



FINAL ENVIRONMENTAL ASSESSMENT

Lodging Improvements

**United States Air Force
Air Mobility Command
Andrews Air Force Base, Maryland**

June 2004

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2	89AW/ JA	Coord	<i>[Signature]</i> COUNSEL, 16 JUN 04	7			
3	89AW/ PA	Coord	<i>[Signature]</i> 22 Jun 2004	8			
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5	89AW/ CCE	Coord	<i>[Signature]</i>	10			

SURNAME OF ACTION OFFICER AND GRADE Keith M. Harris, GS-12	SYMBOL 89 CEVP	PHONE Ext. 2-1653	TYPIST'S INITIALS kmh	SUSPENSE DATE
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SUBJECT
Environmental Assessment for the Andrews AFB Temporary Lodging Improvement Project

DATE
12 APR 2004

SUMMARY

1. The Environmental Assessment (EA)(Tab1), and the Finding of No Significant Impact (FONSI) (Tab 2) are submitted for your approval.
2. This study was conducted in accordance with the National Environmental Policy Act of 1969; the Council on Environmental Quality Regulation (40 CFR 1500-1508), and the Air Force Instruction 32-7061.
3. The EA concluded that only minor environmental impacts will occur as a result of the Andrews AFB Temporary Lodging Improvement Project. This action will not significantly effect the integrity of the environment adjacent to the proposed project. A 30 day public and regulatory commenting period was coordinated with the Maryland State Clearinghouse. The commenting period ended 5 December 2003. Only minor comments were received.

RECOMMENDATION

4. The 89 AW/CV approve and sign the Finding of No Significant Impact (FONSI).



DENNIS D. YATES, Lt. Col, USAF
Commander, 89th Civil Engineer Squadron

- 2 TABS
1. FONSI
2. Environmental Assessment .

CEVP
CEV

To MSG 21 Apr 04 SNS (Complete Coordinating Done)
To CCE 23 Jun 04 SNS
To CV 23 Jun 04



**FINAL
ENVIRONMENTAL ASSESSMENT**

Lodging Improvements

**United States Air Force
Air Mobility Command
Andrews Air Force Base, Maryland**

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FINDING OF NO SIGNIFICANT IMPACT
LODGING IMPROVEMENTS
ANDREWS AIR FORCE BASE, MARYLAND

AGENCY: United States Air Force

PURPOSE: The 89th Airlift Wing (89 AW) at Andrews Air Force Base (AFB) has prepared an environmental assessment (EA) for lodging improvements located on Andrews AFB in Prince George's County, Maryland, as described in the next paragraph and which is hereby incorporated by reference. This EA has been accomplished pursuant to the National Environmental Policy Act (NEPA); the Council of Environmental Quality regulations implementing the NEPA; Department of Defense (DoD) Directive 6050.1, *Environmental Effects in the United States of DoD Actions*; and 32 Code of Federal Regulations (CFR) Part 989, which is implemented by Air Force Instruction (AFI) 32-7061, *The Environmental Impact Analysis Process*.

PROPOSED ACTION: Andrews AFB is required to maintain lodging facilities to support military and civilian temporary duty personnel, distinguished visitors, and transient military personnel/families. Two types of lodging facilities currently exist at Andrews Air Force Base: Visitors' Quarters (VQ) rooms and Temporary Lodging Facility (TLF) units. The existing TLF units and VQ facilities were constructed more than 50 years ago. They have deteriorated significantly and do not meet new Air Force lodging facility standards.

The proposed action includes the demolition of existing structures and construction of 50 new TLF units in three two-story buildings at the corner of Brookley Street and F Street and construction of the Sam Fox Inn, a 300-room facility that would include handicapped accessible quarters and distinguished visitors' rooms.

SUMMARY OF FINDINGS: This EA evaluated the environmental sensitivity of Andrews AFB with regard to the proposed projects.

There would be no significant environmental impacts associated with implementation of the Proposed Action. There would be minor impacts to noise and air resources as a result of the construction and demolition activities of the Proposed Action. However, these impacts would be temporary in nature and easily mitigated through accepted engineering practices. Impacts to earth resources (soils) would be insignificant, limited to already-disturbed areas during the period of construction. Water resource impacts would be

minimal due to the lack of significant change to impervious coverage, and construction is out of wetland or 100-year floodplain areas. The construction areas are limited to previously disturbed areas and would have no impact on rare, threatened, or endangered species. No significant impacts would occur to infrastructure, hazardous materials, or cultural resources. In all, the lack of impacts does not create environmental justice issues.

NO-ACTION ALTERNATIVE: The conditions and characteristics anticipated under the no-action alternative for each of the biophysical resources will continue at levels equal to those occurring under the existing condition. No significant environmental impacts are experienced or generated by the existing condition. Likewise, no environmental regulations are violated by the existing operating procedures. Therefore, no significant impacts would be expected for the no-action alternative.

DECISION: Based on my review of the facts and analysis contained in this environmental assessment, I conclude the implementation of the proposed action will not produce significant impacts on the quality of the human or natural environment, either by themselves or considering cumulative impacts. Accordingly, the requirements of NEPA, regulations promulgated by the President's Council on Environmental Quality, 32 CFR Part 989, and AFI 32-7061 are fulfilled and an environmental impact statement is not required. This decision has been made after taking into account all submitted information, and considering a full range of practical alternatives that would meet project requirements and are within the legal authority of the United States Air Force.

Approved:  _____ Date: 25 Jun 04

JOHN R. RANCK, JR., Colonel, USAF
Vice Commander, 89th Airlift Wing

ACRONYMS AND ABBREVIATIONS

89 AW	89 th Airlift Wing
AFB	Air Force Base
AFI	Air Force Instructional
ATW	Air Transport Wing
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CO _x	Carbon Oxides
CWA	Clean Water Act
dBA	A-weighted Decibels
DODD's	Department of Defense Directives
DOPAA	Description of Proposed Action and Alternatives
DV	Distinguished Visitor
EA	Environmental Assessment
EIAP	Environmental Impact Analysis Process
EIS	Environmental Impact Statement
EO	Executive Order
FONSI	Finding of No Significant Impact
MDE	Maryland Department of the Environment
NEPA	National Environmental Policy Act
NO _x	Nitrogen Oxides
OSHA	Occupational Safety and Health Act
OZ	Ozone
ROI	region of influence
sf	square feet
SO _x	Sulfur Oxides
TLF	Temporary Lodging Facility
tpy	tons per year
USC	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
VAQ	Visiting Airmen's Quarters
VOC's	Volatile Organic Compounds
VOQ	Visiting Officers' Quarters
VQ	Visitors' Quarters

CHAPTER 1

PURPOSE OF AND NEED FOR ACTION

The Commander, 89th Airlift Wing (89 AW) proposes to perform lodging improvements at Andrews Air Force Base (AFB). This chapter presents the purpose of and need for action, a description of the location, description of the scope of the environmental review, and an overview of environmental requirements.

1.1 INTRODUCTION

The 89 AW provides comfortable and reliable worldwide airlift and logistical support for the President of the United States, the vice president, cabinet members and other high-ranking U.S. and foreign government officials. In addition, the 89 AW is the host wing of Andrews AFB and provides quality customer service to the men and women of Team Andrews.

The wing traces its roots to October 1, 1948, when the 1245th Air Transport Wing (ATW) was established at Washington National Airport. However, special mission or VIP flying began even earlier. The first truly "special mission" aircraft were specifically designated to transport high ranking government officials in 1936 with the activation of the 1st and 2nd Staff Squadrons at Bolling Air Force Base, DC.

In 1961, the 1254th ATW was moved from Washington National Airport to Andrews Air Force Base where it was later discontinued in January 1966. In its place, the 89th MAW Special Missions was activated and assigned to Andrews AFB until the wing became a group on Sept. 30, 1977. In December 1980, the unit was once again re-designated the 89th MAW. On July 12, 1991, the 89th MAW merged with the 1776th Air Base Wing to become the 89th Airlift Wing. The airlift wing is an Air Mobility Command asset directly assigned to 21st Air Force, headquartered at McGuire AFB, NJ" (GlobalSecurity.org 2003).

1.2 LOCATION OF PROPOSED ACTION

Andrews AFB is a 4,346-acre installation located approximately 13 miles southeast of Washington, DC in Prince George's County, Maryland, as depicted on Figure 1.

1.3 PURPOSE AND NEED

Andrews AFB is required to maintain lodging facilities to support military and civilian temporary duty personnel, distinguished visitors, and transient military personnel/families. Two types of lodging facilities currently exist at Andrews Air Force Base: Visitors' Quarters (VQ) rooms and Temporary Lodging Facility (TLF) units. The following sections describe the purpose and need for the proposed construction projects, as well as demolition of the substandard structures that are being replaced and would be required before construction could proceed.

1.3.1 TLF

The 68 existing TLF units are one-bedroom prefabricated wood structures set on foundations. The 375-square foot (sf) structures were intended to be temporary when constructed 36 years ago; they are still in use despite deficient flooring and electrical systems. Stagnant water is pooled under Building 1804 as a result of plumbing/sewer leaks. The remaining eight units are located in two 54-year old buildings that were converted from family housing. Both the former family housing buildings experience sewer back-ups on a regular basis. As part of the preliminary evaluation process, an economic analysis was performed on the life-cycle cost of each building. The life cycle cost analysis determined that the costs to rehabilitate the buildings and replace the utility infrastructure to meet minimum standards would be cost prohibitive.

1.3.2 VQ

The current VQ for active duty military and civilian personnel on temporary duty consists of 207 rooms in 16 buildings: 77 VAQ rooms (Buildings 1629, 1580, 1504, 1506, and 1304), 19 Distinguished Visitor (DV) suites (Buildings 1349, 1350, 1351, and 1969 at Belle Chance), and 111 VOQ rooms (Buildings 1349, 1360 through 1376, 1507, 1509, and 1510). These facilities were constructed in 1946; they have deteriorated significantly and do not meet new Air Force lodging facility standards. As part of the preliminary evaluation process, an economic analysis was performed on the life-cycle cost of each building. The life cycle cost analysis determined that the costs to rehabilitate the buildings to new Air Force lodging facility standards would be cost prohibitive.

1.4 SCOPE OF ANALYSIS

The *National Environmental Policy Act* of 1969 (NEPA), as amended, requires federal agencies to consider environmental consequences in the decision-making process. The regulations that implement NEPA include provisions for both the content and procedural aspects of the required environmental assessment (EA). The Air Force Environmental Impact Analysis

Process (EIAP) is accomplished through adherence to the procedures set forth in Title 32, Code of Federal Regulations [CFR] Part 989 (as implemented by Air Force Instruction 32-7061, *The Environmental Impact Analysis Process*, Interim Change 2003-1, 12 March 2003). These federal regulations establish both the administrative process and substantive scope of the environmental impact evaluation designed to ensure that deciding authorities have a proper understanding of the potential environmental consequences of a contemplated course of action. The regulations require that an EA:

- Provide sufficient evidence and analysis for determining whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).
- Facilitate the preparation of an EIS, when required.

This EA assesses the construction of the Sam Fox Inn and 50 new TLF units (including associated demolition projects) at Andrews AFB. The EA identifies, describes, and evaluates the potential environmental impacts that may result from implementation of the proposed action or alternative actions as well as possible cumulative impacts from other reasonably foreseeable actions. As appropriate, the affected environment and environmental consequences of the proposed action, alternative actions, and no action alternative are described in terms of site-specific descriptions or regional overview. Finally, the EA identifies mitigation measures to prevent or minimize environmental impacts, if required.

The following biophysical (combined biological and physical) resources are identified for study at Andrews AFB: noise, air quality, earth resources, water resources, infrastructure and utilities, hazardous materials and wastes, and biological resources. Those issues that do not require detailed study (and rationale for elimination) are as follows: endangered species (there are no known threatened or endangered species present in the urbanized portions of Andrews AFB where the TLF and VQ facilities are proposed), cultural resources (although some historic structures are present on Andrews AFB [for example, “Belle Chance,” an historic farmhouse with guest house and surrounding orchards and an historic church], the proposed locations of the TLF and VQ are within the urbanized portions of the base and well removed from these historic sites; therefore, they will not impact these historic sites), airspace (airspace is not impacted), land use (land use will remain the same), environmental justice (minority populations and low-income populations are not impacted), and socioeconomic factors (the size and composition of the Washington, D.C. Metropolitan Statistical Area population is not impacted.) Assessment of safety and health impacts is not included in this document; all contractors are responsible for compliance with applicable Occupational Safety and Health Act (OSHA) regulations concerning occupational hazards and specifying appropriate protective measures for all employees. In

addition, aircraft operations and maintenance activities that are subject to OSHA regulations are not components of the proposed action.

The affected environment as presented in the C-40B Aircraft Conversion EA for Andrews AFB (USAF 2002) is used to establish baseline conditions. The EA addresses peak impacts and expected long-term impacts for the proposed or alternative actions.

Other actions or potential actions concurrent with the proposed action could contribute to cumulative impacts. The environmental impacts of these other actions are addressed in this EA only in the context of potential cumulative impacts, if any. A cumulative impact, as defined by the CEQ (40 CFR 1508.7), is the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of which agency (federal or non-federal) or person undertakes such actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.”

1.5 APPLICABLE REGULATORY COMPLIANCE AND REQUIRED COORDINATION

Regulatory requirements potentially applicable to the proposed action and alternatives are presented in Table 1-1.

Table 1-1 Federal Permits, Licenses, or Entitlements

Federal Permit, License, or Entitlement	Typical Activity, Facility, or Category of Persons Required to Obtain the Federal Permit, License, or Entitlement	Authority	Regulatory Agency
Title V permit under the Clean Air Act (CAA)	Sources subject to the Title V permit program include: Any major source: (1) A stationary source that emits or has the potential to emit 100 tons per year (tpy) of any pollutant (major source threshold can be lower in non-attainment areas), (2) A major source of air toxics regulated under Section 112 of Title III (sources that emit or have the potential to emit 10 tpy or more of a hazardous air pollutant or 25 tpy or more of any combination of hazardous air pollutants). Any "affected source" as defined in Title IV (acid rain) of the CAA. Any source subject to New Source Performance Standards under Section 111 of the CAA. Sources required to have new source or modification permits under Parts C [Prevention of Significant Deterioration (attainment areas)] or D [New Source Review (non-attainment areas)] of Title I of the CAA. Any source subject to standards, limitations, or other requirements under Section 112 of the CAA. Other sources designated by US Environmental Protection Agency (USEPA) in the regulations. Any action is to be included as the Andrews AFB Title V permit is updated.	Title V of CAA, as amended by the 1990 CAA Amendments	USEPA; Maryland Department of the Environment (MDE)
National Pollutant Discharge Elimination System permit	Discharge of pollutant from any point source into navigable waters of the United States.	§ 402 of Clean Water Act (CWA); 33 United States Code (USC), §1342	USEPA; MDE
National Historic Preservation Act consultation	Excavation and/or removal of archaeological resources from public lands or Indian lands and carrying out activities associated with such excavation and/or removal. Based on the Andrews AFB Cultural Resources Management Plan (June 2003), no National Historic Preservation Act consultation is required.	National Historic Preservation Act, § 106	US Department of the Interior - National Park Service, Maryland Historical Society
Endangered Species Act § 7 consultation	Taking endangered or threatened wildlife species; engaging in certain commercial trade of endangered or threatened plants or removing such plants on property subject to federal jurisdiction. Based on the Andrews AFB Integrated Natural Resources Management Plan (November 2001), no State or Federal permits are required..	§ 7 of Endangered Species Act, 16 USC § 1539; 50 CFR 17 Subparts C, D, F, and G	US Department of the Interior - Fish and Wildlife Service (USFWS)
Sediment and Erosion Control permit compliance	Actions that significantly disturb existing soils and hydrology. The proposed action exceeds 5000 square feet of land disturbance and >1 acre of land impacted, therefore MDE Sediment and Erosion Control and Stormwater Management Plans are required.	COMAR 26	MDE

CHAPTER 2

DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

This chapter is composed of an introduction; a description of the selection criteria for alternatives, a description of the proposed action, action alternatives, no action alternative, and identification of alternatives eliminated from further consideration; and a comparison of environmental consequences.

2.2 SELECTION CRITERIA FOR ALTERNATIVES

2.2.1 TLF

The factors considered when developing the alternatives described in this section were based on the operational support requirements of Andrews AFB associated with lodging facilities. For an alternative to satisfy the purpose and need described above, it had to:

- Meet Priority One demand.
- Meet active duty base population demand.
- Use the existing VQ/TLF siting.

Based on the selection criteria presented above, the following alternatives were developed for the TLF units:

- Demolish existing TLF units beyond repair (Buildings 1802, 1803, and 1804); construct 50 new TLF units and retain 15 of the existing TLF units until they become unusable. Construct 1,300-sf structure to support the new TLF units.

No action.

- Demolish existing TLF units (Buildings 1802, 1803, and 1804); construct 80 new TLF units within one two-story and two three-story structures.
- Renovate/Expand Existing Facilities.

2.2.2 VQ

The factors considered when developing the alternatives described in this section were based on the operational support requirements of Andrews AFB associated with lodging facilities. The selection criteria used to determine the viability of an alternative follow:

- Andrews AFB General Plan/Land Use categorization.
- Force Protection requirements.
- Environmental protection/trees.

- Community facilities.
- Topography.
- Infrastructure availability.
- Accessibility (vehicular and pedestrian).
- Expansion capability.
- Appropriated funds costs (demolition/infrastructure).
- VQ Complex vision.
- Loss of revenue.
- Availability of parking.

Based on the selection criteria presented above, the following alternatives were developed for the VQ:

- Demolish existing VQ facilities (Buildings 1304, 1349, 1350, 1351, 1360 through 1376, 1504, 1506, 1507, 1509, 1510, 1580, 1629, and 1969 at Belle Chance); construct the 300-room Sam Fox Inn at the Cottage Area South site.
- No action.
- Demolish existing VQ facilities; construct the 300-room Sam Fox Inn at the Officers' Club Parking Lot site.
- Demolish existing VQ facilities; construct the 300-room Sam Fox Inn at the Officers' Club Building site.
- Demolish existing VQ facilities; construct the 300-room Sam Fox Inn at the Cottage Area North site.
- Demolish existing VQ facilities; construct the 300-room Sam Fox Inn at the Play Fields site.
- Renovate/Expand Existing Facilities.

2.3 PROPOSED ACTION

2.3.1 TLF

Due to the degradation of existing TLF units, the Air Force proposes the construction of 50 new TLF units in three two-story buildings. The new buildings would be located at the corner of Brookley Street and F Street, at the location of the existing TLF units (existing Buildings 1802, 1803, and 1804). Fifty percent of the new TLF units would be one-bedroom units and 50 percent would be two-bedroom units, in accordance with Air Force standard designs. A 1,300-sf support building would be constructed to contain a housekeeping supervisor's office, employee break room, bathroom, equipment room, supply room, and linen room. Fifteen of the existing TLF units (existing Building 1801) would continue to provide temporary lodging until they become unusable. The proposed footprints of the units are depicted on Figure 2.

2.3.2 VQ

The Air Force proposes the consolidation of the current VQ by the construction of the Sam Fox Inn, a 300-room facility that would include handicapped accessible quarters and DV's' rooms. In addition, it would house enhanced guest support amenities such as a 75-person lobby, a 50-person lounge, a 75-person conference room, food service, fitness room, concierge station, and signature brands concessions (coffee/pastries/sandwiches).

The Proposed Action supports the Andrews AFB General Plan Officers' Club and Conference Center vision, is compatible with existing land use and makes best use of the site, is synergistic with community facilities. The site is the least constrained of the proposed sites, is easily accessible by both vehicles and pedestrian, and makes use of existing utilities infrastructure.

The footprints of the proposed Sam Fox Inn and associated structures are depicted on Figure 3. As well, existing and proposed parking areas, roads, and landscaping are visible on Figure 3. The total area of the Sam Fox Inn is to be determined.

2.4 ACTION ALTERNATIVES

The purpose of the proposed action is to eliminate substandard VQ and TLF facilities at Andrews AFB and consolidate all lodging facilities in one location in accordance with the Andrews AFB General Plan. The existing VQ and the existing TLF units are well located relative to the support facilities needed by VQ/TLF unit occupants. Siting the proposed Sam Fox Inn and TLF units at these locations takes advantage of the proximity of nearby support facilities and reduces construction costs by reusing a portion of the existing site infrastructure. Alternate locations for the Sam Fox Inn and the new TLF units would not be located in close proximity to existing facilities. The construction of the Sam Fox Inn and the new TLF units could not take place unless demolition of the existing structures as described in Section 2.3.1 was performed. Therefore, there are no alternatives to the proposed action as detailed in Section 2.3. See Section 2.6 for more explanation about the eliminated alternatives.

2.5 No Action Alternative

Andrews AFB would not implement any of the actions proposed in Section 2.3. Lodging would be provided in the existing VQ and TLF units, which would continue to deteriorate. The demand for TLF lodging would continue to remain unmet due to the poor physical condition of the existing units. The lodging at Andrews AFB would not conform to the Andrews AFB General Plan vision of a consolidated VQ/Conference/Officers' Club Complex and overall consolidation of lodging facilities in one location.

2.6 ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER CONSIDERATION

2.6.1 TLF

Lodging improvement alternatives focused on lodging demand and the replacement of substandard facilities. The original proposed alternative requested construction of an 80-unit TLF to replace the existing TLF units. Each of the guest rooms was to meet the new TLF lodging standard with 36 two-bedroom units, 36 one-bedroom units, and eight two-bedroom ADA units. This alternative was eliminated from consideration because an analysis of demand indicates that while total demand may support the construction of 80 units, only 50 units are needed to support Priority One demand.

Renovation/expansion of the existing TLF units would not be a cost-effective solution because the existing TLF units require extensive renovation to bring them up to a minimum standard. Much of the utility infrastructure requires replacement. The cost to do so on a per unit basis will exceed 70% of the cost of a comparable new TLF unit. Accordingly, retaining the existing facilities as TLF units or for other uses was eliminated from further consideration.

2.6.2 VQ

2.6.2.1 Construct the 300-room Sam Fox Inn at the Officers' Club Parking Lot site

Siting of the Sam Fox Inn at the Officers' Club Parking Lot site is not viable because the site is too small for the structure, inadequate parking space exists, construction of the Inn would obstruct the view of the Officers' Club, parking conflicts would occasionally occur, and the general area would appear crowded.

2.6.2.2 Construct the 300-room Sam Fox Inn at the Officers' Club Building site

Although the construction of the Inn at this site would support the conference center vision, there are funding constraints, there is no adjacent site for the planned conference center, parking conflicts would occasionally occur, partial demolition of the Officers' Club would be required, there would exist limited expansion capability, the limited space would

require a tall building (which would make the site looked cramped), the Officers' Club would lose revenue during construction of the Inn, and the project conflicts with the plans to close a portion of Arkansas Road and extend Lutman Road to increase parking for Building 1535.

2.6.2.3 Construct the 300-room Sam Fox Inn at the Cottage Area North site

The Cottage Area North site would provide a park-like setting for the Sam Fox Inn in an area convenient to community facilities. However, the site was eliminated from consideration after it became apparent that utilities and Building 1523 would require relocation, construction on the sloped site would result in increased construction costs, there is limited room for future expansion, and the small site would require a taller building.

2.6.2.4 Construct the 300-room Sam Fox Inn at the Play Fields site

The Play Fields site was eliminated from consideration although it is a larger site providing more than adequate room for the planned conference facility and future expansion. The Play Fields site is inconveniently located to community facilities, is incompatible with the installation General Plan (Officers' Club Complex vision and land use), is not accessible with existing roads, and would require potentially costly infrastructure improvements.

2.6.2.5 Renovate/Expand Existing Facilities

Aged facilities reach a point when they are not worth renovating. The mechanical, electrical, plumbing, and fixtures become constant maintenance problems. Additionally, they do not meet current standards for layout, size, comfort, and energy use. These facilities are difficult to keep weather tight. Essentially, these buildings would need to be fully dismantled to the basic foundation and frame then rebuilt. The cost of doing this is greater than building new in the proper configuration.

2.7 COMPARISON OF ENVIRONMENTAL CONSEQUENCES

Cumulative impacts to environmental resources result from the incremental effects of proposed actions when combined with other past, present, and reasonably foreseeable future projects in the region of influence (ROI). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, or local) or individuals. In accordance with NEPA, a discussion of cumulative impacts resulting from projects that are proposed, under construction, recently completed, or anticipated to be implemented in the near future is required. Specific projects are described in the Andrews AFB General Plan.

CHAPTER 3

AFFECTED ENVIRONMENT

The affected environment is the baseline against which potential impacts caused by the proposed action are assessed. This chapter focuses on the human environment that has the potential to be affected by the construction and demolition associated with the proposed lodging improvements. As stated in 40 CFR §1508.14, the human environment potentially affected is interpreted comprehensively to include the natural and physical resources and the relationship of people with those resources. The approach to defining the environmental baseline was to first identify potential issues and concerns of the proposed action. From this information, the relevant resources are described.

3.1 DESCRIPTION OF THE AFFECTED ENVIRONMENT

3.1.1 Noise

Noise is usually defined as unwanted sound, a definition that includes both the psychological and physical nature of the sound (AIHA, 1986). Under certain conditions, noise may cause hearing loss, interfere with human activities at home and work, and may affect human health and well-being in various ways.

Sound pressure level (L_p) can vary over an extremely large range of amplitudes. The decibel (dB) is the accepted standard unit for measuring the amplitude of sound because it accounts for the large variations in amplitude and reflects the way people perceive changes in sound amplitude. Sound levels are easily measured, but the variability is subjective and physical response to sound complicates the analysis of its impact on people. People judge the relative magnitude of sound sensation by subjective terms such as “loudness” or “noisiness.” Table 3-1 presents the subjective effect of changes in sound pressure level.

Table 3-1 Subjective Effects of Changes in Sound Pressure Level

Change in Sound Level (dB)	Change in Power		Change in Apparent Loudness
	Decrease	Increase	
3	1/2	2	Just perceptible
5	1/3	3	Clearly noticeable
10	1/10	10	Half or twice as loud
20	1/100	100	Much quieter or louder

Source: Bies and Hansen 1988

Different sounds contain different frequencies. When describing sound and its effect on a human population, A-weighted (dBA) sound levels are typically used to account for the

response of the human ear. The term “A-weighted” refers to a filtering of the noise signal that emphasizes frequencies in the middle of the audible spectrum and de-emphasizes low and high frequencies in a manner corresponding to the way the human ear perceives sound. This filtering network has been established by the American National Standards Institute (ANSI 1983). The A-weighted noise level has been found to correlate well with people’s judgments of the noisiness of different sounds and has been used for many years as a measure of community noise. Figure 3-1 shows the typical A-weighted sound levels for various sources.

Community noise levels usually change continuously during the day. However, community noise exhibits a daily, weekly, and yearly pattern. Several descriptors have been developed to compare noise levels over different time periods. One descriptor is the equivalent sound level (L_{eq}). The L_{eq} is the equivalent steady-state A-weighted sound level that would contain the same acoustical energy as the time-varying A-weighted sound level during the same time interval.

Another descriptor, the day-night average sound level (L_{dn}), was developed to evaluate the total daily community noise environment. L_{dn} is the average A-weighted acoustical energy for a 24-hour period with a 10 dB upward adjustment added to the nighttime levels (10:00 p.m. to 7:00 a.m.). This adjustment is an effort to account for the increased sensitivity of most people to noise in the nighttime hours. The L_{dn} has been adopted by the USEPA, the Federal Aviation Administration, and the Department of Housing and Urban Development as the accepted unit for quantifying human annoyance to general environmental noise.

3.1.1.1 Effects of Noise Exposure

Annoyance is the primary human response to intermittent environmental noise that includes relatively long intervals of quiet (AIHA 1986). The degree of annoyance has been found to correlate well with the L_{dn} . A comparison of the L_{dn} with the percentage of the exposed population that is “highly annoyed” in combination with the estimated population exposed to L_{dn} levels greater than 65 dBA provides an estimate of the number of persons “highly annoyed” by aircraft noise. These levels of annoyance are based on long-term exposure. Annoyance for short-term activities, such as construction noise and new flight patterns, can be influenced by many factors, including habituation and attitude toward the activity creating the noise. Nonetheless, a comparison of this type provides the best available information to predict reactions to a new noise exposure.

3.1.1.2 Baseline Noise

Noise exposure around Andrews AFB results primarily from aircraft operations. *Aircraft operations* are categorized as takeoffs, landings, or closed patterns (which could include activities referred to as touch-and-goes or low approaches). Each takeoff or landing

constitutes one operation. A *closed pattern* occurs when the pilot of the aircraft approaches the runway as though planning to land, but then applies power to the aircraft and continues to fly as though taking off again. The pilot then flies a circular or rectangular track around the airfield, and again approaches for landing. In some cases the pilot may actually land on the runway before applying power, or in other cases the pilot simply approaches very close to the ground. In either event, since a closed pattern operation essentially consists of a landing and a takeoff, it is considered two operations.

During 2001, aircraft conducted almost 1,500 operations at Andrews AFB. Considering all types of flight activities, a scenario representing an “average day’s” operations was developed. The operations considered include takeoffs, landings, and closed patterns around the airfield. Noise calculations consider the frequency of flight operations, runway utilization, and the flight tracks and flight profiles flown by each aircraft.

These levels and types of activity are then combined with information on climate, maintenance activities (e.g., engine run-ups, engine maintenance, etc., conducted both on the flight line and in hush houses), and aircraft flight parameters, and processed through the Air Force’s BASEOPS/NOISEMAP (Moulton 1990) computer models to calculate L_{dn} . Once noise levels are calculated, they can be plotted on a background map in 5-decibel increments from 65 dBA to 85 dBA, as applicable. The land area encompassed by each contour is shown in Table 3.1-2.

**Table 3-2. Land Area Exposed to Indicated Sound Levels
(Andrews AFB under Current Conditions)**

<i>Sound Level (in L_{dn})</i>	<i>Acres of Land¹</i>
65 – 70	5,942
70 – 75	1,989
75 – 80	983
80 – 85	562
> 85	635

Note: 1. Total area exposed to L_{dn} 65 or greater is 10,111 acres

Source: USAF 2002

3.2.2 Air Quality

3.2.2.1 Meteorology

Andrews AFB is located in the eastern portion of Maryland, where the climate is characterized as humid subtropical. Precipitation occurs throughout the year, with maximum rainfall in the summer. Average annual precipitation is 36 inches. There are long, warm

summers and cool winters. Average temperatures range from the mid- to low 20s in December and January to the mid-80s in June, July, and August.

3.2.2.2 Air Pollutants and Regulations

The USEPA has established primary and secondary National Ambient Air Quality Standards (NAAQS) under the provisions of the CAA. The CAA not only established the NAAQS, but also set emission limits for certain air pollutants from specific sources, set new source performance standards based on best demonstrated technologies, and established national emissions standards for hazardous air pollutants.

The USEPA classifies the air quality within an air quality control region (AQCR) according to whether the region meets federal primary and secondary NAAQS. Primary standards define levels of air quality necessary to protect public health with an adequate margin of safety. Secondary standards define levels of air quality necessary to protect public welfare (i.e., soils, vegetation, and wildlife) from any known or anticipated adverse effects of a pollutant. Federal NAAQS are currently established for six pollutants (known as “criteria pollutants”); including carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), sulfur oxides (SO_x, commonly measured as sulfur dioxide), lead, and PM₁₀. Although O₃ is considered a criteria pollutant, and is measurable in the atmosphere, it is not often considered as a pollutant when reporting emissions from specific sources. O₃ is not typically emitted directly from most emissions sources. It is formed in the atmosphere from its precursors, nitrogen oxides (NO_x) and volatile organic compounds (VOC’s), which are directly emitted from various sources. Thus, NO_x and VOC’s are commonly reported instead of O₃.

An AQCR or portion of an AQCR may be classified by the USEPA as attainment, non-attainment, or unclassified for each of the six criteria pollutants. Attainment describes a condition in which one or more of the six NAAQS are being met in an area. The area is considered to be “attainment” only for only those criteria pollutants for which the NAAQS are being met. Non-attainment describes a condition in which one or more of the six NAAQS are not being met in an area. Unclassified indicates that the air quality in the area cannot be classified and is therefore treated as attainment. An area may have all three classifications for different criteria pollutants.

Air quality management at Air Force installations is established in Air Force Instruction (AFI) 32-7040, *Air Quality Compliance*. AFI 32-7040 requires installations to achieve and maintain compliance with all applicable federal, state, and local standards for air quality compliance. Air quality compliance involves prevention, control, abatement, documentation, and reporting of air pollution from stationary and mobile sources. Maintaining compliance with air quality regulations may require reduction or elimination of pollutant emissions from existing sources, and control of new pollution sources.

3.2.2.3 Regional Air Quality

The Washington Metropolitan Area is in attainment for all criteria pollutants except ozone (O₃). The area is in "serious non-attainment" for O₃. The serious non-attainment status in Maryland's Air Quality Control Area IV is mainly attributed to NO_x emissions from automobiles in the Metro Washington Area on warm days with low wind velocities (USAF 2002).

Air quality conditions are generally influenced by the characteristics and behavior patterns of specific pollutants. Emissions of generally inert pollutants (e.g., PM₁₀) usually disperse in an ever-widening plume that eventually merges into regional airshed environments. The flow constituting this dispersion can be irregular, affected by variations in terrain and complex atmospheric boundary-layer processes. Additionally, daily variations of energy input and human activity substantially affect the development of the boundary-layer structure. Transformations of other pollutants such as NO₂ and SO₂ tend to be non-linear functions of their concentrations, and are sensitive to a variety of environmental conditions.

Ozone may be observed much further downwind in the region than other pollutants. Ozone is not directly emitted into the atmosphere. It is formed by complex photochemical reactions involving organic compounds, oxides of nitrogen, carbon monoxide, and solar radiation. The chemistry of ozone production occurs in sunlight-irradiated polluted atmospheres and involves interactions of a host of chemicals, notably non-methane hydrocarbons, nitric oxides, and carbon monoxide. Ozone, and its precursors transported from other regions, can also combine with local emissions to produce high local ozone concentrations. Based on this required synergy, ozone is a potential problem during late spring, summer, and early fall.

Maryland has submitted a State Implementation Plan for the region where Andrews AFB is located to maintain and attain compliance with the NAAQS in accordance with the CAA. The NAAQS are not to be exceeded more than once per year, except for O₃ and PM₁₀ which are not to be exceeded more than an average of one day per year.

An air emissions inventory was performed in 2002 and Table 3-3 reflects the results of that inventory. Shown are the annual emissions, in tons per year, for the indicated pollutants.

Table 3-3 Current Emissions Contributions, Andrews Air Force Base

<i>Pollutants (In Tons per Year)</i>			
<i>VOC's</i>	<i>CO</i>	<i>NO_x</i>	<i>SO₂</i>
527.4	13.68	728.8	0.86

Source: MDE 1997 and USAF 2002

3.2.3 Earth Resources

3.2.3.1 Geology

Much of the surficial geology of Andrews AFB is comprised of upland deposits approximately 7 million years old. Andrews AFB lies on silty to sandy loam and gravelly deposits of the upper Coastal Plain. Approximately 85 percent of the base has been disturbed by cut and fill or other construction activities since 1942. Soils in some areas have been substantially modified and disturbed from development of the airfield. Some disturbed areas have 20 feet or more of miscellaneous fill material. About 45-50 percent of the main base now consists of land so altered by earth disturbing activities that the original soil series could not be determined. The entire fill area is identified as smoothed, disturbed soils (Gibson 1978). These soils are highly permeable and subject to severe compaction. Approximately 10 percent of the main base remains undisturbed, mainly around the perimeter of the base and in parts of the golf course (USAF 2002).

3.2.4 Water Resources

Andrews AFB is located over several minor and regional groundwater aquifers. Several of these hydrogeologic units occur at or near the ground surface. Shallow groundwater occurs at depths of less than 20 feet below ground surface (bgs) and probably exists under water table (unconfined) conditions. Precipitation is the main source of groundwater recharge. Surface water consists of nine small ponds, Base Lake, and several streams. All of Andrews AFB, except the northeastern portion of the base, is within the Potomac River Watershed (USAF 2002).

3.2.4.1 Groundwater

The regional Potomac Aquifer consists of the local Patapsco Aquifer and the underlying local Patuxent Aquifer, both named for sand and gravel formations of the Potomac Group that crop out in the northern part of the Maryland Coastal Plain. The Patapsco Aquifer typically is a lens of fine to medium sand that range in length and width from a few feet to several miles, contain some gravel, and are separated by clay beds. The Patuxent aquifer typically is medium to coarse gravelly sand, and has clay-confining units. The maximum

thickness of the regional Potomac Aquifer is about 5,000 feet and the average thickness is about 1,600 feet (USAF 2002).

The surficial aquifer consists of Upper Miocene to Pliocene Upland Deposits and is formed of unconsolidated deposits (sands, gravels, silts, and clays). The aquifer is about 30 feet thick in the vicinity of Andrews AFB, and can provide small amounts of water. Significant aquifers that underlie Andrews AFB include the Aquia, Monmouth, Magothy, Patapsco, and Patuxent aquifers (USAF 2002).

3.2.4.2 Surface Water

Andrews AFB is within two surface water drainage basins. The western portion of the base drains to the Potomac River and the east drains to the Patuxent River Basin. The Potomac River is about four miles to the west of the base and the Patuxent River is about seven miles to the east. The drainage divide for the river basins runs from north-northeast to southeast on the base. The surface water includes 5 stream tributaries that originate on the base. Only the Charles Branch and Cabin Creek drainage on the northeast section of the base lead to the Patuxent River. The Base Lake covers 16.9 acres, and is the largest surface water body on Andrews AFB. Stormwater run-off from Andrews AFB is managed in accordance with the Stormwater Pollution Prevention Plan (USAF 2002).

3.2.4.3 Wetlands and Floodplains

A wetland survey conducted in 1996 at Andrews AFB delineated 34 wetland units covering 96.2 acres (IT Corporation 1997). The majority of these wetland areas were observed in areas adjacent to stream channels, along pond fringes, in drainage ditches and roadside swales south of Base Lake, and in stream corridors southeast and southwest of the base. Only a small area in the southern portion of Andrews AFB is located within the 100-year floodplain (USAF 2002).

3.3.5 Infrastructure/Utilities

3.3.5.1 Sanitary Sewer

Andrews AFB's wastewater is collected by the sanitary sewer system before it is delivered off base to a wastewater treatment plant owned and operated by the Washington Suburban Sanitary Commission (WSSC). The sewer collection system is approximately 60 years old and contains more than 33 miles of sewer line and over 1,000 manholes. The pipes range in size from six inches to 24 inches in diameter for gravity lines, and up to 12 inches in diameter for force mains. Construction material includes asbestos cement, concrete, clay tile, and PVC. The collection system has numerous lift stations that pump wastewater from facilities and family housing areas. There are several projects identified in *General Plan, Andrews Air Force Base, Maryland* (USAF 2003) to help alleviate problems with infiltration and potential sanitary sewer overflow.

3.3.5.2 Potable Water

Andrews AFB receives its water supply from WSSC through three connections – one 12-inch, one 14-inch, and one 8-inch. Typically, the larger two of the three connections are open and the third remains closed due to low water pressure issues. The WSSC draws water from both the Potomac and Patuxent rivers into its two water treatment plants. The Potomac River supplies two storage reservoirs, which have a combined capacity of 43 billion gallons. The Patuxent River supplies two water supply impoundment dams, which have a combined storage capacity of 13 billion gallons. There are three elevated water storage tanks located around the perimeter of the base, but they are not being used with the current base water supply system. A 500,000-gallon storage tank and a 250,000-gallon storage tank have been inactive since 1993. The third elevated storage tank is a 3,000,000-gallon tank owned by WSSC and is not connected to the water supply on base. The required storage capacity at Andrews AFB is 825,000 gallons, given the average daily demand of 1.65 MGD. Planned renovations to the existing water storage tanks will increase the current storage capacity from 750,000 gallons to 850,000 gallons. Funded water line replacement projects will improve water quality through out the system; however, other phases of the water line replacement project have not been funded. Until these projects are funded and completed, unimproved water mains will be flushed periodically to remove corrosive sediment (USAF 2003).

3.3.5.3 Solid Waste Management

Solid waste management at Andrews AFB includes the collection and disposal of non-hazardous solid wastes; recycling; and disposal of overseas waste, infectious waste, and pathological waste. There are no active landfills on base, and the majority of solid waste from Andrews AFB is transported to off-base landfills (USAF 2003).

3.3.5.4 Drainage

Andrews AFB's stormwater system of catch basins and culverts guide water through a series of natural drainages, underground storm sewer pipes, and man-made ditches. The majority of stormwater leaving the base drains into the Piscataway Creek watershed and eventually into the Potomac River. On the west side, a storm drainage channel flowing in a southwest direction from Freedom Hall (Building 1628) to a discharge point south of Georgia

Avenue collects all storm drainage in the housing and administrative areas. Airfield surface drainage collects into a drainage channel, which travels south between the two runways. The discharge point for the airfield drainage is located on the east side of the golf course. The northwest corner of the base drains into Henson Creek, which then drains into the Potomac River. On the east side, a storm drainage channel flowing along the west side of Dower House Road collects the majority of drainage within the area of West Perimeter Road, Pearl Harbor Drive, and Fetchet Avenue. This drainage channel flows east to Charles Branch. Drainage north of Fetchet Avenue and west of Patrick Avenue collects into a separate drainage channel.

This channel flows northeast to Charles Branch before reaching the Patuxent River. Both the Patuxent River and the Potomac River are tributaries of the Chesapeake Bay. Ponding occurs in isolated areas on base due to the flat terrain (USAF 2003).

3.3.5.5 Transportation Systems

Andrews AFB has an integrated system of primary, secondary, and local roads. Perimeter Road is the only primary roadway connecting the two sides of the base. This two-lane undivided road is asphalt-paved and makes an 8.4-mile loop around base. The roadway network has two signalized intersections. The first traffic signal is located at the corner of Patrick Avenue and North Perimeter Road. Vehicles entering the North Gate pass through this flashing traffic signal. The second traffic signal is located at Virginia Avenue and South Perimeter Road. Traffic during peak flow hours is heaviest at this intersection due to the limited egress points on base. Despite queuing issues around the gates and signalized intersections, the base has a very low accident rate due adequate sight distance and road signage. The Base Civil Engineer has programmed a traffic study that will address new gates, signalization, traffic flow, and parking facilities. Road repairs are already underway in the family housing areas (USAF 2003).

3.3.5.6 Electricity/Natural Gas

Potomac Electric Power Company (PEPCO) provides electrical power to Andrews AFB. Two 69 kilovolt (kV) electrical feeders from the off base tie directly into the main substation (Building 1870), which is located east of the Main Gate at the intersection of North Perimeter Road and Westover Drive. This substation is owned and operated by the Air Force and houses three 46 MVA transformers that are forced-air and oil-cooled. From this substation, a total of 20 primary feeder circuits (13.2 kV) distribute electricity to the rest of the base. Four peak shaving plants are located on the west side of the base. These include Building 1732 with one 600-kilowatt (kW) generator; Building 1558, two 1,500-kW generators; Building 1539, one 350-kW generator; and Building 1220, one 450-kW generator. The distribution system is a combination of both overhead and underground power lines. The majority of power lines on the west side of the runway are underground and in-duct. The underground electrical lines in the housing area in between West Perimeter Road and Virginia Avenue are encased in PVC pipe. Overhead power lines on the west side travel along Perimeter Road, Wheeling Road, and Virginia Avenue south of San Antonio Boulevard. The housing areas, which are located in between West Perimeter Road and Branch Avenue (off base), have overhead lines; however, plans call for these lines to be placed underground. Most of the electrical distribution lines on the east side of the airfield are overhead, with the exception of the underground line along East Perimeter Road from Building 3149 to Building 3465 (USAF 2003).

Washington Gas Light Company (WGL) supplies natural gas to Andrews AFB through a total of seven connection points. Five connection points are located on the west side of the base: one two-inch line, three six-inch lines, and a 12-inch line. Two six-inch line connections are located on the east side of the base. A looped network of distribution pipes serves the base. The distribution system is approximately 10 miles long and pipe sizes range from two inches to 12 inches in diameter. The pipe material is comprised of polyethylene. Natural gas is delivered at a pressure of 50 psi on the high side of the metering station, and then reduced to approximately 25 psi. Distribution line pressures range from 20 to 30 psi. WGL is responsible for the maintenance and installation of all natural gas lines from the connection point to the pressure regulators at each building. WGL is responsible for the installation and maintenance of the entire natural gas distribution system at Andrews AFB (USAF 2003).

3.3.6 Biological Resources

3.3.6.1 Vegetation

A significant portion of Prince George's County has been deforested for urban and suburban development, particularly in the vicinity of the District of Columbia. Therefore, relatively small remnants of woodland are present in these urbanized areas. Somewhat more extensive forests occur at distances further from the District, primarily along steeper valley slopes, poorly drained (wetland) areas, floodplains, and public lands (USAF 2002).

Existing vegetation communities at Andrews AFB consist of extensively managed landscape areas (improved areas) and other unmanaged patches of natural plant communities. Nearly 80 percent of the base is developed or intensely managed (improved or semi-improved). The intensely managed areas include lawns, gardens, golf course fairways, ponds, bare ground, and recreational fields. Semi-improved areas include runway borders, the infield, and approach clear zones (USAF 2002).

Typical forest species in the remaining woodlands at or near Andrews AFB include chestnut oak (*Quercus prinus*), white oak (*Q. alba*), black oak (*Q. velutina*), northern red oak (*Q. rubra*), southern red oak (*Q. falcata*), sugar maple (*Acer saccharum*), red maple (*A. rubrum*), loblolly pine (*Pinus taeda*), Virginia pine (*P. virginiana*), mockernut hickory (*Carya tomentosa*), black gum (*Nyssa sylvatica*), sweetgum (*Liquidambar styraciflua*), American beech (*Fagus grandifolia*), yellow poplar (*Liriodendron tulipifera*), hackberry (*Celtis occidentalis*), and American holly (*Ilex opaca*). Mountain laurel (*Kalmia latifolia*), highbush blueberry (*Vaccinium corymbosum*), and Christmas fern (*Polystichium acrostichoides*) are common in the understory (USAF 2002). The presence of the sandplain gerardia (*Agalinis acuta*), a state and federal listed Endangered Species, has been documented on Andrews AFB, but not in the intensely managed areas of the base (Harris 2004).

3.3.6.2 Wildlife

A faunal survey conducted by Davis (1994) included limited sampling of animal species at Andrews AFB. Although a total inventory was not performed, the study identified 84 species of birds in a variety of ecological communities including open water, red maple swamp, mixed hardwood forest, old field successional, mowed field, and mowed grass. Birds associated with open water communities included Canada geese (*Branta canadensis*), green heron (*Butorides virescens*), great blue heron (*Ardea herodias*), and mallard (*Anas platyrhynchos*). Birds associated with mixed hardwood forests included eastern wood pewee (*Conoptus virens*), rufous-sided towhee (*Pipilo erythrophthalmus*), and red-eyed vireo (*Vireo olivaceus*). Birds associated with red maple swamp included prothonotary warbler (*Protonotaria citrea*) and black and white warbler (*Mniotilta varia*). Birds associated with mowed grass included Carolina chickadee (*Parus carolinensis*), Carolina wren (*Thryothorus ludovicianus*), common crow (*Corvus brachyrhynchos*), and house finch (*Carpodacus mexicanus*). Birds associated with old-field successional and mowed field included eastern meadowlark (*Sturnella magna*), eastern bluebird (*Sialia sialis*), and grasshopper sparrow (*Ammodramus savannarum*). Identified raptors included great horned owl (*Bubo virginianus*), screech owl (*Otus asio*), kestrel (*Falco sparverius*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*B. jamaicensis*), and bald eagle (*Haliaeetus leucocephalus*) (USAF 2002).

To date, there have been no complete surveys of mammals, reptiles, or amphibians at Andrews AFB. Mammals known to occur at Andrews AFB include white-tailed deer (*Odocoileus virginianus*), beaver (*Castor canadensis*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis marsupialis*), eastern gray squirrel (*Sciurus carolinensis*), eastern cottontail (*Sylvilagus floridanus*) and various species of bats, and small mammals (USAF 2002).

Fish species in the lake include largemouth bass (*Micropterus salmoides floridanus*), smallmouth bass (*M. dolomieu*), carp (*Cyprinus carpio*), bluegill (*Lepomis macrochirus*), and catfish. Fishing is not allowed at Base Lake (USAF 2002).

3.3.7 Solid and Hazardous Materials and Wastes

3.3.7.1 Hazardous Materials

Hazardous materials are identified and regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Solid Waste Disposal Act (SWDA), and the Emergency Planning and Community Right-to-Know Act (EPCRA). They are defined as any substance that, due to quantity, concentration, physical, chemical, or infectious characteristic, may present substantial danger to public health, welfare, or the environment when released (USAF 2002).

Operations conducted at Andrews AFB require the use and storage of hazardous materials. These materials, primarily associated with aircraft operations, include flammable and combustible liquids, acids, aerosols, batteries, corrosives, solvents, paints, and hydraulic fluids. The Andrews AFB Oil and Hazardous Materials Planning and Response Plan describes specific protocols for preventing and responding to releases, accidents, and spills involving oils and hazardous materials (Andrews AFB 1996). The Andrews AFB Hazardous Waste Management Support Plan provides guidance for facilitating compliance with all federal, state, and local regulations pertaining to hazardous waste. In addition, the plan sets forth procedures to control and manage hazardous wastes from generation to disposal (USAF 2002).

The Spill Prevention Control and Countermeasures Plan for Andrews AFB (Andrews AFB 1998c) provides procedures for spill reporting, containment, cleanup, and disposal of hazardous waste. The Andrews AFB Fire Department has responsibility for acting as the first responding unit for all spill incidents (USAF 2002).

Fuel and oil are stored in AST's. Three primary AST's with spill containment devices are used for storing aviation, diesel, and unleaded fuel. Number 2 heating oil is stored in various buildings throughout Andrews AFB (USAF 2002).

3.3.7.2 Hazardous and Petroleum Waste

Hazardous wastes that are regulated under the Resource Conservation and Recovery Act (RCRA), are defined as any solid, liquid, contained gaseous, or semisolid waste, or any combination of wastes that either exhibit one or more of the hazardous characteristics of ignitability, corrosivity, toxicity, or reactivity, or are listed as a hazardous waste under 40 CFR Part 261 (RCRA, Determining Solid and Hazardous Wastes). RCRA Subtitle C (40 CFR Parts 260 through 270) regulations are administered by the USEPA and are applicable to the management of hazardous waste. Regulatory authority is subsequently delegated by the USEPA to the State of Maryland. These regulations require that hazardous waste be handled, stored, transported, disposed, or recycled in compliance with applicable regulation (USAF 2002).

The 89 AW and its tenants produce more than 2,205 pounds (1,000 kilograms) of hazardous waste per month and are therefore regulated as a large quantity generator of hazardous wastes. Primary types of hazardous wastes generated include batteries, used fuel and oil, solvents, fluorescent bulbs, rags, fuel filters, and solvent-contaminated solids. The majority of hazardous waste is generated because of aircraft operations (USAF 2002).

Hazardous wastes generated at Andrews AFB are initially collected at one of 75 initial accumulation points. These wastes are stored at the initial accumulation points until the volume of the hazardous material exceeds 55 gallons. When this occurs, hazardous wastes

are transferred to the central accumulation point for removal off the installation by the Hazardous Waste Contractor (USAF 2002).

3.3.7.3 Environmental Restoration Program

The Environmental Restoration Program (ERP), formally known as the Installation Restoration Program (IRP), was established by the DoD to protect human health and the environment by addressing sites where past activities led to releases of hazardous substances to the environment. These sites are addressed based on CERCLA, as well as the National Oil and Hazardous Substances Contingency Plan (NCP) (USAF 2002).

Andrews AFB is responsible for twenty ERP Sites and ten Areas of Concern (AOC), including three remote sites located in Brandywine and Davidsonville, Maryland. Numerous cleanup actions have taken place at Andrews Air Force Base, including the removal of hundreds of underground storage tanks, installation of groundwater treatment systems at key locations, and removal of residual waste from areas to decrease the risk to human health and the environment (USAF 2002).

Most of the ERP sites are located on the main base; and four are located on Andrews AFB remote locations. Sites with contamination levels above action levels include SS-22 (hangar 13), ST-10 (PD-680 spill site), ST-14 (east side service station), ST-08 (MOGAS Underground Storage Tank leak), SS-13 (POL yard fuel storage tanks), FT-04 (fire training area 4), and LF-05 (D1 landfill—Leroy's Lane) (USAF 2002).

Andrews AFB was officially listed on the National Priorities List (NPL) by the USEPA in June 1999. The Comprehensive Environmental Response Compensation and Liability Act (CERCLA) sites are managed under the Partnering Program set up as a result of USEPA placing Andrews AFB on the NPL. Some AOC's will likely be regulated under the CERCLA Program. Additionally, petroleum sites exempted from regulation under CERCLA are delegated by USEPA to the State of Maryland for management under the RCRA Program. Petroleum sites that contain petroleum releases are managed by the Maryland Department of the Environment (MDE) Waste Management Administration (Oil Control Program) (USAF 2002).

3.3.7.4 Lead-based Paint and Asbestos

Lead-based paint management at Air Force installations is established in the Air Force policy and guidance on lead-based paint in facilities. The policy incorporates by reference the requirements of 29 CFR 1910.1025, 29 CFR 1926, 40 CFR 50.12, 40 CFR 240 through 280, the CAA, Public Law 102-550, and other applicable federal regulations. This policy requires each installation to develop and implement a facility management plan for identifying, evaluating, managing, and abating lead-based paint hazards (USAF 2002).

Lead-based paint activities at Andrews AFB are managed by the base bio-environmental flight, and representatives from civil engineering, the medical group, and safety. Lead-based paint detection sampling is accomplished prior to renovation or demolition of a facility. Initial surveys of key and priority facilities have been completed and follow-up monitoring is ongoing at these facilities. Inspection and abatement activities for facilities range from incidental and routine maintenance to full-scale abatement in preparation for demolition. If lead-based paint is detected in a building prior to an action and is determined to be a potential hazard or threat, the debris from the demolition or renovation is then disposed of in accordance with applicable federal, state, and local hazardous waste and lead abatement regulations. Lead-based paint is managed according to the base's *Lead-Based Paint Management Plan (1998)*.

Asbestos is regulated by the USEPA and OSHA. Emissions of asbestos to ambient air are controlled under Section 112 of the CAA. Identification of asbestos-containing material in base facilities is governed by OSHA under the authority of the Occupational Safety and Health Act, 29 USC §§ 669 et seq. The USEPA has a policy that addresses leaving asbestos in place if its disturbance or removal could pose a health threat.

Asbestos management at Air Force installations is established in AFI 32-1052, *Facility Asbestos Management*. AFI 32-1052 incorporates by reference applicable requirements of 29 CFR 669 et seq., 29 CFR 1910.1025, 29 CFR 1926.58, 40 CFR 61.140, Section 112 of the CAA, and other applicable AFI's and DoDD's. AFI 32-1052 requires installations to develop an asbestos management plan for the purposes of maintaining a permanent record of the current status and condition of all asbestos-containing material in the installation facility inventory and documenting all asbestos management efforts. In addition, the instruction requires installations to develop an asbestos operations plan that details how the installation will conduct asbestos-related projects.

Andrews AFB bioenvironmental engineering staff conducts asbestos sampling prior to renovation or demolition of a facility. The samples are sent to a state- or USEPA-certified laboratory for analysis. Asbestos-containing material is disposed of in accordance with RCRA statutes and transported under applicable Department of Transportation regulations. Asbestos management and operations involving asbestos are conducted according to the base's *Asbestos Management Program Plan (2004)*.

CHAPTER 4

ENVIRONMENTAL CONSEQUENCES

4.1 INTRODUCTION

This section of the EA assesses potential environmental consequences associated with the Proposed Action and the alternatives. Potential impacts are addressed in the context of the scope of the Proposed Action and the alternatives as described in Section 2.0 and in consideration of the potentially affected environment as characterized in Section 3.0.

4.2 DESCRIPTION OF THE EFFECTS OF ALL ALTERNATIVES ON THE AFFECTED ENVIRONMENT

4.2.1 Noise

In evaluating noise impacts, several items were examined, including: 1) the degree to which noise levels generated by construction and demolition activities were higher than the ambient noise levels; 2) the degree to which there is annoyance and/or activity interference; and 3) the proximity of noise-sensitive receptors to the noise source.

The primary means of assessing environmental noise is through computer simulations since direct measurement of noise levels is often impractical, expensive, and inconclusive. Unlike a topographic contour, noise contours are not intended to be precise representations of the noise zones. Geographic features, meteorology, the receiver's perception of the source, etc., can influence the impact of noise. Noise contours do not clearly divide noise zones with one side of the line compatible and the other side incompatible. However, the use of noise contour maps has proven to be a reliable planning tool in noise affected areas.

4.2.1.1 Proposed Action

The primary noise from the proposed action would be generated by vehicles and equipment involved in facility demolition, site clearing and grading, facility construction, and finishing work. Typical noise levels generated by these activities range from 75 to 89 dBA at 50 feet from the source. Assuming that noise from the heavy equipment radiates equally in all directions, the sound intensity diminishes inversely as the square of the distance from the source. Therefore, in a free field (no reflections of sound), the L_p decreases 6 dB with each doubling of the distance from the source. Under most conditions, reflected sound will reduce the attenuation due to distance. Therefore, doubling the distance may only result in a decrease of 4 to 5 dB (AIHA 1986). Table 4-1

shows the anticipated sound pressure levels at a distance of 50 feet for miscellaneous heavy equipment. Construction noise would be intermittent and short-term in duration.

Table 4-1 Heavy Equipment Noise Levels at 50 Feet

Equipment Type ^a	Number Used ^a	Generated Noise Levels, L _p (dBA) ^b
Bulldozer	1	88
Backhoe (rubber tire)	1	80
Front Loader (rubber tire)	1	80
Dump Truck	1	75
Concrete Truck	1	75
Concrete Finisher	1	80
Crane	1	75
Flat-bed Truck (18 Wheel)	1	75
Scraper	1	89
Trenching Machine	1	85

^a Estimated

^b Source: CERL 1978

Table 4-2 presents the distances to sensitive receptors in the vicinity of the proposed demolition and construction project. For the purposes of this analysis, it is assumed that demolition projects would be located within the boundaries identified for the TLF and VQ construction projects.

Table 4-2 Distance to Sensitive Receptors and Predicted Sound Levels, Alternative Action

Project	Sensitive Receptor	Distance (feet)	Predicted L _p (dBA)
Visitors Quarters	Family Housing Area	100	82.9
	Malcolm Grow Medical Center	200	76.9
	Installation Boundary	1,200	61.4
Temporary Lodging Facility	Family Housing Area	400	70.9
	Malcolm Grow Medical Center	600	67.4
	Installation Boundary	900	63.9

Note: All distances are approximate, measured from the corner of project area closest to the receptor.

Based on the data presented on Table 4-2, assuming a maximum noise level of 89 dBA measured 50 feet from the source, the distances from each of the project areas to sensitive receptors located on, or adjacent to, Andrews AFB would be sufficient to allow noise levels to naturally attenuate to levels within existing conditions at the installation. For example, noise levels at the installation boundary located approximately 1,200 feet northwest of the proposed VQ project area would experience estimated noise levels of 61.4 dBA, the approximate sound level of normal speech measured at a distance of three feet from the source (See Figure 3-1). An example calculation for the previously referenced predicted noise level is presented as follows:

$$A = 20 \log_{10} \left(\frac{d_1}{d_2} \right) = 20 \log_{10} \left(\frac{50}{1,200} \right) = 27.6 \text{ dBA}$$

$$\text{Predicted Noise Level} = L_{\max} - A = 89.0 - 27.6 = 61.4 \text{ dBA}$$

where:

A - attenuation (measured in dBA)

d_1 - distance to noise source measurement (measured in feet)

d_2 - distance to sensitive receptor (measured in feet)

$L_{\max}$ - maximum sound level (measured in dBA)

Construction activities would be expected to occur between 7:30 a.m. and 4:30 p.m. As calculated above, noise levels at residences in the vicinity of the construction activities would be less than 83.0 dBA. Minor annoyances to sensitive receptors in the vicinity of the demolition and construction activities associated with exposures to noise exceeding 65 dBA would be of short duration. No changes in aircraft operations are anticipated from implementation of the proposed action; therefore, long-term noise impacts would not be anticipated.

4.2.1.2 No-Action Alternative

Under the no-action alternative, there would be no change from the baseline conditions described in Section 3.3.1.

4.2.1.3 Cumulative Impacts

Since there would be no anticipated significant effects on noise associated with the proposed actions at Andrews AFB, there would likewise be no cumulative impacts anticipated.

4.2.1.4 Mitigative Actions

Existing baseline noise levels at Andrews AFB would not be permanently increased from the implementation of the proposed action. Noise levels would be temporarily increased from the demolition and construction projects. However, mitigation measures would not be required for the proposed or alternative actions.

In addition, noise generating construction equipment at the project site should be equipped with the manufacturer's standard noise control devices (i.e., mufflers, baffling, and/or engine enclosures). All equipment should be properly maintained to assure that no additional noise from worn or improperly maintained equipment parts is generated. Occupational exposure to noise from construction equipment could be reduced by requiring construction workers to wear appropriate hearing protection, and hearing

protective devices such as ear plugs or ear muffs should be worn at all locations where workers may be exposed to high noise levels.

4.2.2 Air Quality

As defined in 40 CFR 52.21, the proposed action or alternative action would be considered a major source of emissions if total emissions of any pollutant subject to regulation under the CAA are greater than the major source threshold of 250 tpy for attainment and unclassified areas. Sources emitting less than the major source threshold for attainment and unclassified areas would not be considered major and would generally be considered regionally insignificant.

4.2.2.1 Proposed Action

The projects under the proposed action would generate primarily heavy equipment emissions and fugitive dust emissions from construction activities. The following paragraphs detail the assumptions used in calculating emissions and describe the impacts of the emissions.

Exhaust emissions would be generated by equipment during construction of proposed projects. Specific information describing the length of operation, daily mileage, or specific usage of heavy construction equipment varies from project to project. Based on the type of equipment and duration of use, the USEPA has established factors for the emission of criteria air pollutants by heavy equipment used for construction activities (USEPA 1985). The type of equipment and hours of operation for the proposed construction activities were estimated based on anticipated project requirements and established usage factors for construction equipment (Means 1997a and Means 1997b).

Fugitive dust emissions, or total suspended particulate (TSP), for the proposed construction activities would be generated primarily during the initial construction phases, which involves site top soil removal, aggregate (dirt) hauling, and cut and fill operations. According to the USEPA, uncontrolled fugitive dust emissions from ground-disturbing activities are emitted at a rate of 1.2 tons of TSP per acre of disturbance per working month (30-day period), or 80 pounds per acre per day (USEPA 1985). The USEPA has calculated average PM₁₀ to TSP ratios for site preparation activities from test data at a distance of 50 meters (164 feet) downwind from construction activities. The average PM₁₀ to TSP ratio for top soil removal, aggregate hauling, and cut and fill operations is reported as 0.27, 0.23, and 0.22, respectively (USEPA 1988). Using 0.24 as the average ratio, the PM₁₀ emission factor for fugitive dust emissions becomes 19.2 pounds per acre per day. This factor was used to calculate dust emissions for the construction based on the estimated area and duration of disturbance.

Table 4-3 summarizes the estimated pollutant emissions associated with the proposed action. Each project under the proposed action would generate one-time emissions that may or may not occur simultaneously with emissions from other proposed action projects depending on the scheduling of the projects. Totals presented in Table 4-3 represent the total one-time emissions over the entire course of the proposed projects. Recurring (long-term) emissions are not anticipated as a result of the implementation of the proposed action.

Table 4-3 Estimated Increase in Pollutant Emissions, Proposed Action

Emissions Source	Pollutant Emissions (tons)					
	CO	VOC's	NO _x	SO _x	PM ₁₀	Pb
Total Estimated Emissions^a	1.57	0.03	3.91	0.42	1.30	0.00
Current Emissions ^b	13.68	527.4	728.8	-	-	-
Increase from Baseline (%)^c	0.11	0.06	0.54	-	-	0.00

a Emissions from each proposed project would be one-time emissions that may or may not occur simultaneously with emissions from other proposed projects depending on the scheduling of the projects. Totals represent the total one-time emissions from all construction projects.

b Source: MDE 1997 and USAF 2002

c Percent increase assumes emissions from all projects would occur simultaneously.

Note: NR = not reported, CO = carbon monoxide, VOC = volatile organic compound, NO_x = nitrogen oxide, SO_x = sulfur oxide, PM₁₀ = particulate matter equal to or less than 10 microns in diameter, Pb = lead

To assess maximum potential impact from the projects, the estimated percent increases from baseline emissions assume that emissions from the projects would occur simultaneously. As shown, the maximum increase in emissions for any pollutant as compared to the AQCR 189 baseline emissions would be an increase of less than 0.54 percent for NO_x. Emissions of all pollutants under the proposed action would be less than 250 tpy; therefore, the proposed action would not be considered regionally significant. All projects under the proposed action are considered temporary activities and would not be expected to cause long-term impacts to local or regional baseline air quality. The primary short-term air quality impacts resulting from these projects at Andrews AFB would be a temporary increase of air pollutants within Prince George's County and Maryland's Air Quality Control Area IV, which would cease as soon as the projects were completed. Fugitive dust emissions from ground disturbing activities would be minimized and kept under proper control. Control measures are further discussed in Section 4.3.2.4. The use of dust control measures, the most common being wet suppression with potable water, as part of best management practices at the construction sites would be expected to reduce PM₁₀ emissions from the levels presented in Table 4-3 and control visible particulate emissions at the sites. Actual reduction quantities would vary depending on a variety of factors including frequency of water application, site traffic levels, wind speed and direction, and soil type, among others.

The proposed action is not subject to the de minimis and conformity determination requirements of the USEPA Final Conformity Rule as defined in 40 CFR 93.153. Additionally, the proposed construction projects as described above would be in compliance with the Maryland State Implementation Plan. No changes in aircraft operations are anticipated from implementation of the proposed action; therefore, long-term air emission impacts would not be anticipated.

4.2.2.2 No-Action Alternative

Under the no-action alternative, the proposed projects would not occur. As a result, emissions would not occur and the baseline emissions inventory would not be affected.

4.2.2.3 Cumulative Impacts

Since there would be no anticipated significant effects on air quality and the proposed construction projects will be in compliance with the Maryland State Implementation Plan, there would likewise be no cumulative impacts associated with the proposed actions.

4.2.2.4 Mitigative Actions

Potential, short-term impacts from site clearing activities and corresponding emissions of PM₁₀ would be minimized and kept under control in accordance with federal, state, and local guidelines (where applicable) for reduction of fugitive dust emissions. These control measures may include, but are not limited to: periodic watering of construction sites and disturbed areas, reduction of vehicle speeds, covering of dirt and aggregate trucks and/or piles, prevention of dirt carryover to paved roads, and construction of erosion barriers and wind breaks.

4.2.3 Earth Resources

In evaluating impacts on earth resources, several items were examined, including: 1) the degree to which the proposed action and alternatives could potentially disrupt the ground surface and destroy the soil profile through excavation and removal of rock and soil in the construction of facilities; and 2) the degree to which the proposed action and alternatives could potentially increase erosion caused by the disturbance of the ground surface during the construction and demolition of facilities.

4.2.3.1 Proposed Action

The proposed demolition and construction projects at Andrews AFB would require soil disturbances, typical of these activities. Construction projects on Andrews AFB would be located in previously disturbed areas. Impacts to earth resources would be minimized by use of standard engineering practices (e.g., application of water for dust control) that reduce wind erosion or silt fences that reduce runoff erosion.

4.2.3.2 No-Action Alternative

Under the no-action alternative, soil disturbances would not occur. Therefore, there would be no change from the baseline conditions described in Section 3.3.3.

4.2.3.3 Cumulative Impacts

Since there would be no anticipated significant effects on earth resources (soils) associated with the proposed actions at Andrews AFB, there would likewise be no cumulative impacts anticipated.

4.2.3.4 Mitigative Actions

Only minor soil erosion from wind and storm water runoff would be expected during construction activities. Accepted containment procedures, including adequate watering, would be implemented during the construction phases to minimize wind erosion from the disturbed area. Therefore, given the current conditions and the proposed plans and actions, no mitigation measures are required.

4.2.4 Water Resources

In evaluating impacts on water resources considered several items, including: 1) the degree to which the proposed action and alternatives change impermeable surface areas; 2) the degree to which the proposed action and alternatives degrade surface water quality; and 3) the degree to which the potential decline in groundwater levels results in a substantial depletion of water resources.

4.2.4.1 Groundwater

4.2.4.1.1 Proposed Action

There would be no effect on groundwater from implementation of the proposed action.

4.2.4.1.2 No-Action Alternative

Under the no-action alternative, there would be no change from the baseline conditions described in Section 3.3.4.2.

4.2.4.1.3 Cumulative Impacts

Since there would be no effect on groundwater associated with the proposed actions at Andrews AFB, there would be no cumulative impacts.

4.2.4.1.4 Mitigative Actions

Mitigation measures to protect health and welfare would not be required for the proposed action.

4.2.4.2 Surface Water**4.2.4.2.1 Proposed Action**

As detailed in Table 4-4, 1.06 acres of impervious (impenetrable) cover would be added for the proposed projects. The TLF project would result in a net increase of approximately 700 square feet (sf), mostly due to the reduction in the overall size of the parking facilities because the net change in building footprint is about 9,200 sf. The VQ project would result in a net increase of approximately 45,000 sf based on the demolition of about 109,500 sf of buildings, the addition of a 300-person facility with a foot print of about 60,000 sf, and parking for all 300 people at 35 square yards per person (or 94,500 sf). Within the construction area of the TLF, the net change in impervious cover as a percent of total area is essentially zero. Within the construction area of the proposed VQ, the current impervious area is approximately 25% and the future impervious area would be 32%, a 7% overall increase. This increase in impervious cover would be accompanied by appropriate modifications to the existing drainage conveyance structures in the area located north of the proposed site and along California Avenue to the south. The proposed site is located in the western portion of the base where drainage conditions are adequate to handle any increases in storm water runoff due to the new facilities. The seven percent increase in impervious surface would not significantly increase the runoff from the 4,346-acre base.

Table 4-4 Summary of Impervious Cover Impacts, Proposed Action

Project	Surface Cover (acres)
TLF Project Facility Demolition	(0.47)
TLF Facility Improvements	0.67
TLF Net Parking Area Increases	(0.18)
VQ Project Facility Demolition	(2.51)
VQ Facility Improvements	1.38
VQ Parking Addition	2.17
TOTAL:	1.06

Source: Calculated from project descriptions.

The incorporation of best management practices for sediment control during construction would minimize potential water quality problems. Since construction and demolition activities would require the disturbance of more than one acre, a Notice of Intent (NOI) under the general Maryland storm water discharge permit for construction activities shall be filed with USEPA prior to construction. Additionally, the construction contractor shall be required to develop a storm water pollution prevention plan for the project prior to submittal of the NOI. After completion of the project, a Notice of Termination under the general permit shall be filed with USEPA.

4.2.4.2.2 No-Action Alternative

Under the no-action alternative, there would be no change from the baseline conditions described in Section 3.3.4.1.

4.2.4.2.3 Cumulative Impacts

Since there would be no anticipated significant increase impervious surface cover associated with the proposed actions at Andrews AFB, the net cumulative effect on storm water at Andrews AFB due to the proposed activities would be insignificant when compared to the whole installation.

4.2.4.2.4 Mitigative Actions

Mitigation measures to protect human health and welfare would not be required for the proposed action. Impacts on water resources from the proposed action are minimal when compared to the whole installation.

4.2.4.3. Wetlands and Floodplains

4.2.4.3.1 Proposed Action

The proposed demolition and construction activities associated with the proposed action would not occur in wetland areas. The proposed action would not be located within areas designated as the 100-year floodplain. The minor increase in runoff from the proposed Lodging Improvements would not impact the 100-year floodplain.

4.2.4.3.2 No-Action Alternative

Under the no action alternative there would be no changes to the baseline conditions described in Section 3.3.4.3.

4.2.4.3.3 Cumulative Impacts

The Proposed Action would not take place on wetland areas. Therefore, no cumulative effects on wetlands and floodplains are anticipated.

4.2.4.3.4 Mitigative Actions

No mitigative actions would be necessary as a result of the Proposed Action.

4.2.5 Infrastructure/Utilities

4.2.5.1 Proposed Action

The proposed TLF and VQ facilities would be located in areas serviced by currently existing utilities and infrastructure. Sanitary sewer collection trunk lines, potable water

distribution mains, electrical distribution lines, and gas distribution mains located along California Avenue and Arkansas Road are near the VQ and along Colorado and Brookley Avenues and F Street near the TLF will all be updated as part of the utility upgrades projects identified in the General Plan (USAF 2003). All of these services have been privatized and the utilities supporting the base have adequate capacity to handle any increases in demand associated with the proposed action. Drainage is assessed in section 4.2.4.2 (Surface Water) and any increases in storm water runoff associated with the proposed action would be managed with minor modifications to the existing conveyance systems – these modifications would be included in the construction designs. Solid waste is managed by a private company with sufficient capacity to handle any potential increases in base population associated with these facilities. Any required changes to the transportation systems (if any) would be addressed by the transportation study called for in the General Plan.

4.2.5.2 No Action Alternative

Under the no-action alternative, there would be no change from the baseline conditions described in Section 3.3.5.

4.2.5.3 Cumulative Impacts

The construction and addition projects at Andrews AFB are expected to cumulatively increase lodging capacity and thus population. The net cumulative effect on base infrastructure and utilities at Andrews AFB due to the proposed activities would be addressed by improvement projects described in the General Plan.

4.2.5.4 Mitigative Actions

Mitigation measures to protect base infrastructure would not be required for the proposed action. Impacts on infrastructure from the proposed action are already being addressed by projects described in the General Plan.

4.2.6 Biological Resources - Vegetation and Wildlife

Potential impacts to biological resources are determined by analyzing the proposed action and alternatives within the context of existing conditions for regional biota and ecosystems. An impact to biological resources would be considered if the proposed action would have an adverse impact on threatened or endangered species, substantially diminish habitat for a plant or animal species, substantially diminish a regionally or locally important plant or animal species, interfere substantially with wildlife movement or reproductive behavior, or result in a substantial infusion of exotic plant or animal species.

4.2.6.1 Proposed Action

The proposed demolition and construction activities would occur within previously disturbed portions of Andrews AFB. There would be no impacts to vegetation outside the proposed project areas and best management practices during demolition and construction would minimize impacts to vegetation at and near the construction sites. New trees, shrubs, and other landscaping would provide additional urban habitat for birds and other wildlife. The construction activities associated with the proposed action would not impact wildlife reproduction, movement, or habitat.

4.2.6.2 No-Action Alternative

The construction of the Lodging Improvements would not take place. Therefore, no impacts to biological resources on Andrews AFB would occur under the no-action alternative.

4.2.6.3 Cumulative Impacts

Since there would be no effect on biological resources associated with the proposed actions at Andrews AFB, there would be no cumulative impacts.

4.2.6.4 Mitigative Actions

As no construction or demolition of facilities would occur outside the previously disturbed developed area, impact to biological resources would not occur. Therefore, no mitigation measures beyond best management construction practices are required.

4.2.7 Hazardous Materials

The evaluation of impacts on hazardous materials included the assessment of the degree to which proposed construction activities could effect the existing environment.

4.2.7.1 Proposed Action

Hazardous materials used for the proposed action would be limited to those typical to a construction environment (e.g., fluids and fuels for construction equipment, asphalt ingredients, paints, etc.). The typical use of these materials in accordance with instructions and applicable regulations is not likely to create environmental release. Hazardous materials used during the project would be managed by the agency or contractor performing the construction.

Hazardous wastes are not expected to be generated as a result of the construction projects. The hazardous materials described above are typically consumed in process and would therefore not create waste as an end product. If generated, hazardous wastes from the construction activities would be managed in accordance with applicable regulations by the agency or contractor generating the waste.

ERP sites would not be impacted by the proposed demolition and construction projects. In addition, lead-based paint detection sampling and asbestos sampling would be accomplished prior to demolition of a facility. If identified, these materials would be managed in accordance with the base's *Lead-based Paint Management Plan (1998)* and *Asbestos Management Program Plan (2004)*. Demolition of substandard facilities containing lead-based paint and asbestos would decrease the potential of exposure to lead-based paint and asbestos.

4.2.7.2 No-Action Alternative

Under the no-action alternative, there would be no change in the management of hazardous materials and wastes as described in Section 3.3.6.1.

4.2.7.3 Cumulative Impacts

The proposed action would contribute to a potential short-term increase in hazardous materials usage to support other construction actions. The contribution of the proposed actions to hazardous materials use would cease upon completion of the construction activities.

Hazardous wastes are not expected to be generated as a result of the proposed action. Therefore, the proposed action would not be expected to contribute cumulatively to hazardous waste generated from other actions at Andrews AFB. No cumulative impacts to ERP sites or asbestos or lead-based paint waste management activities would be expected from the proposed actions at Andrews AFB.

4.2.7.4 Mitigative Actions

Spills of liquid products such as fuels, oils, and cleaning solvents should be managed according to the existing installation spill response plan. This document implements applicable state and federal laws for management of these substances.

CHAPTER 5

LIST OF PREPARERS

Name/Organization	Degree	Professional Discipline	Years of Experience
Gary Baumgartel, P.E. SAIC	B.S., Civil Engineering M.S., Facilities Management Ph.D. Engineering Candidate	Civil Engineer	31
Brenda Clarke SAIC		Administrative Assistant	20
Ben Elliott, P.E. SAIC	B.A., Physical Sciences B.S., Civil Engineering M.S., Engineering	Environmental Engineer	7
Keith Harris USAF	REM	Environmental Planner 89 th CES/CEVP	20
Michael Haufler SAIC	B.S., Geology	Hydrogeologist	23
Mike Swam SAIC	A.E., CADD	CADD Unit Manager	7
Victoria Wark SAIC	B.S., Biology	Environmental Scientist	15
Kent R. Wells SAIC	B.S., Geology M.S., Industrial Hygiene	Environmental Scientist	17

CHAPTER 6

PERSONS AND AGENCIES CONSULTED

The following persons and agencies were consulted during the preparation of this EA:

6.1 FEDERAL AGENCIES

US Environmental Protection Agency, Headquarters, Washington, DC

US Environmental Protection Agency, Region III, Philadelphia, PA

US Fish and Wildlife Service, Annapolis, MD

Andrews Air Force Base

Mr. Keith Harris (89 CEVP), Mr. Gary Felder, Mr. Brian Dolan (89 CEV), Mr. Israel Cariaga (CES Engineering), Mr. Norman Miley (sponsor), Andrews AFB Community Planning (Mr. Sumner), Andrews AFB Legal Support

Air Force Center for Environmental Excellence

6.2 STATE AGENCIES

Maryland Department of Planning

Maryland Department of Environment

Maryland Department of Transportation

Maryland Department of Housing and Community Development

Maryland Historical Trust

Maryland Department of Natural Resources

6.3 OTHER AGENCIES

Maryland-National Capital Park and Planning Commission

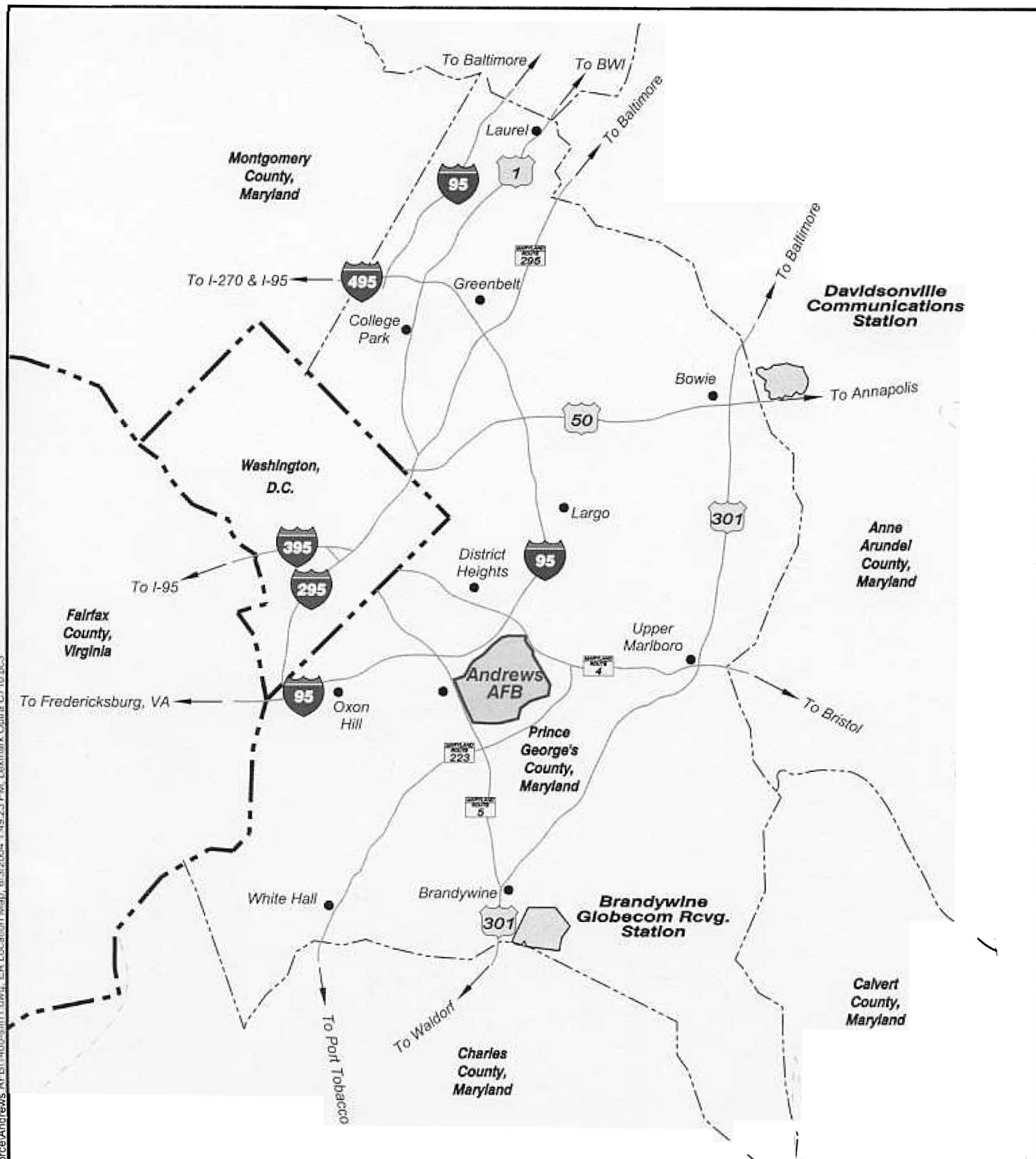
Prince Georges County Health Department

Prince George's County Planning Department

CHAPTER 7

REFERENCES

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5 mi. 0 5 mi.
SCALE IN MILES



ANDREWS AIR FORCE BASE

Prince George's County, Maryland

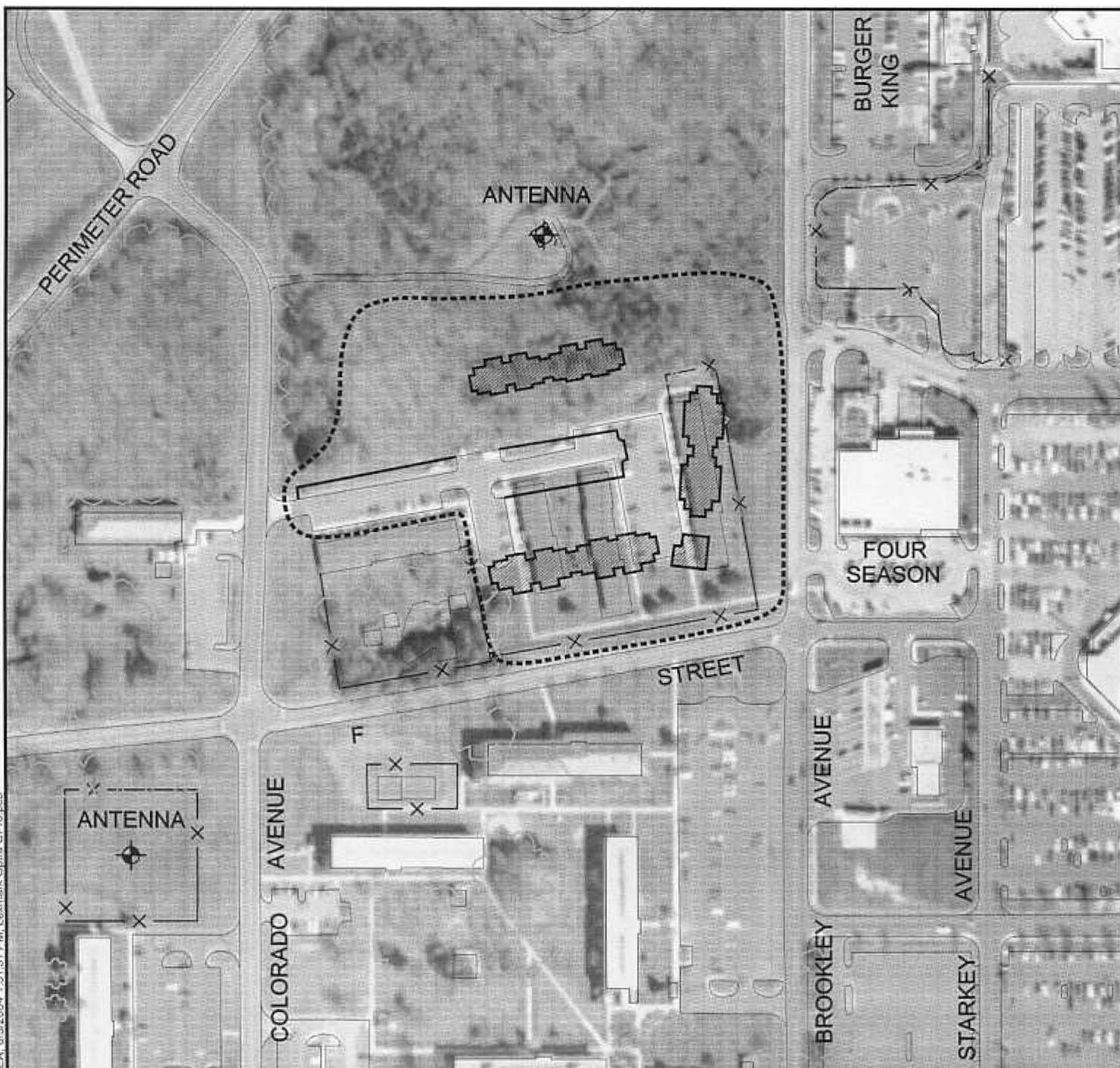
SITE LOCATION MAP

drawn	MDS	checked	SCH	approved	MDH	figure no.
date	06/06/03	date	06/06/03	date	06/06/03	1
job no.	01-1408-04-5354-001	file no.	1400-SLM.dwg			



**Science Applications
International Corporation**
An Employee-Owned Company

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LEGEND

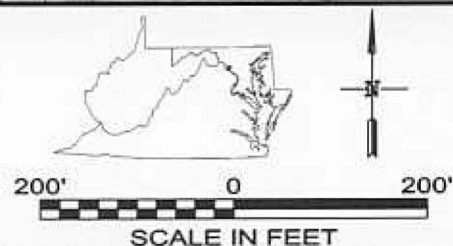
-  PROPOSED BUILDING FOOTPRINT
 PROJECTED LIMITS OF DISTURBANCE

NOTES:

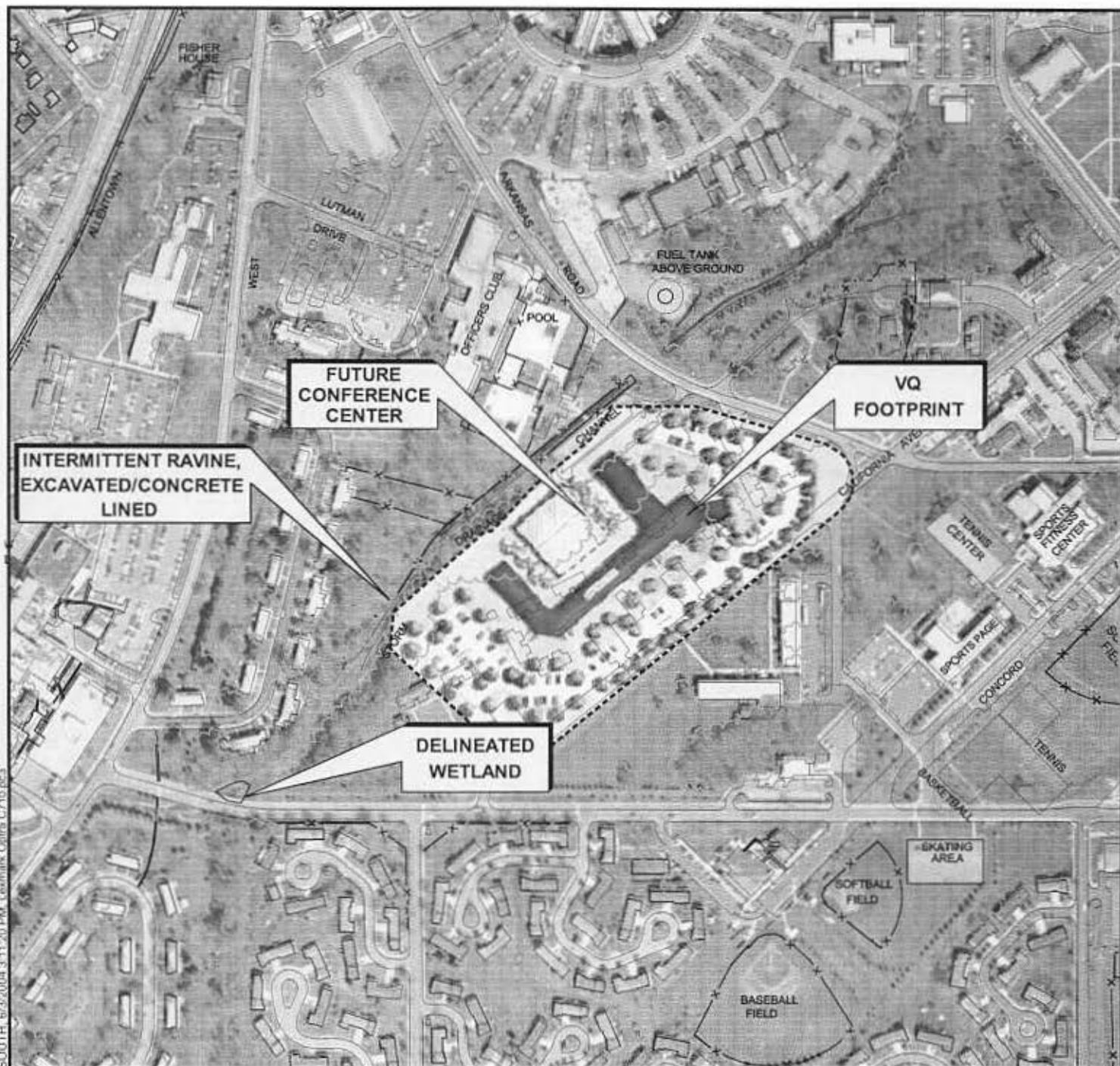
AERIAL PHOTO BACKGROUND WAS PROVIDED BY VARGIS, LLC AND REFERENCED AS "R1 2000 IMAGERY".

TEMPORARY LODGING FACILITY (TLF) FOOTPRINT WAS TAKEN FROM THE CONCEPTUAL SITE PLAN SKETCH ON PAGE J-25 OF THE "ANDREWS AFB NEEDS ASSESSMENT STUDY TEMPORARY LODGING FACILITY", PREPARED BY EVANS & CHASTAIN, LLP WITH DOUGLAS J. MOUTON, ARCHITECT APLLC., DATED MAY 2002.

SAIC FOUND NO WETLAND IMPACT BASED UPON REVIEW OF WETLAND DELINEATION AS SHOWN ON THE "JURISDICTIONAL WATERS OF THE US (INTERMITTENT CHANNELIZED RIVERINE R4)", BY THE DEPARTMENT OF THE AIR FORCE, DIRECTORATE OF CIVIL ENGINEERING DCS/P&R - WASHINGTON, D.C., LAST REVISED DECEMBER 19, 2002.



 ANDREWS AIR FORCE BASE			
Prince George's County, Maryland			
TEMPORARY LODGING FACILITY ENVIRONMENTAL ASSESSMENT			
Drawn ADIS	Checked JCH	Approved ADH	Figure no. 2
Date 05/06/03	Date 05/06/03	Date 05/06/03	
Job no. 01-1408-04-5354-001	File no. base.dwg		
 Science Applications International Corporation An Employee-Owned Company			



LEGEND

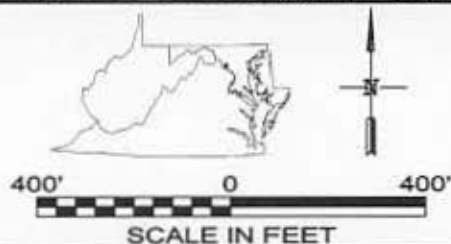
----- PROJECTED LIMITS OF DISTURBANCE

NOTES:

AERIAL PHOTO BACKGROUND WAS PROVIDED BY VARGIS, LLC AND REFERENCED AS "R1 2000 IMAGERY".

VQ LODGING FACILITY CONCEPTUAL SKETCH WAS TAKEN FROM THE "SAM FOX INN GATEWAY TO THE NATION'S CAPITAL SITING STUDY", BY THE 89TH CIVIL ENGINEERING SQUADRON'S POWERPOINT PRESENTATION, DATED APRIL 2003.

WETLAND DELINEATION IS FROM THE "JURISDICTIONAL WATERS OF THE US (INTERMITTENT CHANNELIZED RIVERINE R4)", BY THE DEPARTMENT OF THE AIR FORCE, DIRECTORATE OF CIVIL ENGINEERING DCS/P&R - WASHINGTON, D.C., LAST REVISED DECEMBER 19, 2002.



ANDREWS AIR FORCE BASE Prince George's County, Maryland			
VQ LODGING FACILITY ENVIRONMENTAL ASSESSMENT			
drawn: ADN date: 06/06/03	checked: SCN date: 06/06/03	approved: ADN date: 06/06/03	figure no. 3
job no. 01-1408-04-5354-001		file no. base.dwg	
Science Applications International Corporation An Employee-Owned Company			

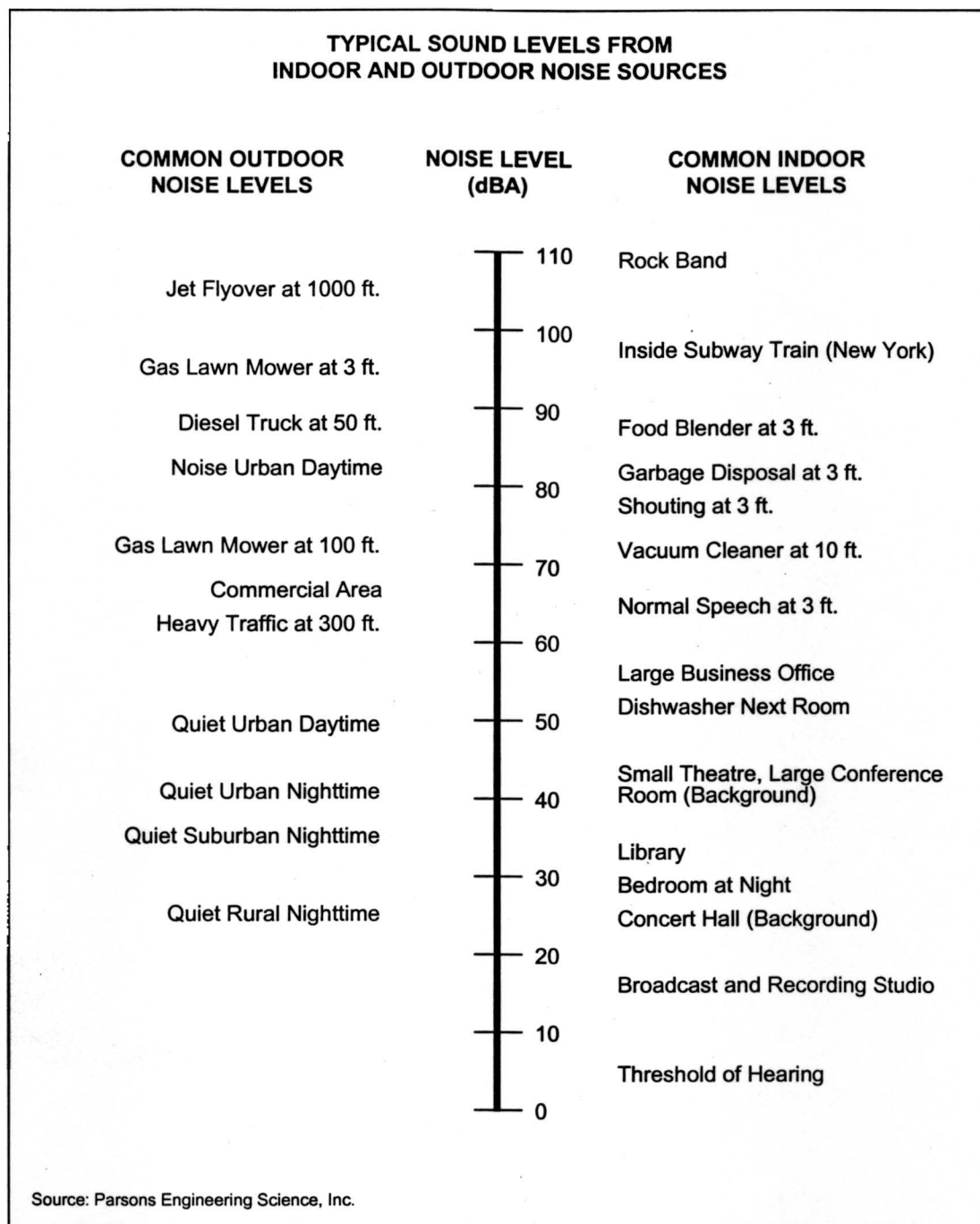


Figure 4 Typical A-weighted Sound Levels

APPENDIX A

ADMINISTRATIVE RECORD

Comment Response Matrix

Maryland Department of Planning (MDP) Clearinghouse Review Distributions

Maryland Historical Trust (MHT) Response

Maryland Department of Planning (MDP) Response

Maryland Department of Natural Resources (MDNR) Response

Maryland Department of Transportation (MDOT)

Maryland Department of Environment (MDE) Responses

Technical and Regulatory Services Administration (T

Water Management Administration (WMA)

Air and Radiation Management Administration (ARMA)

Waste Management Administration (WMA)

Prince George's County Government Response

United States Environmental Protection Agency Response

MDP Consistency Recommendations (5 Nov 03)

MDP Consistency Recommendations (29 Mar 04)

Certification of Publication

Comment - Response Matrix

Proposed Temporary Living Quarters and Visiting Quarters Improvements

Andrews Air Force Base, Maryland

Item	Page	Comment	SAIC Response
Commenter: Karen DelGrosso, USEPA Region III			
1		Provide the exact location of the Sam Fox Inn.	The information is still to be determined.
2		Provide a description of the land as it now exists.	This information cannot be provided until the final location of the Sam Fox Inn is determined.
3		Project area should be described in detail and quantified, specifying the type and acreage of	This information cannot be provided and quantified until the final location and configuration of the Sam Fox Inn is determined.
4		Provide a map depicting the location of the tow proposed construction sites (TLF and	This information cannot be provided until the final location of the Sam Fox Inn and TLF is determined.
5		Paved Surfaces/Parking Areas, Landscaping, Recycling, Painting/Carpeting, Water Conservation, and Energy Conservation	The environmental assessment references the use of proactive best management practices and the use of resource management plans in several places. These practices and plans address the principles raised by USEPA in regards to the proposed construction and renovation projects. The projects will be conducted in accordance with these guiding principles, which have already been incorporated into Andrews AFB management plans.
6	2-4	Correct reference to Section 2.3.3	Text revised to reference Section 2.3.1.

Comment - Response Matrix
Proposed Temporary Living Quarters and Visiting Quarters Improvements
Andrews Air Force Base, Maryland

Item	Page	Comment	SAIC Response
Commenter: Air and Radiation Management Administration, Maryland Department of Environment			
7	1	If presence of asbestos is suspected, Mr. Frank Whitehead should be contacted (410.537.3215).	Comment duly noted.
8	2	Reasonable precautions must be taken to prevent air release of particulate matter per COMAR 26.11.06.03D	Comment duly noted.
9	3	If boilers are installed, Dr. Justin Hsu should be contacted (410.537.3230) for permitting requirements per COMAR 26.11.02.	Comment duly noted.
10	4	If soil contamination is found, a permit for soil remediation is required and Dr. Hsu should be contacted.	Comment duly noted.
11	5	Carpooling and public transit is encouraged to minimize traffic air impacts; contact 410.537.3270 for more information.	Comment duly noted.
12	6	If the project is regionally significant or connects to a state or federal highway, the regional Metropolitan Planning Organization and Michael Crino (410.537.3245), respectively.	Comment duly noted.
13	7	Energy efficiency is encouraged by MDE to reduce air emissions; USEPA (202.233.9120) should be contacted about the Green Lights Program.	Comment duly noted.
14	8	No cutback asphalt should be used during June, July, and August.	Comment duly noted.
15	9	The Washington DC area is in severe non-attainment for ozone.	Comment duly noted.
Commenter: Maryland Department of Environment (additional comments)			
16		Solid waste generated must be properly disposed of as a permitted solid waste acceptance facility or recycled if possible. Contact 410.537.3318	Comment duly noted.



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary
Florence E. Burian
Deputy Secretary

November 5, 2003

Mr. Michael D. Haufler
Senior Technical Manager
Science Applications International Corporation
1129 Business Parkway South, Suite 10
Westminster, MD 21157

STATE CLEARINGHOUSE REVIEW PROCESS

State Application Identifier: MD20031105-1164

Reply Due Date: 12/05/2003

Project Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled

Project Location: County of Prince George's

Clearinghouse Contact: Bob Rosenbush

Dear Mr. Haufler:

Thank you for submitting your project for intergovernmental review. Your participation in the Maryland Intergovernmental Review and Coordination (MIRC) process helps to ensure that your project will be consistent with the plans, programs, and objectives of State agencies and local governments.

We have forwarded your project to the following agencies and/or jurisdictions for their review and comments: the Maryland Departments of the Environment, Transportation, Housing and Community Development, including the Maryland Historical Trust, Natural Resources; the County of Prince George's; and the Maryland Department of Planning. A composite review and recommendation letter will be sent to you by the reply due date. Your project has been assigned a unique State Application Identifier that you should use on all documents and correspondence.

Please be assured that we will expeditiously process your project. The issues resolved through the MIRC process enhance the opportunities for project funding and minimize delays during project implementation.

A "Project Survey" form is enclosed with this letter. Please complete and return it within 14 days of the date of this letter. If you need assistance or have questions, contact the State Clearinghouse staff noted above at 410-767-4490 or through e-mail at brosenbush@mdp.state.md.us. Thank you for your cooperation with the MIRC process.

Sincerely,

Linda C. Janey, J.D., Director
Maryland State Clearinghouse for Intergovernmental Assistance

LCJ:BR
Enclosure(s)
cc: Keith Harris - AAFB

03-1164_NRR.NEW.doc



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary
Florence E. Burian
Deputy Secretary

March 29, 2004

Mr. Michael D. Haufler
Senior Technical Manager
Science Applications International Corporation
1129 Business Parkway, Suite 10
Westminster, MD 21157

STATE CLEARINGHOUSE REVIEW PROCESS

State Application Identifier: MD20040322-0212

Reviewer Comments Due By: April 25, 2004

Project Description: Final EA & FONSI - Lodging Improvements: Construct new temporary living facilities and visitors' quarters at Andrews Air Force Base; demolish existing temporary living facilities and visitors' quarters (see MD20031105-1164)

Project Address: Brookley Street and F Street, Andrews Air Force Base, MD 20762

Project Location: County of Prince George's

Clearinghouse Contact: Bob Rosenbush

Dear Mr. Haufler:

Thank you for submitting your project for intergovernmental review. Participation in the Maryland Intergovernmental Review and Coordination (MIRC) process helps ensure project consistency with plans, programs, and objectives of State agencies and local governments. MIRC enhances opportunities for approval and/or funding and minimizes delays by resolving issues before project implementation.

The following agencies and/or jurisdictions have been forwarded a copy of your project for their review: the Maryland Departments of Transportation, the Environment, Housing and Community Development, including the Maryland Historical Trust, Natural Resources; the County of Prince George's; and the Maryland Department of Planning. They have been requested to contact your agency directly by **April 25, 2004** with any comments or concerns and to provide a copy of those comments to the State Clearinghouse for Intergovernmental Assistance. Please be assured that after **April 25, 2004** all MIRC requirements will have been met in accordance with Code of Maryland Regulations (COMAR 14.24.04). The project has been assigned a unique State Application Identifier that should be used on all documents and correspondence.

A "Project Survey" form is enclosed with this letter. Please complete and return it within 14 days of the date of this letter. If you need assistance or have questions, contact the State Clearinghouse staff noted above at 410-767-4490 or through e-mail at brosenbush@mdp.state.md.us. Thank you for your cooperation with the MIRC process.

Sincerely,

Linda C. Janey, J.D., Director
Maryland State Clearinghouse for Intergovernmental Assistance

LCJ:BR

Enclosure(s)

cc: Joe Tassone – MDPE*

Keith Harris – AAFB

Ronald Spalding – MDOT*

Joane Mueller – MDE*

Jim Noonan – MDPI*

Beth Cole - DHCD/MHT*

Ray Dintaman – DNR*

Beverly Warfield – PGEO*

04-0212_NDC.NEW.doc

Please Complete Your Review & Recommendation Before December 2, 2003

Return Completed Form To: Linda C. Janey, J.D., Director, Maryland State Clearinghouse for Intergovernmental Assistance,
Maryland Department of Planning, 301 West Preston Street, Room 1104, Baltimore, MD 21201-2305
Phone: 410-767-4490 Fax: 410-767-4480

State Application Identifier: MD20031105-1164

Clearinghouse Contact: Bob Rosenbush, 410-767-4490
brosenbush@mdp.state.md.us

Location: County of Prince George's

Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base

Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled

Based on a Review of the Information Provided, We Have Checked (☐) the Appropriate Determination Below

CONSISTENT RESPONSES - (For Use By STATE AGENCIES Only)

C1 It is Consistent with our plans, programs, and objectives

C2 It is Consistent with the policies contained in Executive Order 01.01.1992.27 (Maryland Economic Growth, Resource Protection, and Planning Act of 1992), Executive Order 01.01.1998.04 (Smart Growth and Neighborhood Conservation Policy), and our plans, programs, and objectives.

X C3 (MHT ONLY) It has been determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.

C4 (DNR ONLY) It has been determined that this project is in the Coastal Zone and is not inconsistent with the Maryland Coastal Zone Management Program.

C7 (MDP ONLY) It is consistent with the requirements of State Finance and Procurement Article 5-7B-02; 03; 04 and 05 Smart Growth and Neighborhood Conservation (Priority Funding Areas).

CONSISTENT RESPONSES - (For Use By COUNTY & LOCAL AGENCIES Only)

C5 It is Consistent with our plans, programs, and objectives.

C6 It is Consistent with the Economic Growth, Resource Protection, and Planning Visions (Planning Act of 1992), State Finance and Procurement Article 5-7B - Smart Growth and Neighborhood Conservation (Priority Funding Areas), and our plans, programs, and objectives.

OTHER RESPONSES - (For Use By ALL)

R1 GENERALLY CONSISTENT WITH QUALIFYING COMMENTS: It is generally Consistent with our plans, programs and objectives, but the attached qualifying comment is submitted for consideration.

R2 CONTINGENT UPON CERTAIN ACTIONS: It is generally Consistent with our plans, programs and objectives contingent upon certain actions being taken as

R3 NOT CONSISTENT: It raises visions/policies; or it may dup applicant is requested, please

ADDITIONAL INFORMATION is identified below. If an exter

R5 FURTHER INTEREST: Due to conference with the applicant.

R6 SUPPORTS: Supports "Smart Growth" and Federal Executive Order 12072 (Federal Space Management), which directs federal agencies to locate facilities in urban areas.

Post-it® Fax Note	7671	Date	12-19-03	# of pages	1
To	Mike Hauffer	From	Bob Rosenbush		
Co./Dept.	Consultant	Co.	MDP		
Phone #		Phone #	410-767-4487		
Fax #	410-857-5535	Fax #	410-767-4480		

or Planning Act
i. If a meeting with the
v. The information needed
clearinghouse set up a

Attach additional comments if necessary OR use these spaces:

Name: Tanya J. J. J.

Organization: MHT

Address: 100 (Cummings Pl)
Cummings Pl # 81032

Signature: [Signature]

Phone: 410-514-6636

Date Completed: 12/16/03

RECEIVED
DEC 18 2003

Check here if comments are attached.

MDPCH-1A

Please Complete Your Review & Recommendation Before December 2, 2003

Return Completed Form To: Linda C. Janey, J.D., Director, Maryland State Clearinghouse for Intergovernmental Assistance,
Maryland Department of Planning, 301 West Preston Street, Room 1104, Baltimore, MD 21201-2305
Phone: 410-767-4490 Fax: 410-767-4480

State Application Identifier: MD20031105-1164		Clearinghouse Contact: Bob Rosenbush, 410-767-4490 brosenbush@mdp.state.md.us																					
Location: County of Prince George's																							
Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base																							
Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled																							
Based on a Review of the Information Provided, We Have Checked () the Appropriate Determination Below																							
CONSISTENT RESPONSES (For Use By STATE AGENCIES Only)																							
☒	C1	It is Consistent with our plans, programs, and objectives																					
☒	C2	It is Consistent with the policies contained in Executive Order 01.01.1992.27 (Maryland Economic Growth, Resource Protection, and Planning Act of 1992), Executive Order 01.01.1998.04 (Smart Growth and Neighborhood Conservation Policy), and our plans, programs, and objectives.																					
☐	C3	(MHT ONLY) It has been determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.																					
☐	C4	(DNR ONLY) It has been determined that this project is in the Coastal Zone and is not inconsistent with the Maryland Coastal Zone Management Program.																					
☒	C7	(MDP ONLY) It is consistent with the requirements of State Finance and Procurement Article 5-7B-02; 03; 04 and 05 Smart Growth and Neighborhood Conservation (Priority Funding Areas).																					
CONSISTENT RESPONSES (For Use By COUNTY & LOCAL AGENCIES Only)																							
☐	C5	It is Consistent with our plans, programs, and objectives.																					
☐	C6	It is Consistent with the Economic Growth, Resource Protection, and Planning Visions (Planning Act of 1992), State Finance and Procurement Article 5-7B - Smart Growth and Neighborhood Conservation (Priority Funding Areas), and our plans, programs, and objectives.																					
OTHER RESPONSES (For Use By ALL)																							
☐	R1	GENERALLY CONSISTENT: The project is consistent with our plans, programs and objectives, but the applicant is requested to provide additional information.	<table border="1"><tr><td colspan="2">Post-it* Fax Note 7671</td><td>Date 12-18-03</td><td># of pages 3</td></tr><tr><td>To Mike HAUFLE</td><td>From Bob Rosenbush</td><td colspan="2"></td></tr><tr><td>Co/Dept CONSULTANT</td><td>Co. MDP</td><td colspan="2"></td></tr><tr><td>Phone #</td><td>Phone # 410-767-4487</td><td colspan="2"></td></tr><tr><td>Fax # 410-857-5535</td><td>Fax # 410-767-4480</td><td colspan="2"></td></tr></table>	Post-it* Fax Note 7671		Date 12-18-03	# of pages 3	To Mike HAUFLE	From Bob Rosenbush			Co/Dept CONSULTANT	Co. MDP			Phone #	Phone # 410-767-4487			Fax # 410-857-5535	Fax # 410-767-4480		
Post-it* Fax Note 7671		Date 12-18-03		# of pages 3																			
To Mike HAUFLE	From Bob Rosenbush																						
Co/Dept CONSULTANT	Co. MDP																						
Phone #	Phone # 410-767-4487																						
Fax # 410-857-5535	Fax # 410-767-4480																						
☐	R2	CONTINGENT UPON: The project is consistent with our plans, programs and objectives contingent upon certain actions being taken by the applicant.																					
☐	R3	NOT CONSISTENT: The project is not consistent with our plans, programs and objectives, or Planning Act provision(s). If a meeting with the applicant is requested.																					
☐	R4	ADDITIONAL INFORMATION: Additional information is identified below. If the applicant provides the information needed for review, the information needed is ☐ .																					
☐	R5	FURTHER INTEREST: Due to further interest/questions concerning this project, we request that the Clearinghouse set up a conference with the applicant.																					
☐	R6	SUPPORTS: Supports "Smart Growth" and Federal Executive Order 12072 (Federal Space Management), which directs federal agencies to locate facilities in urban areas.																					

Attach additional comments if necessary OR use these spaces:

Maryland Department of Planning
Name: Michael A. Paone
Organization: MDP
Address: 16 Francis St
Annapolis, MD 21401

Signature: [Signature]Phone: (410) 974-2333Date Completed: 11-8-03☐ Check here if comments are attached.

MDPCH-1A

Please Complete Your Review & Recommendation Before December 2, 2003

Return Completed Form To: Linda C. Janey, J.D., Director, Maryland State Clearinghouse for Intergovernmental Assistance,
Maryland Department of Planning, 301 West Preston Street, Room 1104, Baltimore, MD 21201-2305
Phone: 410-767-4490 Fax: 410-767-4480

State Application Identifier: MD20031105-1164		Clearinghouse Contact: Bob Rosenbush, 410-767-4490 brosenbush@mdp.state.md.us	
Location: County of Prince George's			
Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base			
Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled			
Based on a Review of the Information Provided, We Have Checked () the Appropriate Determination Below			
CONSISTENT RESPONSES - (For Use By STATE AGENCIES Only)			
☒	C1	It is Consistent with our plans, programs, and objectives	
☐	C2	It is Consistent with the policies contained in Executive Order 01.01.1992.27 (Maryland Economic Growth, Resource Protection, and Planning Act of 1992), Executive Order 01.01.1998.04 (Smart Growth and Neighborhood Conservation Policy), <u>and</u> our plans, programs, and objectives.	
☐	C3	(MHT ONLY) It has been determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.	
☐	C4	(DNR ONLY) It has been determined that this project is in the Coastal Zone and is not inconsistent with the Maryland Coastal Zone Management Program.	
☐	C7	(MDP ONLY) It is consistent with the requirements of State Finance and Procurement Article 5-7B-02; 03; 04 and 05 Smart Growth and Neighborhood Conservation (Priority Funding Areas).	
CONSISTENT RESPONSES - (For Use By COUNTY & LOCAL AGENCIES Only)			
☐	C5	It is Consistent with our plans, programs, and objectives.	
☐	C6	It is Consistent with the Economic Growth, Resource Protection, and Planning Visions (Planning Act of 1992), State Finance and Procurement Article 5-7B - Smart Growth and Neighborhood Conservation (Priority Funding Areas), <u>and</u> our plans, programs, and objectives.	
OTHER RESPONSES - (For Use By ALL)			
☐	R1	GENERALLY CONSISTENT WITH QUALIFYING COMMENTS: It is generally Consistent with our plans, programs and objectives, but the attached qualifying comment is submitted for consideration.	
☐	R2	CONTINGENT UPON CERTAIN ACTIONS: It is generally Consistent with our plans, programs and objectives contingent upon certain actions being taken as noted in the attached comment(s).	
☐	R3	NOT CONSISTENT: It raises problems concerning compatibility with our plans, programs, objectives, or Planning Act visions/policies; or it may duplicate existing program activities, as indicated in the attached comment(s). If a meeting with the applicant is requested, please check here: ☐	
☐	R4	ADDITIONAL INFORMATION REQUESTED: Additional information is required to complete the review. The information needed is identified below. If an extension of the review period is requested, please check here: ☐	
☐	R5	FURTHER INTEREST: Due to further interest/questions concerning this project, we request that the Clearinghouse set up a conference with the applicant.	
☐	R6	SUPPORTS: Supports "Smart Growth" and Federal Executive Order 12072 (Federal Space Management), which directs federal agencies to locate facilities in urban areas.	

Attach additional comments if necessary OR use these spaces:

Name: Ray Dintaman
Organization: DNR
Address: Maryland Department of
Natural Resources

Signature: Ray C. Dintaman
Phone: (410) 260-8331
Date Completed: 11-14-03

☐ Check here if comments are attached.

NOV 18

MDPCH-1A

Please Complete Your Review & Recommendation Before December 2, 2003

Return Completed Form To: Linda C. Janey, J.D., Director, Maryland State Clearinghouse for Intergovernmental Assistance,
 Maryland Department of Planning, 301 West Preston Street, Room 1104, Baltimore, MD 21201-2305
 Phone: 410-767-4490 Fax: 410-767-4480

State Application Identifier: MD20031105-1164		Clearinghouse Contact: Bob Rosenbush, 410-767-4480 broosenbush@mdp.state.md.us	
Location: County of Prince George's			
Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base			
Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled			
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☒	C1	It is Consistent with our plans, programs, and objectives	
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☐	C3	(MHT ONLY) It has been determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.	
☐	C4	(DNR ONLY) It has been determined that this project is in the Coastal Zone and is not inconsistent with the Maryland Coastal Zone Management Program.	
☐	C7	(MDP ONLY) It is consistent with the requirements of State Finance and Procurement Article 5-7B-02; 03; 04 and 05 Smart Growth and Neighborhood Conservation (Priority Funding Areas).	
CONSISTENT RESPONSES (For Use By COUNTY & LOCAL AGENCIES Only)			
☐	C5	It is Consistent with our plans, programs, and objectives.	
☐	C6	It is Consistent with the Economic Growth, Resource Protection, and Planning Visions (Planning Act of 1992), State Finance and Procurement Article 5-7B - Smart Growth and Neighborhood Conservation (Priority Funding Areas), and our plans, programs, and objectives.	
OTHER RESPONSES (For Use By ALL)			
☐	R1	GENERALLY CONSISTENT WITH QUALIFYING COMMENTS: It is generally Consistent with our plans, programs and objectives, but the attached qualifying comment is submitted for consideration.	
☐	R2	CONTINGENT UPON CERTAIN ACTIONS: It is generally Consistent with our plans, programs and objectives contingent upon certain actions being taken as noted in the attached comment(s).	
☐	R3	NOT CONSISTENT: It raises problems concerning compatibility with our plans, programs, objectives, or Planning Act visions/policies; or it may duplicate existing program activities, as indicated in the attached comment(s). If a meeting with the applicant is requested, please check here: ☐	
☐	R4	ADDITIONAL INFORMATION REQUESTED: Additional information is required to complete the review. The information needed is identified below. If an extension of the review period is requested, please check here: ☐	
☐	R5	FURTHER INTEREST: Due to further interest/questions concerning this project, we request that the Clearinghouse set up a conference with the applicant.	
☐	R6	SUPPORTS: Supports "Smart Growth" and Federal Executive Order 12072 (Federal Space Management), which directs federal agencies to locate facilities in urban areas.	

Attach additional comments if necessary OR use these spaces:

Name: Ronald N. Spalding, Manager
 Organization: Office of Planning & Capital Programming
 Address: MDOT
7201 Corporate Center Drive
Hanover, MD 21076

Signature: Ronald N. SpaldingPhone: (410) 865-1204Date Completed: DEC 02 2003

Check here if comments are attached.

RECEIVED
DEC 03 2003

MOPCH-1A

12-18-03 17:25 TO: SAIC WESTMINSTER

FROM: 410 767 4480

P03

Please Complete Your Review & Recommendation Before December 2, 2003

Return Completed Form To: Linda C. Janey, J.D., Director, Maryland State Clearinghouse for Intergovernmental Assistance,
Maryland Department of Planning, 301 West Preston Street, Room 1104, Baltimore, MD 21201-2305
Phone: 410-767-4490 Fax: 410-767-4480

State Application Identifier: MD20031105-1164 Clearinghouse Contact: Bob Rosenbush, 410-767-4490
broosenbush@mdp.state.md.us

Location: County of Prince George's

Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base

Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled

Based on a Review of the Information Provided, We Have Checked () the Appropriate Determination Below

CONSISTENT RESPONSES - (For Use By STATE AGENCIES Only)

C1	It is Consistent with our plans, programs, and objectives
C2	It is Consistent with the policies contained in Executive Order 01.01.1992.27 (Maryland Economic Growth, Resource Protection, and Planning Act of 1992), Executive Order 01.01.1998.04 (Smart Growth and Neighborhood Conservation Policy), <u>and</u> our plans, programs, and objectives.
C3	(MHT ONLY) It has been determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.
C4	(DNR ONLY) It has been determined that this project is in the Coastal Zone and is not inconsistent with the Maryland Coastal Zone Management Program.
C7	(MDP ONLY) It is consistent with the requirements of State Finance and Procurement Article 5-7B-02; 03; 04 and 05 Smart Growth and Neighborhood Conservation (Priority Funding Areas).

CONSISTENT RESPONSES - (For Use By COUNTY & LOCAL AGENCIES Only)

C5	It is Consistent with our plans, programs, and objectives.
C6	It is Consistent with the Economic Growth, Resource Protection, and Planning Visions (Planning Act of 1992), State Finance and Procurement Article 5-7B - Smart Growth and Neighborhood Conservation (Priority Funding Areas), <u>and</u> our plans, programs, and objectives.

OTHER RESPONSES - (For Use By ALL)

R1	GENERALLY CONSISTENT WITH QUALIFYING COMMENTS: It is generally Consistent with our plans, programs and objectives, but the attached qualifying comment is submitted for consideration.
R2	CONTINGENT UPON CERTAIN ACTIONS: It is generally Consistent with our plans, programs and objectives contingent upon certain actions being taken as noted in the attached comment(s).
R3	NOT CONSISTENT: It raises problems concerning compatibility with our plans, programs, objectives, or Planning Act visions/policies; or it may duplicate existing program activities, as indicated in the attached comment(s). If a meeting with the applicant is requested, please check here: ☐
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R5	FURTHER INTEREST: Due to further interest/questions concerning this project, we request that the Clearinghouse set up a conference with the applicant.
R6	SUPPORTS: Supports "Smart Growth" and Federal Executive Order 12072 (Federal Space Management), which directs federal agencies to locate facilities in urban areas.

Attach additional comments if necessary OR use these spaces: _____

Name: Joane D. Mueller
Organization: TARSA/MDE, Suite 540
Address: 1800 Washington Boulevard
Baltimore MD 21230-1718
(410) 537-4120

Signature: Joane D. Mueller

Phone: _____

Date Completed: 8/23/04

☒ Check here if comments are attached.

MDPCH-1A

Apr-09-04 02:47P Programs & Planning Div. 3018839218

P.02

Please Complete Your Review & Recommendation Before December 2, 2003

Return Completed Form To: Linda C. Janey, J.D., Director, Maryland State Clearinghouse for Intergovernmental Assistance,
Maryland Department of Planning, 301 West Preston Street, Room 1104, Baltimore, MD 21201-2505
Phone: 410-767-4490 Fax: 410-767-4480

State Application Identifier: MD20031105-1164

Clearinghouse Contact: Bob Rosenbush, 410-767-4490
brosenbush@mdp.state.md.us

Location: County of Prince George's

Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base

Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction: demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities; construct 300-room facility for guests and the disabled

Based on a Review of the Information Provided, We Have Checked () the Appropriate Determination Below

CONSISTENT RESPONSES - (For Use By STATE AGENCIES Only)

C1	It is Consistent with our plans, programs, and objectives
C2	It is Consistent with the policies contained in Executive Order 01.01.1992.27 (Maryland Economic Growth, Resource Protection, and Planning Act of 1992), Executive Order 01.01.1998.04 (Smart Growth and Neighborhood Conservation Policy), and our plans, programs, and objectives.
C3	(MHT ONLY) It has been determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.
C4	(DNR ONLY) It has been determined that this project is in the Coastal Zone and is not inconsistent with the Maryland Coastal Zone Management Program.
C7	(MDP ONLY) It is consistent with the requirements of State Finance and Procurement Article 5-7B-02; 03; 04 and 05 Smart Growth and Neighborhood Conservation (Priority Funding Areas).

CONSISTENT RESPONSES - (For Use By COUNTY & LOCAL AGENCIES Only)

☒ C5	It is Consistent with our plans, programs, and objectives.
C6	It is Consistent with the Economic Growth, Resource Protection, and Planning Visions (Planning Act of 1992), State Finance and Procurement Article 5-7B - Smart Growth and Neighborhood Conservation (Priority Funding Areas), and our plans, programs, and objectives.

OTHER RESPONSES - (For Use By ALL)

R1	GENERALLY CONSISTENT WITH QUALIFYING COMMENTS: It is generally Consistent with our plans, programs and objectives, but the attached qualifying comment is submitted for consideration.
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R3	NOT CONSISTENT: It raises problems concerning compatibility with our plans, programs, objectives, or Planning Act visions/policies; or it may duplicate existing program activities, as indicated in the attached comment(s). If a meeting with the applicant is requested, please check here: ☐
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R5	FURTHER INTEREST: Due to further interest/questions concerning this project, we request that the Clearinghouse set up a conference with the applicant.
R6	SUPPORTS: Supports "Smart Growth" and Federal Executive Order 12072 (Federal Space Management), which directs federal agencies to locate facilities in urban areas.

Attach additional comments if necessary OR use these spaces:

Name: Beverly G Warfield
Organization: PG County Government
Address: 9400 PEPPERDEN
Laurel, MD 20774

Signature: Beverly G Warfield
Phone: (301) 883-5838
Date Completed: April 9, 2004

Check here if comments are attached.

MDPC11-1A

State Application Identifier: MD20031105-1164

Comments from the Maryland Department of the Environment's Water Management Administration:

This project is consistent with our plans, programs, and objectives.

Comments from the Maryland Department of the Environment's Air and Radiation Management Administration:

- 1 If the applicant suspects that asbestos is present in any portion of the structure that will be renovated/demolished, then the applicant should contact Mr. Frank Whitehead, Community Environmental Services Program, Air and Radiation Management Administration at (410) 537-3215 to learn about the State's requirements for asbestos handling.
2. Construction, renovation and/or demolition of buildings and roadways must be performed in conformance with State regulations pertaining to "Particulate Matter from Materials Handling and Construction" (COMAR 26.11.06.03D), requiring that during any construction and/or demolition work, reasonable precaution must be taken to prevent particulate matter, such as fugitive dust, from becoming airborne.
- 3 If boilers or other equipment capable of producing emissions are installed as a result of this project, the applicant is requested to obtain a permit to construct from MDE's Air and Radiation Management Administration for this equipment, unless the applicant determines that a permit for this equipment is not required under State regulations pertaining to "Permits, Approvals, and Registration" (COMAR 26.11.02.). A review for toxic air pollutants should be performed. Please contact Dr. Justin Hsu, Ph.D., P.E., New Source Permits Division, Air and Radiation Management Administration at (410) 537-3230 to learn about the State's requirements and the permitting processes for such devices.
4. If soil contamination is present, a permit for soil remediation is required from MDE's Air and Radiation Management Administration. Please contact Dr. Justin Hsu, Ph.D., P.E., New Source Permits Division, Air and Radiation Management Administration at (410) 537-3230 to learn about the State's requirements for these permits.
5. The applicant is encouraged to plan for the maximum utilization of carpools and public transit by employees providing preferential carpool/vanpool parking and bus shelters for commuters that use these methods of transportation. This will minimize the adverse impact of additional traffic generated by the proposed project. Please contact the Mobile Sources Program, Air and Radiation Management Administration at (410) 537-3270 for additional information.
- 6 If any project can be considered regionally significant, such as a shopping mall, a sports arena, industrial complex, or an office complex, the project may need to be identified to the regional Metropolitan Planning Organization (MPO). Project managers who need a permit to connect their projects to a State or federal highway should contact Michael Crino, Air and Radiation Management Administration, at (410) 537-3245 for further guidance.

State Application Identifier: MD20031105-1164 (continued)
Page Two

7. Fossil fuel fired power plants emit large quantities of sulfur oxide and nitrogen oxides, which cause acid rain. In addition, nitrogen oxide emissions contribute to the problem of global warming and also combine with volatile organic compounds to form smog. The MDE supports energy conservation, which reduces the demand for electricity and therefore, reduces overall emissions of harmful air pollutants. For these reasons, MDE recommends that the builders use energy efficient lighting, computers, insulation and any other energy efficient equipment. Contact the U.S. EPA at (202) 233-9120 to learn more about the voluntary Green Lights Program which encourages businesses to install energy-efficient lighting systems.
8. The applicant should be advised that no cutback asphalt should be used during the months of June, July and August.
9. Please be advised that the Washington, DC area is in severe, not serious, non-attainment for ozone.

Comments from the Maryland Department of the Environment's Waste Management Administration:

This project is consistent with our plans, programs, and objectives.

Comments from the Maryland Department of the Environment's Technical and Regulatory Services Administration:

This project is consistent with our plans, programs, and objectives.

AS Requested		Date	4-9-04	# of pages	3
Post-it® Fax Note 7671		From	Bob Rosenbush		
To	Mike Hautler		Co.	MDP	
Co./Dept.	Science Applications		Phone #	410-767-4487	
Phone #	410-857-5535		Fax #	410-767-4480	



MARYLAND DEPARTMENT OF THE ENVIRONMENT
1800 Washington Boulevard o Baltimore Maryland 21230-1718
(410) 537-4120

Robert L. Ehrlich, Jr.
Governor

Kendl P. Philbrick
Secretary

June 3, 2004

Mr. Michael D. Haufler
Science Applications International Corporation
1129 Business Parkway, Suite 10
Westminster MD 21157

RE: State Application Identifier: MD20040322-0212
Project: Lodging Improvements at Andrews Air Force Base

Dear Mr. Haufler:

Thank you for the opportunity to review the above referenced project. The document was circulated throughout the Maryland Department of the Environment (MDE) for review, and the following comment is offered for your consideration.

- * Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3318 for additional information.

Again, thank you for giving MDE the opportunity to review this project. If you have any questions, please feel free to call me at (410) 537-4120.

Sincerely,

Joane D. Mueller
Clearinghouse Coordinator

410 857 5535

File

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
 REGION III
 1650 Arch Street
 Philadelphia, Pennsylvania 19103-2029

DEC 03 2003

Mr. Keith Harris
 89 CES/CEVP
 3479 Fetchet Avenue
 Andrews AFB, MD 20762-4803

Re: Temporary Living Facilities and Visiting Quarters Construction, Andrews Air Force Base, Prince Georges County, MD

Dear Mr. Harris:

In accordance with the National Environmental Policy Act of 1969 and Section 309 of the Clean Air Act, the U.S. Environmental Protection Agency (EPA) has reviewed the draft Environmental Assessment (EA) for the Temporary Living Facilities and Visiting Quarters Construction at Andrews Air Force Base (AFB), Maryland. EPA understands that Andrews AFB is required to provide lodging facilities to support military and civilian temporary duty personnel, distinguished visitors, and transient military personnel/families. As a result of deteriorated conditions, Andrews AFB proposes to demolish existing structures and construct 50 new temporary lodging facility (TLF) units in three two-story buildings at the corner of Brookley Street and F Street as well as construct the Sam Fox Inn (a 300-room facility that would include handicapped accessible quarters and distinguished visitors' rooms). However, EPA suggests that the following concerns be addressed in the final EA.

The exact location of the Sam Fox Inn should be provided as well as a description of the land as it now exists. The project area should be described in detail and quantified, specifying the type and acreage of land impacted as well as a description of the existing buildings on the site including their use. This information is necessary to evaluate potential impacts to resources (i.e. wetlands, terrestrial habitat, etc.). It would be helpful to depict on a map the location of the two proposed construction sites (TLF and Sam Fox Inn) to better visualize the proximate location of the facilities.

With new construction proposed, the EA should address pollution prevention practices to be incorporated into the newly constructed facilities. In October, 1990, Congress passed the Pollution Prevention Act which calls for a stepwise approach to addressing pollution:

1. Prevention or source reduction; 2. Recycling of material in an environmentally safe manner; 3. Treatment in an environmentally safe manner; and as a last resort: 4. Disposal or other release of pollution into the environment. The following principles are applicable with the proposed construction and renovation projects.



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 Customer Service Hotline: 1-800-438-2474

- Paved Surfaces/Parking Areas. To prevent runoff from newly developed areas from eroding steep areas, good environmental design should be employed to minimize and control runoff. Detention basins or paving with permeable asphalt or crushed stone may be appropriate where applicable.

- Landscaping. EPA suggests (where appropriate) that the grounds be landscaped with hardy native plant species to cut down on watering and lessen the need for pesticides and fertilizers. Liberal and judicious use of trees can help to reduce heating and cooling costs and act as air purifiers.

- Recycling. To promote the recycling of refuse generated by employees, recycling receptacles should be provided on the grounds and within office buildings. Procurement of recycled goods is also necessary and helps to stimulate markets. As a consumer and purchaser of goods and services, Andrews AFB is encouraged to make purchasing decisions with this in mind.

- Painting/Carpeting. All painting projects should make use of non-toxic paints, stains, exterior preservatives, and chemical-free carpeting. This can reduce long-term costs for removal of potential hazardous materials and provide better air quality.

- Water Conservation. In an effort to conserve water consumption, low-flow toilets should be installed in new and renovated buildings. To ensure adequate supply and quality of water, monitoring of the water table and chemical testing of the water should be conducted.

- Energy Conservation. Energy-efficient heating and cooling systems, proper building insulation, and the use of energy-efficient lighting can be incorporated in the design of renovated facilities to reduce cumulative impacts of energy consumption and encourage energy conservation. For example, take advantage of natural ventilation as well as using compact fluorescent lamps which consume considerably less electricity than do incandescent ones and last much longer. Install energy efficient windows and doors (for example, reflective glass).

As stated on page 2-4, "The construction of the Sam Fox Inn and the new TLF units could not take place unless demolition of the existing structures as described in Section 2.3.3 was performed." Please note that the draft EA does not have a Section 2.3.3. The correct section referenced should be identified.

3

Thank you for the opportunity to review and comment on this project. If you need additional assistance, the staff contact for this project is Karen DelGrosso; she can be reached at 215-814-2765.

Sincerely,



William Arguto
NEPA/Federal Facilities Team Leader



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary
Florence E. Burian
Deputy Secretary

December 29, 2003

Mr. Michael D. Haufler
Senior Technical Manager
Science Applications International Corporation
1129 Business Parkway South, Suite 10
Westminster, MD 21157

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: MD20031105-1164

Applicant: Science Applications International Corporation and U.S. Air Force, Andrews Air Force Base

Project Description: Draft E.A. and FONSI: Temporary Living Facilities and Visiting Quarters Construction:
demolish existing structures (about 130,000 square feet); construct 50 units of temporary living facilities;
construct 300-room facility for guest and the disabled

Project Location: County of Prince George's

Approving Authority: U.S. Department of Defense

Recommendation: Consistent Contingent Upon Certain Actions

Dear Mr. Haufler:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 14.24.04, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation based upon comments received to date. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Departments of the Environment, Transportation, Housing and Community Development, including the Maryland Historical Trust, Natural Resources, Prince George's County, and the Maryland Department of Planning. As of this date, the Maryland Department of the Environment, and Prince George's County have not submitted comments. **This recommendation is contingent upon the applicant considering and addressing any problems or conditions that may be identified by their review. Any comments received will be forwarded.**

The Maryland Departments of Housing and Community Development including the Maryland Historical Trust, Natural Resources, and Transportation; and the Maryland Department of Planning found this project to be consistent with their plans, programs, and objectives.

The Maryland Department of Housing and Community Development including the Maryland Historical Trust has determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.

Mr. Michael D. Haufler
December 29, 2003
Page 2

Any statement of consideration given to the comments should be submitted to the approving authority, with a copy to the State Clearinghouse. The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at brosenbush@mdp.state.md.us. **Also please complete the attached form and return it to the State Clearinghouse as soon as the status of the project is known. Any substitutions of this form must include the State Application Identifier Number.** This will ensure that our files are complete.

Thank you for your cooperation with the MIRC process.

Sincerely,



Linda C. Janey, J.D., Director
Maryland State Clearinghouse
for Intergovernmental Assistance

LCJ:BR

Enclosure(s)

cc: Keith Harris - AAFB
Joane Mueller - MDE
Ronald Spalding - MDOT

Kathy Opferman - DHCD/MHT
Ray Dintaman - DNR

Beverly Warfield - PGEO

03-1164_CRR.CLS.doc



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary
Florence E. Burian
Deputy Secretary

May 24, 2004

Mr. Michael D. Haufler
Senior Technical Manager
Science Applications International Corporation
1129 Business Parkway, Suite 10
Westminster, MD 21157

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: MD20040322-0212

Applicant: Science Applications International Corporation

Project Description: Final EA & FONSI - Lodging Improvements: Construct new temporary living facilities and visitors' quarters at Andrews Air Force Base; demolish existing temporary living facilities and visitors' quarters

Project Address: Brookley Street and F Street, Andrews Air Force Base, MD 20762

Project Location: County of Prince George's

Approving Authority: U.S. Department of Defense

Recommendation: Consistent Contingent Upon Certain Actions

Dear Mr. Haufler:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 14.24.04, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Departments of Transportation, the Environment, Housing and Community Development including the Maryland Historical Trust, Natural Resources, Prince George's County, and the Maryland Department of Planning. As of this date, the Maryland Department of the Environment has not submitted comments. **This recommendation is contingent upon the applicant considering and addressing any problems or conditions that may be identified by their review. Any comments received will be forwarded.**

The Maryland Departments of Housing and Community Development including the Maryland Historical Trust, Natural Resources, and Transportation; Prince George's County; and the Maryland Department of Planning found this project to be consistent with their plans, programs, and objectives.

The Maryland Department of Housing and Community Development including the Maryland Historical Trust has determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.

Mr. Michael D. Haufler
May 24, 2004
Page 2

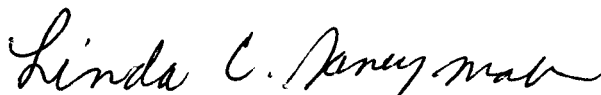
Prince George's County determined that the proposed improvements would not have any impact on County roadways in the area.

Any statement of consideration given to the comments should be submitted to the approving authority, with a copy to the State Clearinghouse. The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at brosenbush@mdp.state.md.us. **Also please complete the attached form and return it to the State Clearinghouse as soon as the status of the project is known. Any substitutions of this form must include the State Application Identifier Number.** This will ensure that our files are complete.

Thank you for your cooperation with the MIRC process.

Sincerely,



Linda C. Janey, J.D., Director
Maryland State Clearinghouse
for Intergovernmental Assistance

LCJ:BR

Enclosure(s)

cc: Keith Harris - AAFB
Ronald Spalding - MDOT
Joane Mueller - MDE

Beth Cole - DHCD/MHT
Ray Dintaman - DNR

Beverly Warfield - PGEO

04-0212_CRR.CLS.doc

30 days public comment
ended 5/28/04

SAID The Gazette Newspapers

9030 Comprint Court, Gaithersburg, Maryland 20877, 301-670-2544

CERTIFICATION OF PUBLICATION

THIS IS TO CERTIFY THAT THE ANNEXED LEGAL ADVERTISEMENT HAS BEEN PUBLISHED
IN THE GAZETTE NEWSPAPERS FOR THE NUMBER OF INSERTIONS INDICATED BELOW.

Notice – Draft Environmental Assessment – Andrews AFB, Prince George's Co.

Gaithersburg Publishing Company


Karey A. Major



KAREY A. MAJOR
Notary Public, State of Maryland
Prince George's County
My Commission Expires March 31, 2007

Ad Order Number: 10101195
Dates: St: 4/29/04 End: 4/29/04 Ins:

PUBLIC NOTICE ANDREWS AIR FORCE BASE PRINCE GEORGE'S COUNTY, MARYLAND

Pursuant to the Council on Environmental Quality regulations implementing procedural provisions of the National Environmental Policy Act of 1974, the U.S. Air Force Andrews AFB and the Air Mobility Command has issued a Draft Environmental Assessment. The Draft Environmental Assessment discusses alternatives to building a Temporary Living Facility for military members on Andrews Air Force Base. The Draft Environmental Assessment is available for public review at

The Prince George's County
Public Library
14741 Governor Oden Drive
Upper Marlboro, MD 20772
301-952-3904

Comments should be postmarked by 20
May 2004 and addressed to:

89 CEVP (attention: Keith Harris)
Bldg. 1419
Andrews AFB MD 20762
Tele: 301-981-1653
Fax: 301-981-7125
E-mail: keith.harris@andrews.af.mil

10101195

(4-29-04)



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 89TH AIRLIFT WING (AMC)

JUN 6 2004

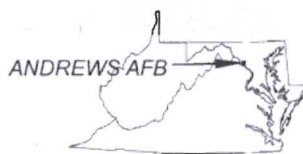
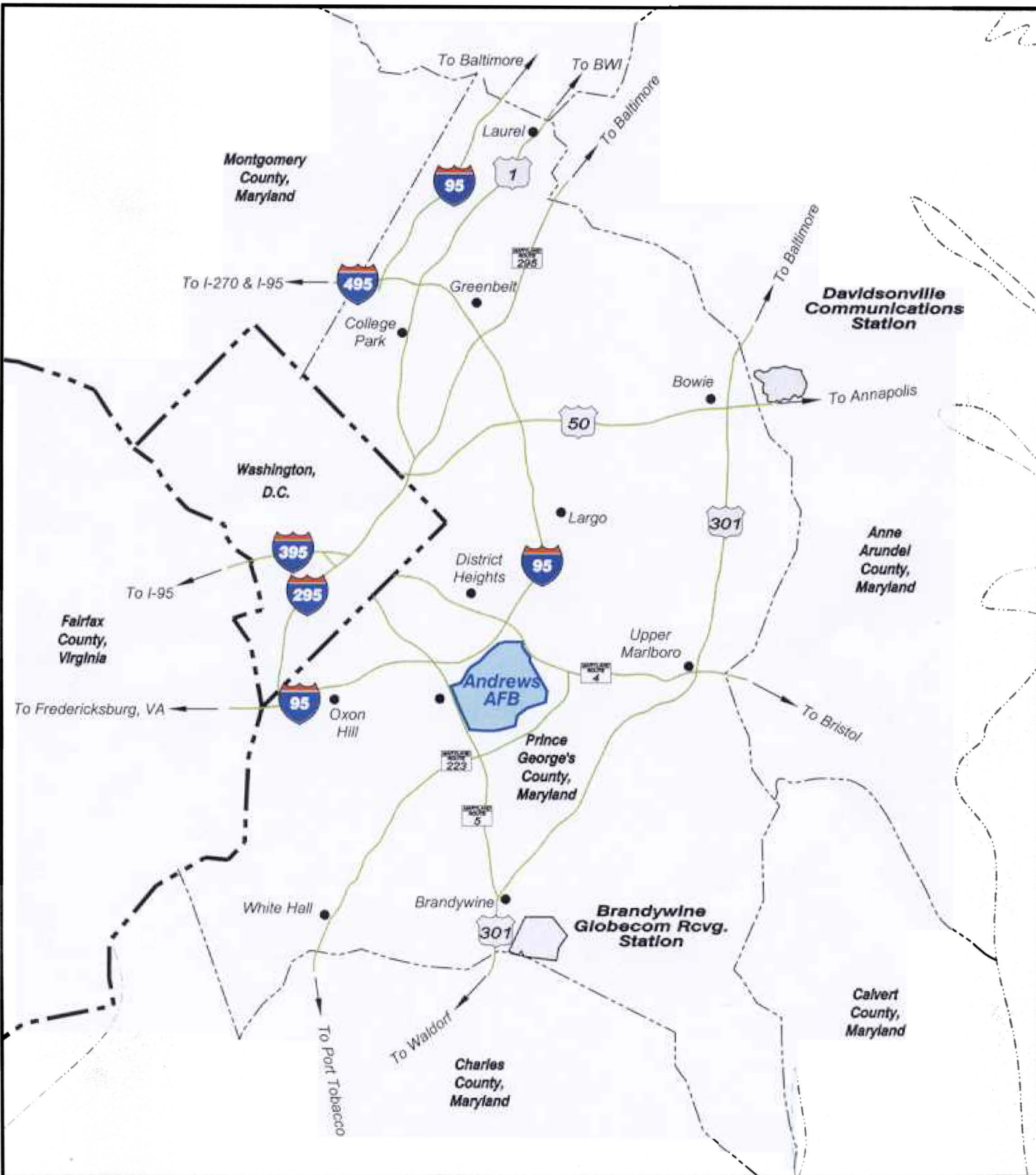
MEMORANDUM FOR 89 AW/CV

FROM: 89 AW/JA
1535 Command Drive, Suite AA209
Andrews AFB MD 20762-7002

SUBJECT: Legal Review of Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI)— Lodging Improvements, Andrews AFB, MD

1. After reviewing the final EA and FONSI package for the demolition and construction of lodging facilities, Andrews AFB MD, I find it legally sufficient. Based on the authority contained in *Environmental Impact Analysis Process*, 32 Code of Federal Regulations, Part 989, 89 AW/CV may lawfully sign the FONSI.
2. To satisfy the National Environmental Policy Act (NEPA) of 1969, 42 U.S.C. §§ 4321-4370d, the final EA discusses the need to provide adequate lodging facilities for distinguished visitors, and temporary duty and transient personnel. The EA also describes the proposed action of demolishing existing, substandard structures and constructing new facilities. It also describes the reasonable alternative to this action (the "no action" alternative), the affected environment, the environmental consequences of the proposed action and the no action alternative, and lists the agencies and persons consulted during its preparation. The final EA provides sufficient evidence and analysis to demonstrate that the environmental impacts of the proposed action are not significant. Therefore, a FONSI is appropriate and an Environmental Impact Statement is unnecessary. In addition, the package also serves to aid Andrews AFB in complying with goals of NEPA as it pursues the action. Finally, it is written clearly enough for the public to understand the proposed action and its environmental consequences.
3. In conclusion, the final EA and FONSI package for improving the installation's lodging facilities complies with Federal law, regulation and policy. If you need further assistance in this matter, Laura Fernandez may be reached at extension 2-2142.


THOMAS J. HASTY III, Colonel, USAF
Staff Judge Advocate



		ANDREWS AIR FORCE BASE Prince George's County, Maryland	
		SITE LOCATION MAP	
drawn <i>MDS</i> date 06/06/03	checked <i>SCH</i> date 06/06/03	approved <i>MDH</i> date 06/06/03	figure no. 1
job no. 01-1408-04-5354-001		file no. 1400-SLM.dwg	
SAIC Science Applications International Corporation An Employee-Owned Company			



LEGEND

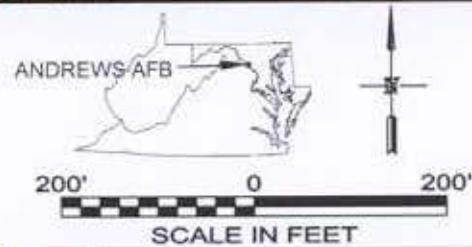
- PROPOSED BUILDING FOOTPRINT
- PROJECTED LIMITS OF DISTURBANCE

NOTES:

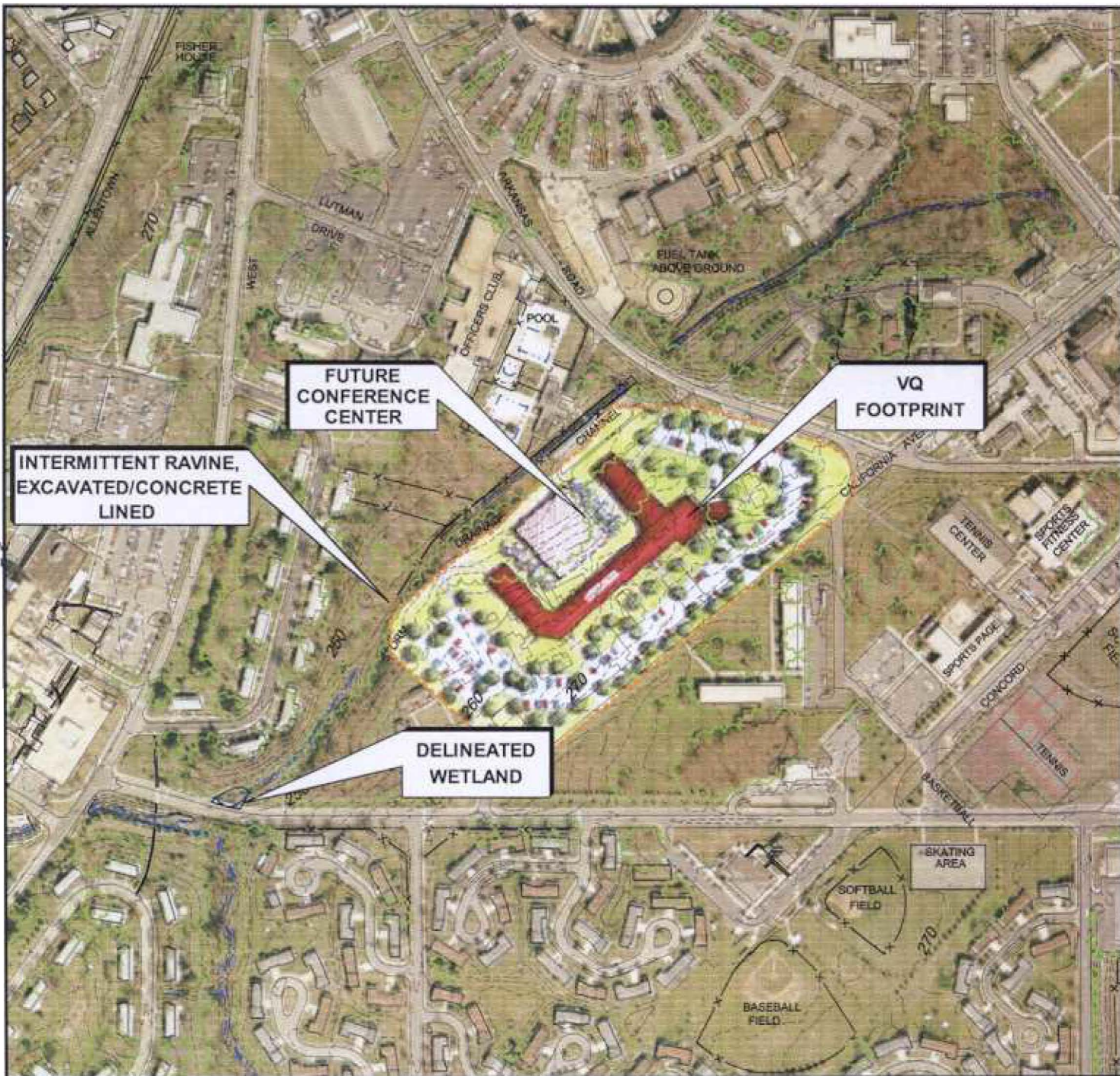
AERIAL PHOTO BACKGROUND WAS PROVIDED BY VARGIS, LLC AND REFERENCED AS "R1 2000 IMAGERY".

TEMPORARY LODGING FACILITY (TLF) FOOTPRINT WAS TAKEN FROM THE CONCEPTUAL SITE PLAN SKETCH ON PAGE J-25 OF THE "ANDREWS AFB NEEDS ASSESSMENT STUDY TEMPORARY LODGING FACILITY", PREPARED BY EVANS & CHASTAIN, LLP WITH DOUGLAS J. MOUTON, ARCHITECT APLLC., DATED MAY 2002.

SAIC FOUND NO WETLAND IMPACT BASED UPON REVIEW OF WETLAND DELINEATION AS SHOWN ON THE "JURISDICTIONAL WATERS OF THE US (INTERMITTENT CHANNELIZED RIVERINE R4)", BY THE DEPARTMENT OF THE AIR FORCE, DIRECTORATE OF CIVIL ENGINEERING DCS/P&R - WASHINGTON, D.C., LAST REVISED DECEMBER 19, 2002.



ANDREWS AIR FORCE BASE Prince George's County, Maryland			
TEMPORARY LODGING FACILITY ENVIRONMENTAL ASSESSMENT			
Drawn: <i>AGS</i> Date: 06/06/03	Checked: <i>SCY</i> Date: 06/06/03	Approved: <i>AGH</i> Date: 06/06/03	Figure no. 2
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drawn	checked	approved	figure no.
ADG	SCY	ADH	3
date 06-06-01	date 06-06-01	date 06-06-01	
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