

SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS [TABS FINAL VERSION]

SCENARIO # 509

TITLE: HSA-0109 CONSOLIDATE DECA

EASTERN AND MIDWESTERN REGIONAL OFFICES WITH DECA HQ AT FT LEE

GENERAL DESCRIPTION: Realign leased space in Virginia Beach, VA, San Antonio, TX and Hopewell, VA by consolidating Defense Commissary Agency's (DECA) Eastern and Midwestern offices, and headquarters leased space, with DECA HQ at Ft Lee.

Note: 1) Proposal adds approximately 300 personnel to Ft Lee, and construction of approximately 207,000 SF MILCON.

ANALYST: _____

LAST UPDATED: 4/27/05

Env Resource Area	<i>Gaining Installation Assessment</i> Inst Name: Fort Lee	Analyst Comments (& data source(s) that drive assessment)
Air Quality	No Impact. In Attainment for all NAAQS.	#213 - All NAAQS in Attainment. #211 Emissions inventory shows no permit or major source limits projected to be exceeded (based on 2% incr in emissions at Ft Lee). #220 Synthetic Minor permit ISR2 - AQM adversely impacts mission
Cultural/Archeological/Tribal Resources	24 cultural/archeological sites and 3 historical properties listed, with some restrictions on training and/or operations reported. Cultural/archeological/tribal resources currently restrict operations. Additional operations may impact these resources and result in further restrictions on training or operations. Likely no impact. Sufficient buildable acres exist to avoid cultural/historic resources.	#230, 232 - 24 arch resource sites, with restr on tng/operations #233 - 100% surveyed #234 - No tribes assert interest #235 - 3 historic properties listed #236 - Has programmatic agreement ISR2 - site restrictions impacting msn.
Dr ed g.in g	No Impact	#226, 227, 228 – N/A
Land Use Constraints/Sensitive Resource Areas	No Impact	#30 - Buildable Acres - 1,982 acres available, 43 acres req'd (based on size of 1 Large Admin Org) #201,254 - No new constraints. #256 - 1 SRA - no restrictions CERL Study – moderate encroachment projected
Ma rin e Ma m m	No Impact	#248, 249, 250, 252, 253 – N/A
Noise	No Impact. No new noise expected to be generated by this proposal.	#239 - 13 acres of Noise Zone 2, and 1 acre of Zone 3 extends outside installation, which is moderately encroached by development.

Threatened & Endangered Species/Critical Habitat	<p>Ft Lee has critical habitat for the Bald Eagle that restricts <3% of total land. Restrictions involve limited access to training range during mating season, and restrictions on vehicle traffic.</p> <p>Additional operations may further impact critical habitat leading to additional restrictions on training or operations.</p>	<p>#260 - 1 habitat (Bald Eagle) affects 2.1% of land; restrictions to vehicle traffic near nests. (Limited access to training range during mating season; also a primary mgt zone must be maintained for 3 yrs after nest abandoned)</p> <p>#259, 261-264 - No TES/cand species</p> <p>#201 - 126 acres restricted by critical habitat</p>
Waste Management	No Impact	#269 Installation does not have a RCRA Subpart X permit.
Water Resources	No Impact.	<p>#276,278,279,293 - No restrictions</p> <p>ISR2 - WQM, WWQM misson impact reported</p> <p>IREM shows water infrastructure can support 28,562 more people.</p> <p>#291 – 2 off-installation public owned production plants</p> <p>#297 – 1 off-installation domestic wastewater treatment plant</p> <p>#282 – no industrial wastewater treatment plants</p>
Wetlands	<p>Wetlands already restrict operations.</p> <p>Additional operations may impact wetlands, which may lead to further operations/training restrictions.</p>	<p>#251 - No survey date</p> <p>#257 - No wetlands restrictions</p> <p>#201 - Wetlands restrict operations on 256.14 acres</p>

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED)

SCENARIO #509 (HSA-0109)

IMPACTS OF COSTS

Env Resource Area	Gaining Installation Inst Name: Ft Lee	Losing Installation Inst Name: N/A
Environmental Restoration*	None	None.
Waste Management	None	None.
Environmental Compliance	-Evaluation of operational restrictions for jurisdictional wetlands - \$10K - \$200K -Endangered Species Management (includes monitoring) \$20K-\$2M -NEPA (EA) - \$100K	None.
COBRA Costs:	NEPA (EA) - \$100K	None.