

Appendix C

***Coastal Zone Management Act (CZMA)
Consistency Determination
for Proposed BRAC Implementation
at Fort Belvoir***

This page is intentionally left blank.

Coastal Zone Management Act (CZMA) Consistency Determination For Proposed Implementation of BRAC at Fort Belvoir

This document provides the Commonwealth of Virginia with the Fort Belvoir Consistency Determination under CZMA section 307(c) (1) and 15 CFR Part 930, sub-part C, for implementation of BRAC actions at the installation. The information in this Consistency Determination is provided pursuant to 15 CFR section 930.39. The proposed action involves those activities described below.

[The following paragraphs of text summarize the proposed federal activity. A full description of the proposed activity may be found in the Environmental Impact Statement for the Implementation of the 2005 Base Realignment and Closure Commission's Recommendations and Related Army Actions at Fort Belvoir, Virginia, which is incorporated by reference into this Consistency Determination].

In July 2006, the Army considered three conceptual development strategies to address the question of where facilities could be sited for a net increase of 22,000 personnel being assigned to Fort Belvoir.¹ That review process resulted in identification of a preferred land use strategy that reflected the best aspects of each of the three conceptual development strategies.² The preferred land use strategy was then used as the basis for the proposed amendment to Fort Belvoir's land use plan.

Accommodation of personnel being realigned must take into account the needs of six major groups slated for realignment by the BRAC Commission: Washington Headquarters Services (WHS), consisting of WHS and elements of the Office of the Secretary of Defense and defense agencies; National Geospatial-Intelligence Agency (NGA); various Army entities moving from leased space in the National Capital Region (NCR) (collectively referred to as *Army Lease*); U.S. Army Medical Command³ (MEDCOM); Program Executive Office, Enterprise Information Systems (PEO EIS); and Missile Defense Agency Headquarters Command Center (MDA HQCC). Details of the BRAC Commission's recommendation can be found at <http://www.brac.gov>.

Proposed Facilities

The proposed BRAC facilities would be sited as follows. NGA and WHS would be on the eastern portion of EPG. Army lease units, agencies, and activities would be on South Post at sites on Gunston Road and Belvoir Road. The Dewitt Army Community Hospital complex would be on the South Post golf course. PEO EIS and MDA would be on South Post at sites on Gunston Road and Belvoir Road. Other associated actions supporting these functions, such as child care facilities and the Post Exchange expansion, would be located at various sites throughout Fort Belvoir.

Construction and renovation of facilities to support approximately 22,000 additional personnel at Fort Belvoir would result in more than 7 million square feet of new and renovated built space and about 7 million square feet of parking structures.

¹ The three conceptual development strategies—Town Center, City Center, and Satellite Campus—are discussed in detail in Section 3.0, Alternatives.

² Chief considerations in evaluating the conceptual development strategies included transportation needs, environmental constraints, utilities and infrastructure requirements and availability, security, existing and future development potential, constructability, implementation (schedule and risk), and cost.

³ This group essentially involves relocations of functions and personnel from Walter Reed Army Medical Center to a new DeWitt Army Community Hospital proposed at Fort Belvoir.

Fort Belvoir would require essentially two types of construction projects. First, Fort Belvoir must construct or renovate facilities to create working space or other types of special use space for the proposed additional workforce. Second, Fort Belvoir must expand its general support capabilities to meet the needs of a larger on-post population.

The following provides details on facilities construction and renovation projects that are proposed to occur through fiscal year 2011.

- *NGA Administrative Facility* (65416, Fiscal Year (FY) 2007-11, Map Number (MN) 1 in Figure 2-6). This project would provide a 2,419,000-square-foot Sensitive Compartmented Information Facility for use by the NGA sited on east EPG.
- *WHS Administrative Facility* (64234, FY 2008–10, MN 2). This project would provide 2,219,000 square feet of secure administrative space for various units, agencies, and activities relocating to Fort Belvoir from leased facilities in the NCR sited on east EPG. The project would include uninterruptible power supply and standby power generation.
- *MDA Facility* (MDA 580, FY 2008–09, MN 3). This project would provide a 107,000 square foot administrative facility to serve as the MDA Headquarters Command Center sited in the 200 Area on the South Post.
- *Hospital* (64238, 65676, and 65677, FY 2008–10, MN 4). This project, incrementally funded, would provide a new hospital. Primary facilities would include the hospital (868,800 square feet), special foundations, central energy plant, helipad, ambulance shelter (2,200 square feet), vehicle parking garage, and building information systems sited on South Post golf course.
- *Dental Clinic* (64241, FY 2010-11, MN 5). This project would provide a 16,000-square-foot expansion to the existing dental clinic in Building 1099.
- *North Atlantic Regional Medical Center Headquarters (NARMC HQ) Building* (65871, FY 2009, MN 6). This project would construct a 50,000-square-foot general administration building sited on South Post golf course.
- *Corps of Engineers Integration Office (Temporary)* (FY 2007, MN 7). This project would involve the location of approximately 36,100 square feet of temporary facilities to house personnel of the Baltimore District Corps of Engineers. One facility would be located on EPG, north of existing Cissna Road and northwest of Building 5073, and another on the proposed hospital site.
- *Infrastructure* (64097, 67487, and 67959, FY 2008–10, MN 8). This project would provide a 25,000-square-foot communications center, access control facilities, one 10,000-square-foot heating plant building, one 10,000-square-foot refrigeration and air conditioning, and water, sewer, and electrical services for the EPG. The project includes approximately 80 acres of new road surfaces, replacement of two bridges, and construction of one new bridge. The project also includes demolition of 57,000 square feet of existing space.

- *Emergency Services Center* (64076, FY 2008, MN 9). This project would provide 14,700 square feet of space and 15,000 square yards of maintenance apron for emergency services functions at EPG.
- *Network Operations Center* (part of PEO EIS) (65448, FY 2010, MN 10). This project would provide a 6,525-square-foot operations center, a 10,000-square-foot storage area, and a 14,000-square-yard satellite yard sited on southern portion of South Post.
- *U.S. Army Nuclear and Chemical Agency Support Facility* (65447, FY 2008, MN 11). This project, which would provide 20,000 square feet of space, is required to support U.S. Army Nuclear and Chemical Agency (USANCA) personnel as part of BRAC 2005. Building 238 would be renovated to accommodate USANCA personnel.
- *Child Development Center (NGA)* (55661, FY 2011, MN 12). This project would provide a child development center having 19,590 square feet of space and a 24,430-square-foot outdoor area for 244 children sited on east EPG.
- *Child Development Center (EPG)* (55662, FY 2011, MN 13). This project would provide a child development center having 24,000 square feet of space and a 40,300-square-foot outdoor area for 303 children sited on east EPG.
- *Administrative Facility* (Buildings 211, 214, 215, and 220) (65450, FY 2011, MN 14). This project is required to implement BRAC 2005 by modernizing existing facilities to provide 133,000 square feet of general and secure administrative space and structured parking for various units, agencies, and activities relocating to Fort Belvoir from leased facilities in the NCR sited in the 200 Area on the South Post.
- *Access Control Point* (63571, FY 2009, MN 15). This project would construct an access control point (ACP) with vehicle inspection station, access control building (280 square feet), booth, and canopy, vehicle turnarounds, security lighting, and backup generator, and a two-lane access road (306,000 square feet) with sidewalks/bike path, street lighting, drainage, traffic signal, and Richmond Highway (U.S. Route 1) left and right turns. The access point is sited just north of U.S. Route 1.
- *AMC Relocatables* (66228, FY 2007, MN 16). This project would purchase the facilities at Fort Belvoir that were procured to house the headquarters function of the U.S. Army Materiel Command (AMC). Facilities consist of two modular, two-story office buildings having a total of 230,000 square feet of space. These buildings include open and closed office space along with special purpose areas to include an Emergency Operations Center (EOC), sensitive compartmented information facility (SCIF), auditorium, secure and nonsecure conference rooms, video teleconference center, technical library, data process center, and office support space. The facilities are located along Gunston Road.
- *PEO EIS Administrative Facility* (65592/67231, FY 2007, MN 17). Project Number 65592 would provide 290,000 square feet of general administrative space and a parking garage, and Project Number 67321 would provide an additional 157,400 square feet of secure administrative space sited in the 200 Area on the South Post.

- *Structured Parking Facility, 200 Area* (54347, FY 2011, MN 18). This project would construct a parking structure with a capacity of 400 parking spaces in the 200 Area of South Post.
- *Modernize Barracks* (62892, FY 2011, MN 19). This project would provide renovations to six barracks buildings in the McRee Barracks Complex on North Post.
- *MWR Family Travel Camp* (66807, FY 2007–10, MN 20). This project would provide a Morale, Welfare, and Recreation (MWR) Family Travel Camp with 52 recreational vehicle (RV) campsites, a camp support facility, 15 cabins, and 12 tent sites in four phases, each of which would be complete and usable upon completion. The camp support facility would include a laundry section, camper’s lounge space, restrooms/showers, and vending machine space. The project would also include relocating the existing Johnson Road to provide better camp circulation and space, landscaping, site lighting, sewage lift stations, and utility upgrades. The area is sited on the southwest corner of South Post.

Refer to Section 4.0, Affected Environment and Consequences, for further discussion.

Consistency Determination

The Virginia Coastal Resources Management Program contains the applicable enforceable policies in the left column of the table below. Fort Belvoir has determined that the implementation of the BRAC Commission’s recommendations would affect the land or water uses or natural resources of Virginia as described in the right column of the table below.

Based upon the information, data, and analysis, as contained in the EIS, Fort Belvoir finds that the proposed action is consistent to the maximum extent practicable with the enforceable policies of the Virginia Coastal Resources Management Program. Pursuant to 15 CFR section 930.41, the Virginia Coastal Resources Management Program has 60 days from the receipt of this document in which to concur with or object to this Consistency Determination, or to request an extension under 15 CFR section 930.41(b). Virginia’s concurrence will be presumed if its response is not received by Fort Belvoir on the 60th day from receipt of this determination. The Commonwealth’s response should be sent to Mr. Patrick McLaughlin, Fort Belvoir Department of Public Works-Environmental and Natural Resources Division, 9430 Jackson Loop, Fort Belvoir, Virginia, 22060.

Applicable Enforceable Policy	Effects of the Federally Proposed Action
<p>Fisheries Management</p> <p>The program stresses the conservation and enhancement of finfish and shellfish resources and the promotion of commercial and recreational fisheries to maximize food production and recreational opportunities. This program is administered by the Virginia Marine Resources Commission (VMRC) (Virginia Administrative Code (VAC) §28.2-200 to §28.2-713) and the Virginia Department of Game and Inland Fisheries (VDGIF) (VAC §29.1-100 to §29.1-570).</p> <p>The State Tributyltin (TBT) Regulatory Program has been added to the Fisheries Management program. The General Assembly amended the Virginia Pesticide Use and Application Act as it related to the possession, sale, or use of marine antifoulant paints containing TBT. The use of TBT in boat paint constitutes a serious threat to important marine animal species. The TBT program monitors boating activities and boat painting activities to ensure compliance with TBT regulations promulgated pursuant to the amendment. The VMRC, VDGIF, and Virginia Department of Agriculture and Consumer Services (VDACS) share enforcement responsibilities (VAC §3.1-249.59 to §3.1-249.62).</p>	<p>NO EFFECT</p> <p>The proposed action would not involve building, dumping, or otherwise trespassing on or over, encroaching on, taking or using any material from the beds of the bays, ocean, rivers, streams, or creeks within Virginia. The proposed action would not have a reasonably foreseeable effect on fish spawning, nursery, or feeding grounds, and therefore none on fisheries management.</p> <p>No paints containing TBT will be used under this proposed action.</p>
<p>Subaqueous Lands Management</p> <p>The management program for subaqueous lands establishes conditions for granting or denying permits to use state-owned bottomlands based on considerations of potential effects on marine and fisheries resources, wetlands, adjacent or nearby properties, anticipated public and private benefits, and water quality standards established by the Virginia Department of Environmental Quality (VDEQ), Water Division. The program is administered by VMRC (VAC §28.2-1200 to §28.2-1213).</p>	<p>NO EFFECT</p> <p>No subaqueous land use is proposed under this action. This project involves no encroachments in, on, or over state-owned submerged lands. Should it be determined that utility crossings be required under Accotink Creek instead of under road bridge decks, the installation would apply for a subaqueous lands permit.</p>

<p>Wetlands Management</p> <p>The purpose of the wetlands management program is to preserve tidal wetlands, prevent their despoliation, and accommodate economic development in a manner consistent with wetlands preservation.</p> <p>(i) The tidal wetlands program is administered by VMRC (VAC §28.2-1301 through §28.2-1320).</p> <p>(ii) The Virginia Water Protection Permit program administered by VDEQ includes protection of wetlands—both tidal and non-tidal. This program is authorized by VAC §62.1-44.15.5 and the Water Quality Certification requirements of Section 401 of the Clean Water Act of 1972.</p>	<p>MINOR EFFECT</p> <p>The proposed action would not affect any tidal wetlands at Fort Belvoir. Up to two acres of non-tidal wetland disturbance could occur, and the proposed action would require a Virginia Water Protection (VWP) Permit if any of the following activities are conducted in a wetland:</p> <ol style="list-style-type: none"> 1. New activities to cause draining that significantly alters or degrades existing wetland acreage or functions. 2. Filling or dumping. 3. Permanent flooding or impounding. 4. New activities that cause significant alteration or degradation of existing wetland acreage or functions. <p>During the course of the proposed action, once the precise amount of impact is determined, the installation would apply for a VWP permit prior to commencing the activity. Additionally, the installation would prepare and adhere to a Sediment and Erosion Control Plan to prevent sedimentation from entering surface waters (see non-point source pollution control section below).</p>
<p>Dunes Management</p> <p>Dune protection is carried out pursuant to The Coastal Primary Sand Dune Protection Act and is intended to prevent destruction or alteration of primary dunes. This program is administered by VMRC (VAC §28.2-1400 through §28.2-1420).</p>	<p>NO EFFECT</p> <p>No permanent alteration of or construction upon any coastal primary sand dune will take place under the proposed action.</p>
<p>Non-point Source Pollution Control</p> <p>Virginia’s Erosion and Sediment Control Law requires soil-disturbing projects to be designed to reduce soil erosion and to decrease inputs of chemical nutrients and sediments to the Chesapeake Bay, its tributaries, and other rivers and waters of the Commonwealth. This program is administered by the Virginia Department of Conservation and Recreation (VDCR) (VAC §10.1-560 et seq.).</p>	<p>MINOR EFFECT</p> <p>The proposed action would require a substantial amount of ground disturbance for facility construction. The construction activities would comply with the installation’s Storm Water Pollution Prevention Plan (SWPPP) and Virginia Pollutant Discharge Elimination System (VPDES) Municipal Sanitary Storm Sewer Systems (MS4) permit requirements. Construction contractors would be using phase erosion, sediment control, and post-construction best management practices (BMPs) as effective storm water controls. Site-specific storm water management plans developed by the construction contractors will provide information relevant to each activity. A storm water drainage system master plan study is planned to be conducted by the installation to identify current deficiencies and determine infrastructure needs to meet BRAC requirements and long-term growth to 2030.</p>

<p>Point Source Pollution Control</p> <p>The point source program is administered by the State Water Control Board pursuant to VAC §62.1-44.15. Point source pollution control is accomplished through the implementation of the National Pollutant Discharge Elimination System (NPDES) permit program established pursuant to Section 402 of the federal Clean Water Act and administered in Virginia as the VPDES permit program.</p>	<p>MINOR EFFECT</p> <p>Fort Belvoir holds the following VPDES permits: MS4, wastewater treatment for mobile reverse osmosis water purification units, general permit for storm water discharges from construction sites, and general permit for storm water discharges associated with industrial activities. Fort Belvoir would work with VDEQ to revise the permits as necessary as the BRAC program was implemented, and would adhere to all conditions of the permits. Storm water discharged through conveyances, such as separate storm sewers, ditches, channels or other conveyances are considered point sources under the Clean Water Act (CWA), and subject to regulation through the National Pollutant Discharge Elimination System (NPDES) permit program. Fort Belvoir's MS4 permit requires the contractor to comply with the installations' permit prior to construction activities. This includes submitting a sediment and erosion control plan to DPW-ENRD when more than 1 acre of ground is disturbed.</p>
<p>Shoreline Sanitation</p> <p>The purpose of this program is to regulate the installation of septic tanks, set standards concerning soil types suitable for septic tanks, and specify minimum distances that tanks must be placed away from streams, rivers, and other waters of the Commonwealth. This program is administered by the Virginia Department of Health (VAC §32.1-164 through §32.1-165).</p>	<p>NO EFFECT</p> <p>Fort Belvoir relies on its sanitary sewer system and does not employ septic systems.</p>
<p>Air Pollution Control</p> <p>The program implements the federal Clean Air Act to provide a legally enforceable State Implementation Plan (SIP) for the attainment and maintenance of the National Ambient Air Quality Standards (NAAQS). This program is administered by the State Air Pollution Control Board (VAC §10-1.1300).</p>	<p>MINOR EFFECT</p> <p>The estimated emissions from the Preferred Alternative would cause minor increases in emissions, which would conform to the SIP, would not be expected to contribute to a violation of any federal, state, or local air regulations, or introduce localized carbon monoxide (CO) concentrations greater than the NAAQS.</p>
<p>Coastal Lands Management</p> <p>A state-local cooperative program administered by the VDCR's Division of Chesapeake Bay Local Assistance and 84 localities in Tidewater, Virginia established pursuant to the Chesapeake Bay Preservation Act; VAC §10.1-2100 through §10.1-2114 and Chesapeake Bay Preservation Area Designation and Management Regulations; Virginia Administrative Code 9 VAC10-20-10 et seq.</p>	<p>MINOR EFFECT</p> <p>Buffer areas of not less than 100 feet adjacent to and landward of the components listed in 9 VAC 10-20-80. Approximately 14 acres of Resource Protection Areas would be impacted by the Preferred Alternative, however, encroachment would be limited to road and utility corridors. BMPs will be developed and implemented in accordance with the NPDES SWPPP. Site-specific storm water management plans will be developed by the construction contractors prior to site disturbance activities.</p>

This page is intentionally left blank.