does not have published noise abatement procedures for the main installation.

7. Threatened and Endangered Species/Critical Habitat (DoD Question #259-264)

- a. The presence of threatened and endangered species (TES) can result in restrictions on training, testing and operations. They serve to reduce buildable acres and maneuver space. The data in this section reflects listed TES as well as candidate species, designated critical habitat as well as proposed habitat, and restrictions from Biological Opinions. The legally binding conditions in Biological Opinions are designed to protect TES, and critical habitat. The data call seeks to identify the presence of the resource, TES, candidate or critical habitat, even if they don't result in restrictions, as well places where restrictions do exist.
- b. FORT BELVOIR reported that federally-listed TES are present that have delayed or diverted operations/training/testing, candidate species are not present, critical habitat is not present, and the installation does not have a Biological Opinion.

8. Waste Management (DoD Question # 265-272):

- a. This resource area identifies whether the installation has existing waste treatment and/or disposal capabilities, whether there is additional capacity, and in some case whether the waste facility can accept off-site waste. This area includes Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal facilities, solid waste disposal facilities, RCRA Subpart X (open/burning/open detonation) and operations.

- b. FORT BELVOIR has a permitted RCRA Treatment Storage and Disposal Facility (TSDF). FORT BELVOIR does not have an interim or final RCRA Part X facility. FORT BELVOIR does not have an on-base solid waste disposal facility.

9. Water Resources (DoD Question # 258, 274-299):

- a. This resource area asks about the condition of ground and surface water, and the legal status of water rights. Water is essential for installation operations and plays a vital role in the proper functioning of the surrounding ecosystems. Contamination of ground or surface waters can result in restrictions on training and operations and require funding to study and remediate. Federal clean water laws require states to identify impaired waters and to restrict the discharge of certain pollutants into those waters. Federal safe drinking water laws can require alternative sources of water and restrict activities above groundwater supplies particularly sole source aquifers. Water resources are also affected by the McCarran Amendment (1952), where Congress returned substantial power to the states with respect to the management of water. The amendment requires that the Federal government waive its sovereign immunity in cases involving the general adjudication of water rights. On the other hand existence of Federal Reserve Water Rights can provide more ability to the government to use water on federal lands.
- b. FORT BELVOIR does not discharge to an impaired waterway. Groundwater contamination is reported. Surface water contamination is reported.
(The following water quantity data is from DoD Question # 282, 291, 297, 822, 825, 826):
FORT BELVOIR has -1792.2 Acre-Feet of surplus water potentially available for expansion. On average, it uses 1.73 MGD of potable and non-potable water, with the capacity to produce 4.4000000000000004 MGD. It processed on average 1.8500000000000001 MGD of domestic wastewater in the peak month (past 3 years), with the capacity to process 6 MGD. It processed on average 0 MGD of industrial wastewater in the peak month (past 3 years), with the capacity to process (No Capacity Reported) MGD.

10. Wetlands (DoD Question # 251, 257):

- a. The existence of jurisdictional wetlands poses restraints on the use of land for training, testing or operations. In the data call the installations were asked to report the presence of jurisdictional wetlands and compare the percent of restricted acres to the total acres. The presence of jurisdictional wetlands may reduce the ability of an installation to assume new or different missions, even if they do not presently pose restrictions, by limiting the availability of land.
- b. FORT BELVOIR reported 10.2% wetland restricted acres on the main installation, and no wetland restricted acres on ranges.